SUPERIOR CHARTER TOWNSHIP

Planning Commission
Regular Meeting Minutes - DRAFT
June 24, 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
Curt Wolf
Nahid Sanii-Yahyai
Thomas Brennan, Secretary
Patrick McGill
Brenda McKinney, Board Representative

Absent: None

Also Present: Planning Consultant – Michelle Marin, Carlisle Wortman Associates

3. DETERMINATION OF QUORUM

A quorum was present.

4. ADOPTION OF AGENDA

MOTION by Brennan, supported by McKinney to adopt the June 24, 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 May 27, 2026, regular meeting minutes as amended.

Motion passed unanimously by voice vote.

6. CITIZEN PARTICIPATION

Jeff Yoder of 1625 N Prospect Road made a comment about the need to widen the roads near him or to provide sidewalks in areas of new development.

7. CORRESPONDANCE

MOTION by McKinney, supported by Brennan, to accept the correspondence.

Motion passed unanimously by voice vote.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

A. Public Hearing: Zoning Map Amendments

Property Address / Location	Parcel ID #	Current Zoning	Proposed Zoning
Stamford Road, south of Fairway Glens	J -10-35-300-018	R4	NC
Highland Preserve	J -10-33-400-029	PC	RC
Vreeland Road, south	J -10-29-200-001	A2	A2 + OSP
Vreeland Road, south	J -10-29-200-006	A2	A2 + OSP
Geddes Road, north	J -10-30-400-037	A2	A2 + OSP
Vreeland Road, north	J -10-20-300-001	A1	A1 + OSP
Cherry Hill Road, south	J -10-20-100-002	A1	A1 + OSP
Cherry Hill Road, south	J -10-20-200-003	A1	A1 + OSP
Cherry Hill Road, south	J -10-20-200-002	A1	A1 + OSP
Meyer Preserve West	J -10-28-100-006	A2 + OSP	RC + OSP
SE of Vreeland and Prospect Roads	J -10-22-300-006	A1	A1 + OSP
Meyer Preserve East	J -10-22-300-003	A1 + OSP	RC + OSP
East of Meyer Preserve East	J -10-22-300-002	A1	A1 + OSP
North of Meyer Preserve East	J -10-22-200-004	A1	A1 + OSP
NE of Meyer Preserve East	J -10-22-200-005	A1	A1 + OSP
Jack R Smiley Nature Preserve	J -10-22-200-002	A1	A1 + OSP
NW of Prospect and Cherry Hill Roads	J -10-16-400-013	R1	R1 + OSP
NW of Prospect and Cherry Hill Roads	J -10-16-400-012	R1	R1 + OSP
Kosch Headwaters Preserve	J -10-15-200-001	A1	RC + OSP
Weatherbee Woods Preserve	J -10-10-100-010	A1	RC + OSP
	J -10-11-200-004	A1	RC + OSP
	J -10-11-200-011	A1	RC + OSP
South of Weatherbee Woods Preserve	J -10-10-400-001	A1	RC + OSP
Lost Wagon Lake Preserve	J -10-12-200-004	A1	RC + OSP
	J -10-12-200-002	A1	RC + OSP

Motion by Brennan, supported by Sanii-Yahyai, to open the public hearing for the Zoning Map Amendments.

Motion passed unanimously by voice vote.

Marin provided an overview of the proposed zoning map amendments, which were developed in response to Board direction and public feedback. She explained that all properties proposed for rezoning are publicly owned by the Township, Washtenaw County, or the Southeast Michigan Land Conservancy. The amendments primarily involve rezoning A-1 and A-2 properties to the Open Space Preservation (OSP) Overlay District and/or the Recreation Conservation District. An additional amendment would rezone a vacant Township-owned parcel from the R-4 Single-Family Residential District to the Neighborhood Commercial (N-C) District to create a larger, contiguous area for neighborhood-scale commercial development.

Marin also addressed several misconceptions regarding the proposed Neighborhood Commercial District. She explained that the district is intended to accommodate convenience-oriented commercial uses that serve nearby neighborhoods. She discussed the district's design standards, the site plan review

process, the role of conditional land uses, and how the proposed zoning is consistent with the goals of the Township's Master Plan for the area.

Chair Gardner asked whether any of the properties proposed for rezoning to the Recreation Conservation (RC) District and Open Space Preservation (OSP) Overlay District were privately owned. Marin responded that all of the affected properties are publicly owned.

Trustee McKinney commended Marin's recent presentation to the Board of Trustees.

Amber Mason 1638 Greenway Drive expressed concern in the neighborhood regarding infestations and trash that may result from commercial uses, including strip malls.

Marin provided a response describing the uses that may or may not be permitted within the neighborhood commercial district, as well as the conditional land use and site plan review processes. Marin indicated that large-format retail and strip mall uses are not permitted in the Neighborhood Commercial zoning district. She listed several of the uses that are permitted in the Neighborhood Commercial district.

Jack Smiley or Cherry Hill Road indicated that more should be done to protect agricultural lands. He indicated that the A-2 zoning district should not be permitted or at least rezone parcels from Geddes to Vreeland Roads from A-2 to A-1. He expressed concerns about the loss of farmlands. He indicated that two areas on the zoning map are zoned PC when they should not be.

Kirk Novel on Greenway Drive indicated concerns with the NC zoning designation, including food service establishments resulting in poor waste management that affects the adjacent residents.

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

Motion passed unanimously by voice vote.

B. Comprehensive Zoning Ordinance Update

Marin summarized the changes that have been made to the comprehensive zoning ordinance update since February 2026, as detailed in the memorandum provided in the meeting packet. The proposed revisions are the result of Board of Trustees work sessions, internal meetings with Board members, a tabling at Superior Day, and an open house at the Library. The revisions included in the latest draft are substantive although not misaligned with the Planning Commission's intent throughout the zoning ordinance update review process.

Dr. Steele asked for clarity on the private event venue and farm-based tourism regulations.

Chair Gardner inquired about the rationale for the temporary moratorium authority language. Marin explained that the provision was drafted by the Township Attorney.
Chair Gardner also asked questions regarding the utility requirements for temporary structures and the proposed bed and breakfast standards. Mr. Steele inquired whether short-term rentals and bed and breakfasts were treated as the same use. Marin clarified the distinction between the two, explaining the state licensing requirements applicable to bed and breakfasts, the conditional land use approval process, and the differing building code requirements.

Rob Self of 5782 Stoney Valley Drive indicated that he was frustrated with the zoning ordinance update process, including lack of public engagement. He indicated that there should have been mailers sent to everyone in the Township regarding the process. Rob also expressed concern about A-1 permitting private event venues and gun ranges.

Marin responded that the Township complied with all public notice requirements of the Michigan Zoning Enabling Act throughout the ordinance update process. In addition to the required notices, the Planning Commission held numerous public meetings, work sessions, and public hearings over the course of the multi-year update, all of which were open to the public and provided opportunities for public comment. She noted that while Township-wide mailings are not required by state law and were not conducted, meeting notices, agendas, and draft materials were made publicly available. Regarding the ordinance content, Marin clarified that private event venues are permitted in the A-1 and A-2 zoning districts with a conditional use permit under the proposed ordinance. She also clarified that sportsman's clubs and gun ranges are permitted currently in the A-1 zoning district as set forth in Article 4. Under the proposed zoning ordinance update, sportsman's clubs and gun ranges could only be permitted in the A-1 zoning district with a conditional land use permit.

Rob Self stated that he could not find the Open Space Preservation (OSP) Overlay District standards in Article 5 of the proposed zoning ordinance. Chair Gardner suggested that Mr. Self discuss his questions with Marin outside of the meeting to allow the Board to continue its agenda.

Mr. Self also asked why the prohibition on conditional rezonings contained in the current zoning ordinance had been removed and expressed concerns regarding the proposed data center regulations. Marin explained that the existing prohibition was inconsistent with the Michigan Zoning Enabling Act, which authorizes property owners to voluntarily offer conditions as part of a rezoning request. She also summarized the proposed data center regulations, highlighting the operational and design standards included in the ordinance and explaining that the Township must avoid adopting regulations that could be considered exclusionary under Michigan law.

Self asked about the conditional rezoning requirement. Marin indicated that a conditional rezoning request must meet the rezoning standards of any rezoning request. Chair Gardner mentioned that all rezoning requests go before the Planning Commission and that they must be supported by the Master Plan.

Steven Slesky of Meadow Lane spoke about the private recreation facilities and private event venue regulations, expressing concern about the impact of these uses on adjacent residential users. He asked about the process for amending the zoning map and indicated that insufficient notice was provided.

Jeff Yoder asked about the updated ordinance. Marin provided direction on where the latest draft may be found.

Michelle Deitrich thanked the Commission for the regulations surrounding data centers and expressed general appreciation regarding the work that has gone into the update. She indicated that the impervious and lot coverage limits for ground-mounted solar are not workable.

Commissioner Steele discussed the pre-emption of PA 233 that requires commercial scale solar facilities.

Motion by Brennan, supported by McGill, to adopt a resolution recommending approval to the Township Board of the newly rewritten Superior Township Zoning Ordinance, as amended at the June 24, 2026, meeting.

Wolf asked whether the proposed ordinance would permit gun clubs in districts where they are not currently allowed. Marin clarified that the amendments are not intended to expand where firearm ranges may be permitted.

During the discussion, Mr. Self interjected, stating that he could not locate the relevant regulations in the current zoning ordinance. Chair Gardner indicated that the matter should be discussed with Marin outside of the meeting, as the Planning Commission was in the midst of deliberations on a pending motion.

WHEREAS, Superior Charter Township is authorized under the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.), to adopt and amend zoning regulations; and

WHEREAS, the Superior Charter Township Planning Commission is authorized and directed to review and make recommendations to the Superior Township Board regarding the adoption and amendment of the Township Zoning Ordinance; and

WHEREAS, the Superior Charter Township Planning Commission has undertaken a process to prepare a newly rewritten Superior Township Zoning Ordinance, intended to modernize, clarify, reorganize, and improve the Township's zoning regulations; and

WHEREAS, the Superior Charter Township Planning Commission held a public hearing on the proposed newly rewritten Zoning Ordinance on February 25, 2026, and June 24, 2026, after providing notice in the manner required by law; and

WHEREAS, the Superior Charter Township Planning Commission has reviewed the proposed newly rewritten Zoning Ordinance, considered public comments received, and finds that the proposed ordinance is consistent with the Township's Master Plan and is intended to promote the public health, safety, and general welfare.

NOW, THEREFORE BE IT RESOLVED: that the Superior Charter Township Planning Commission hereby recommends approval and adoption of the newly rewritten Superior Township Zoning Ordinance, including all maps and text, as discussed at the June 24, 2026, meeting and as may be revised to incorporate any non-substantive edits, corrections, formatting changes, or clarifications as directed by the Township Attorney and Township staff.

BE IT FURTHER RESOLVED: that the Superior Township Planning Commission further recommends that the Superior Township Board proceed with adoption of the newly rewritten Zoning Ordinance following all required procedures, including any final review, publication, and effective date requirements under applicable law.

Motion passes unanimously by roll call vote.

9. REPORTS

Marin summarized the May Planning & Zoning Report to the Board. Marin also provided an overview of development projects that the Planning Commission can expect to see in coming months, including DTE and Clay Hill Farm and Market. There is an administrative site plan being reviewed for a cooling tower at Hyundai.

Motion by Brennan, Support by McKinney to accept the Planners' report.

Motion passed unanimously by voice vote.

10. OLD BUSINESS

None.

11. NEW BUSINESS

None.

12. POLICY DISCUSSION

None.

13. ADJOURNMENT – *next regularly scheduled meeting on July 22, 2026.*

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

Motion passed unanimously by voice vote.
The meeting was adjourned at 7:56 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