

SUPERIOR CHARTER TOWNSHIP

Planning Commission

Regular Meeting Minutes - FINAL

April 22, 2026, 7:00 PM

Township Hall - 3040 North Prospect

Superior Township, MI 48198

1. CALL TO ORDER

Chair Gardner called the regular meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Jay Gardner, Chair
Dr. Robert Steele, Vice Chair
Patrick McGill
Nahid Sanii-Yahyai
Brenda McKinney, Board Representative
Thomas Brennan, Secretary

Absent: Curt Wolf

Also Present: Planning Consultant – Ben Carlisle, Carlisle Wortman Associates
Engineering Consultant – George Tsakoff and Mariah Cummings, OHM

3. DETERMINATION OF QUORUM

A quorum was present.

4. ADOPTION OF AGENDA

MOTION by Sanii-Yahyai, supported by Brennan, to adopt the April 22, 2026, agenda as amended.

Motion passed unanimously by voice vote.

5. APPROVAL OF MEETING MINUTES

MOTION by Sanii-Yahyai, supported by Brennan, to adopt the March 25, 2026, regular meeting minutes as amended.

Motion passed unanimously by voice vote.

6. CITIZEN PARTICIPATION

Brenda Baker of 8512 Ashton Ct spoke about the Township wetlands ordinance, indicating that there are issues with administration of the wetlands ordinance, including permitting.

7. CORRESPONDANCE

Motion by Brennan, supported by Sanii—Yahyai to receive correspondence from Northfield Township.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

Motion by McKinney, supported by Sanii-Yahyai to open the public hearing for STPC #26-01 Area Plan Petition and Rezoning – Timber Creek Flats (PC District), STPC #25-09 Area Plan Amendment – Clay Hill Farm and Market (PC District), and Zoning Ordinance Amendment: Energy Systems and Facilities Requirements.

Motion passed unanimously by roll call vote.

STPC #26-01 Area Plan Petition and Rezoning – Timber Creek Flats (PC District)

Jake Hymes of Elmington Affordable presented an overview of the area plan changes since the December Planning Commission meeting, including making the public amenities available to all residents across the full property.

Carlisle provided a summary of the planners' review in the meeting packet. The mixed-residential project has a total density of 9.7 units per net acre. Carlisle emphasized the housing type and project for the Planning Commission to consider: workforce housing requiring a PILOT (payment in lieu of taxes). Carlisle noted that an error in the planners' review: there are no townhomes in the proposed area plan.

Tsakoff provided a summary of the engineers' review. An existing 12" water main loop runs around MacArthur Blvd. Portions of the older water main in that area are slowly being replaced. Also an existing 12" sanitary sewer to the south and east with sufficient capacity. Stormwater requires permitting by the Water Resources Commission. Tsakoff noted that the provided traffic study indicates that the impact will not be of major concern.

Brennan asked about homeownership and an HOA. Chair Gardener asked about the elements that must be met by the project in order to receive the density bonus. The applicant indicated that the mix of housing styles, on-site pedestrian walkway, and designated open space are community benefits to meet the density bonus criteria. Chair Gardner asked about the rental rates. The applicant spoke about the AMI/affordability requirements. Brennan asked about how a raised income impacts eligibility of residents.

McKinney asked about the single-family home portion. Hymes clarified that that portion of the project would be completed by a different developer, outside the scope of the proposed area plan or PILOT. McGill asked about the units being sold as condos. Hymes indicated that the term of the PILOT would require limitations on the affordability terms. Carlisle clarified that these details would be determined between the Township and developer as part of developing the PILOT, with assistance from Washtenaw County.

Chair Gardner asked if it is the Planning Commission's role to determine the financial components of the plan. Carlisle clarified that the Planning Commission's role is to assess the area plan and the PILOT in general. There was discussion with the applicant and Planning Commission regarding the PILOT granting a 4% of shelter rent as payment in lieu of taxes. McKinney asked about the role that MSHDA applies, and the applicant indicated that the project would be owned and operated by the applicant.

Chair Gardner asked about the natural features. Carlisle clarified that woodlands, wetlands, and steep slope preservation would be assessed during the site plan stage. Chair Gardner emphasized that there are many landmark trees on site. The applicant indicated that they have adjusted their site layout based on preserving the existing landmark trees as much as possible. Carlisle noted that tree preservation and mitigation requirements are part of site plan review.

Chair Gardner asked the applicant to address the housing mix. The applicant indicated that they could break up the façade of the long, three-story buildings.

McKinney asked about the size of the units which the applicant clarified. Steele asked about the rental rates which the applicant clarified. Carlisle asked the applicant to address the phasing of the project, particularly with respect to the single-family aspect. The applicant indicated that the site plans for both projects would occur at roughly the same time.

A member of the public (name, address withheld) asked about garden space and the unavailability of food in this location. They emphasized the importance of green space for relaxation and growing food. The applicant responded that they are generally interested in such a green space or garden space.

Motion by Brennan, supported by McGill, to postpone action on the rezoning and area plan petition for STPC 26-01, Timber Creek Flats and direct staff to draft a resolution of approval.

Motion passed unanimously by roll call vote.

STPC #25-09 Area Plan Amendment – Clay Hill Farm and Market (PC District)

Chair Gardner mentioned that the Board of Trustees approved a limited farmers' market permit at Clay Hill for the sale of externally sourced products only at the Board meeting 2 days prior.

Carlisle gave a short background of the project, including the required planning approval process. The recently submitted site plan deviated from the original area plan such that an area plan amendment is required. He indicated that the proposed changes are a reduced scope compared to the original area plan that was approved in 2023. An observational tower and alpaca/fainting goat feature was removed in addition to other minor site plan changes. Following the approval of any area plan, the applicant will return for site plan approval.

Tsakoff summarized the details of the engineering report, including the public sewer and water access. He mentioned that approval for the stormwater management will be administered through the County.

Andrew O'Connor of Engineers Without Borders spoke about the new site plan, including the relevant engineering aspects. He clarified that the Drain Use permit from the County is forthcoming, as is the SESC permit, and Road Commission permit.

McKinney asked if there is currently running water. Applicant, TC Collins of Willow Run Acres, indicated that there is seasonal water, supplied by the Utility Department. Juan Bradford, Parks & Recreation Department Director clarified that water leads were provided to supply water to the site, which is removed during the winter months.

Steele asked about the 15-year lease of the land from the Township. Collins discussed the terms of the lease, including securing funding from the USDA.

Chair Gardner asked about the condition of the soil. Bradford discussed the history of a dry cleaner and party store on the site which has contributed to contamination in the center of the site. Testing reports indicated that the site is safe, provided there is no activity in the contaminated area. The Board of Trustees recently determined that soil testing is needed across the site; MSU is assisting with soil testing across all three subject parcels. Chair Gardner asked if there is a remediation plan; Bradford indicated that the plan is to place the building atop the contamination. Chair Gardner discussed the certification required for testing. Bradford gave Tsakoff provided information on what constitutes a due care plan. O'Connor mentioned that there are plans to remediate the contaminated areas.

Chair Gardner discussed concerns about the contamination and the due care plan and remediation approach.

Motion by Brennan, supported by Steele, to adopt a resolution recommending approval to the Township Board of the proposed area plan amendment for 25-09, Clay Hill Farm and Market, due to the revisions substantially complying with the intent of the original area plan with the following conditions:

1. Pending comprehensive soil testing by duly qualified professionals
2. Pending a due care plan or any remediation necessary by duly qualified professionals.

WHEREAS, on August 21, 2023, Willow Run Acres received approval from Superior Charter Township for the Clay Hill Community Farm & Garden project through the Special District Area Plan (STPC 23-04), resulting in the rezoning of three (3) parcels; and

WHEREAS, since the approval, significant progress has been made in developing the site; and

WHEREAS, on June 16, 2025, Willow Run Acres received approval from Superior Charter Township for a 365-day extension of the Area Plan; and

WHEREAS, the Planning Commission has reviewed the Area Plan Amendment in accordance with the applicable provisions of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended) and the Superior Township Zoning Ordinance; and

WHEREAS, a public hearing was duly noticed and held on April 22, 2026, at which time interested persons were given the opportunity to comment on the proposed amendment; and

WHEREAS, the Planning Commission has considered the standards of review, the Township Master Plan, and the impacts of the proposed amendment on surrounding properties and the community as a whole; and

WHEREAS, The Planning Commission finds that the proposed Area Plan Amendment:

1. Is generally consistent with the goals and objectives of the Superior Township Master Plan;
2. Will not adversely impact public health, safety, and welfare;
3. Represents a reasonable and appropriate modification to the previously approved plan;
4. Is compatible with surrounding land uses, subject to any conditions noted herein.

NOW, THEREFORE, BE IT RESOLVED that the Superior Charter Township Planning Commission recommends that the Superior Township Board approve the proposed Area Plan Amendment for the Clay Hill Farm and Market project, as requested by Willow Run Acres, in alignment with Section 7.107D of the Zoning Ordinance with the following conditions:

1. Pending comprehensive soil testing by duly qualified professionals
2. Pending a due care plan or any remediation necessary by duly qualified professionals.

Motion passed unanimously by roll call vote.

Zoning Ordinance Amendment: Energy Systems and Facilities Requirements.

Carlisle provided an overview of PA 233, state legislation that pre-empts local zoning with respect to utility-scale battery energy storage, solar, or wind projects. Municipalities can enact stricter regulations that developers must comply with if they chose to pursue local approval, but the developers always have the option to instead receive approval from the Michigan Public Service Commission. Carlisle indicated that the proposed zoning ordinance amendment includes landscaping and fencing requirements that are not in the state requirements, along with higher setbacks. Carlisle mentioned that PA 233 was crafted with the intention of helping to meet state-wide energy production goals.

Chair Gardner asked about the scale of projects that meet the nameplate capacity that is pre-empted by PA 233 and thus included in the proposed zoning ordinance amendment. Chair Gardner discussed the noise standards deviated from the general noise standards. Steele mentioned the small-scale solar projects that are exempt from administrative review.

Bartek Susol of Linea Energy provided a comment regarding his organization's proposed project on the Northwest corner of Geddes and Superior Roads. Susol mentioned that he appreciates the opportunity to provide feedback on the proposed zoning ordinance amendment. Carlisle clarified that the ordinance was not written based on the future development plans of Linea and that the Township has not seen any plans for the Linea project.

Motion by Brennan, supported by McKinney, to recommend approval to the Township Board of the zoning ordinance text amendment to Article 10, Use Standards, Section KK, Energy Systems and Facilities (in forthcoming zoning ordinance update), as discussed at the April 22, 2026, Planning Commission meeting to increase area of panels exempt from administrative review from 8 to 24 square feet.

Motion passed unanimously by roll call vote.

Motion by Brennan, supported by McGill to close the public hearing.

Motion passed unanimously by roll call vote.

9. REPORTS

Carlisle summarized the March Planning & Zoning Report to the Board.

Motion by Brennan, Support by Sanii-Yahyai to accept the Planners' report.
Motion passed unanimously by voice vote.

10. OLD BUSINESS

Zoning Ordinance Amendment: Security Cameras for Multiple-Family and Commercial Properties.

Carlisle summarized the proposed ordinance amendment, that was requested by the Supervisor. McGill asked about the funding of security cameras. McKinney mentioned that it would not be expensive with respect to the full cost of development. The Planning Commission indicated that they are comfortable moving forward with a public hearing.

11. NEW BUSINESS

None.

12. POLICY DISCUSSION

None.

13. ADJOURNMENT – *next regularly scheduled meeting on May 27, 2026. Special meeting scheduled for May 6, 2026.*

MOTION by Brennan, supported by McKinney to adjourn the meeting.

Motion passed unanimously by voice vote.
The meeting was adjourned at 8:17 p.m.

Meeting Minutes Respectfully submitted,

Thomas Brennan III, Planning Commission Secretary
Michelle Marin, Recording Secretary
3040 N. Prospect, Ypsilanti, MI 48198, 734-482-6099