

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

ORDINANCE NUMBER 205

**ORDINANCE TO AMEND THE ZONING MAP OF CHARTER TOWNSHIP OF
SUPERIOR AND TO APPROVE THE AREA PLAN AMENDMENT FOR STPC 25-09,
CLAY HILL FARM AND MARKET**

FIRST READING: AUGUST 17, 2026

**THE CHARTER TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, STATE OF
MICHIGAN, ORDAINS:**

SECTION 1. PURPOSE AND INTENT

The purpose of this Ordinance is to approve the Area Plan Amendment for STPC 25-09, Clay Hill Farm and Market, 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. 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 process (STPC 23-04), resulting in the rezoning of three parcels.
- B. Since the original approval, significant progress has been made in developing the site.
- C. On June 16, 2025, Willow Run Acres received approval from Superior Charter Township for a 365-day extension of the approved Area Plan.
- D. The applicant submitted a request for an Area Plan Amendment for the Clay Hill Farm and Market project.
- E. The Superior Township Planning Commission reviewed the proposed Area Plan Amendment in accordance with the Michigan Zoning Enabling Act and the Superior Township Zoning Ordinance.
- F. A public hearing was duly noticed and held on April 22, 2026, at which interested persons were provided an opportunity to comment on the proposed amendment.
- G. On July 22, 2026, the Planning Commission adopted a resolution recommending approval of the Area Plan Amendment for STPC 25-09, Clay Hill Farm and Market.
- H. The Township Board finds that the proposed Area Plan Amendment is generally consistent with the goals and objectives of the Superior Township Master Plan, compatible with surrounding land uses, and will not adversely impact public health, safety, and welfare.
- I. The Township Board further finds that the proposed amendment represents a reasonable and appropriate modification to the previously approved plan.

SECTION 3. AREA PLAN AMENDMENT APPROVAL

The Township Board hereby approves the Area Plan Amendment for STPC 25-09, Clay Hill Farm and Market, as requested by Willow Run Acres and in accordance with Section 7.107D of the Superior Township Zoning Ordinance, subject to the following conditions:

1. Compliance with all applicable Township ordinances, regulations, and requirements.
2. Compliance with all applicable county, state, and federal agency requirements and permits.
3. Any additional conditions determined necessary by the Township Board during the development review process.

SECTION 4. 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 5. 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 6. EFFECTIVE DATE; PUBLICATION

This Ordinance shall be published pursuant to Section 8 of the Charter Township Act, being MCL 42.8(b), by posting in the Office of the Clerk, 3040 N. Prospect Rd., Ypsilanti, 48198, and on the Township website — www.superior-twp.org — with notice of such in the Ann Arbor News, a newspaper of general circulation in the Township, qualified under state law to publish legal notices within 30 days following the final adoption thereof. This Ordinance shall become effective immediately upon said publication and the same shall be recorded in the Ordinance Book of the Township, and such recording authenticated by the signatures of the Supervisor and Clerk.