

# **SUPERIOR CHARTER TOWNSHIP**

## **Planning Commission**

### **Special Meeting Minutes - FINAL**

May 6, 2026, 7:00 PM

Township Hall - 3040 North Prospect

Superior Township, MI 48198

#### **1. CALL TO ORDER**

Secretary Brennan called the regular meeting to order at 7:01 p.m.

#### **2. ROLL CALL**

**Present:** Patrick McGill  
Nahid Sanii-Yahyai  
Curt Wolf  
Brenda McKinney, Board Representative  
Thomas Brennan, Secretary

**Absent:** Jay Gardner, Chair  
Dr. Robert Steele, Vice Chair

**Also Present:** Planning Consultant – Ben Carlisle, Carlisle Wortman Associates

#### **3. DETERMINATION OF QUORUM**

A quorum was present.

#### **4. ADOPTION OF AGENDA**

MOTION by Sanii-Yahyai, supported by McKinney, to adopt the May 6, 2026, agenda as presented.

Motion passed unanimously by voice vote.

#### **5. CITIZEN PARTICIPATION**

None.

#### **6. OLD BUSINESS**

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

John Akerman of Kimley Horn provided a brief overview of the need for the special meeting in order to meet the deadlines for MSHDA funding for the proposed housing project.

Carlisle provided a summary of the process for the area plan approval, followed by site plan approval.

MOTION by McGill, supported by McKinney, to adopt a resolution recommending approval to the Township Board of the rezoning and area plan petition for STPC 26-01, Timber Creek Flats.

**WHEREAS**, the applicant has submitted a petition for rezoning and area plan approval for STPC 26-01 Timber Creek Flats; and

**WHEREAS**, the subject property is a 37.42-acre parcel identified as Parcel ID J-10-35-300-003, located on MacArthur Boulevard; and

**WHEREAS**, a public hearing was held on April 22, 2026, which was noticed in accordance with the Michigan Zoning Enabling Act, MCL 125.3101 *et seq*; and

**WHEREAS**, the Planning Commission has reviewed the application materials, including concept plans, supporting documentation, and public input; and

**WHEREAS**, the Planning Commission has considered the standards of the Superior Township Zoning Ordinance; and

**WHEREAS**, the proposed rezoning and area plan are found to be consistent with the intent of the Master Plan and compatible with surrounding land uses; and

**WHEREAS**, the Planning Commission finds that the proposed development will not adversely impact public health, safety, and welfare, and that adequate infrastructure and services can be provided;

**NOW, THEREFORE, BE IT RESOLVED** that the Superior Township Planning Commission hereby recommends APPROVAL to the Township Board of the rezoning and area plan petition for STPC 26-01, Timber Creek Flats, subject to the following conditions:

1. Compliance with all applicable Township ordinances and regulations.
2. Submission of final engineering and construction plans for review and approval.
3. Provision of adequate utilities, drainage, and access as required by Township standards.
4. Any additional conditions deemed necessary by the Township Board.

Motion passes unanimously by roll call vote.

**7. ADJOURNMENT** – *next regularly scheduled meeting on May 27, 2026.*

MOTION by Wolf, supported by McGill, to adjourn the meeting.

Motion passed unanimously by voice vote.  
The meeting was adjourned at 7:07 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