

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

ORDINANCE NUMBER 201

**AN ORDINANCE TO AMEND THE ZONING MAP OF
CHARTER TOWNSHIP OF SUPERIOR AND TO APPROVE THE
AREA PLAN FOR STPC 26-01, TIMBER CREEK FLATS**

**SUPERIOR CHARTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, HEREBY
ORDAINS:**

SECTION 1. PURPOSE AND INTENT

The purpose of this Ordinance is to amend the Superior Charter Township Zoning Map and approve the associated area plan for STPC 26-01, Timber Creek Flats, in accordance with the Superior Charter Township Zoning Ordinance and the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

SECTION 2. FINDINGS

The Township Board hereby finds and determines the following:

- A. The applicant submitted a petition for rezoning and area plan approval for STPC 26-01, Timber Creek Flats.
- B. The subject property consists of approximately 37.42 acres identified as Parcel ID J-10-35-300-003, located on MacArthur Boulevard in Superior Charter Township.
- C. The Superior Township Planning Commission held a public hearing on April 22, 2026, following notice provided in accordance with the Michigan Zoning Enabling Act, MCL 125.3101 et seq.
- D. The Planning Commission reviewed the application materials, including concept plans, supporting documentation, and public comment.
- E. On May 6, 2026, the Planning Commission adopted a resolution recommending approval of the rezoning and area plan petition for STPC 26-01, Timber Creek Flats, subject to conditions.
- F. The Township Board finds that the proposed rezoning and area plan are consistent with the intent of the Township Master Plan, compatible with surrounding land uses, and consistent with the public health, safety, and welfare.
- G. The Township Board further finds that adequate public infrastructure, utilities, drainage, and access can be provided to serve the proposed development.

SECTION 3. REZONING APPROVAL

The Official Zoning Map of Superior Charter Township is hereby amended to rezone Parcel ID J-10-35-300-003, consisting of approximately 37.42 acres located on MacArthur Boulevard.

The Township Clerk is hereby directed to amend the Official Zoning Map to reflect the rezoning approved herein.

SECTION 4. AREA PLAN APPROVAL

The Township Board hereby approves the area plan for STPC 26-01, Timber Creek Flats, subject to the following conditions:

1. Compliance with all applicable Township ordinances, regulations, and requirements.
2. Submission and approval of final site, engineering, grading, stormwater, utility, and construction plans.
3. Provision of adequate utilities, drainage, access, and other public improvements as required by Township standards.
4. Compliance with all applicable county, state, and federal agency requirements and permits.
5. Any additional conditions determined necessary by the Township Board during the development review process.

SECTION 5. SEVERABILITY

Should any section, clause, or provision of this Ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION 6. REPEAL

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 7. EFFECTIVE DATE

This Ordinance shall become effective immediately following adoption, as provided by law.