SUPERIOR CHARTER TOWNSHIP

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

Absent: Dr. Robert Steele, Vice Chair

Also Present: Planning Consultant – Ben Carlisle, Carlisle Wortman Associates; Engineering Consultant – Mariah Cummings, OHM

3. DETERMINATION OF QUORUM

A quorum was present.

4. ADOPTION OF AGENDA

MOTION by Brennan, supported by Sanii-Yahyai, to adopt the July 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 June 24, 2026, regular meeting minutes as amended.

Motion passed unanimously by voice vote.

6. CITIZEN PARTICIPATION

None.

7. CORRESPONDANCE

None.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

9. REPORTS

Carlisle summarized the June 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

A. STPC #25-02 Conditional Use Permit/Preliminary Site Plan – DTE Grenada Substation Expansion

DTE Representative Zach Wiacek summarized the most recent site plan submittal and the applicant's responses to the Planning Commission's prior direction. DTE reported that the project footprint had been reduced, existing mature trees would be preserved where practicable, additional landscaping and screening would be installed, lighting would be limited to emergency nighttime use, and the requested environmental, noise, and electromagnetic-field studies had been completed. DTE also stated that the requested 12-foot evergreen trees were available and that additional replacement trees would be provided for trees potentially affected by construction.

Carlisle reviewed the conditional-use standards applicable to the request and noted that, although the applicant had addressed most prior comments, the Planning Commission still needed to determine whether the proposal was compatible with surrounding residential uses. Martin summarized OHM's independent review of the environmental, noise, and electromagnetic-field studies and stated that the submitted information was satisfactory.

Commissioners discussed the projected noise level at the property line and the adequacy of visual screening. The Township's nighttime noise limit adjacent to residential property was identified as 50 dBA, reduced to 45 dBA for a consistent tone. Commissioners also questioned whether the applicant's renderings demonstrated that the transformers would be screened from public view at the time of installation, particularly from adjacent residences and elevated viewpoints.

Several nearby residents commented on the independence of the technical reviews, potential noise and property-value impacts, the number and size of replacement trees, the residential zoning of the site, the prior condition that the substation not be expanded, and the proposed facility's compatibility with surrounding and future residential uses.

The Commission discussed requiring a masonry barrier in addition to the proposed landscaping. DTE indicated that a roofed enclosure was not feasible but that walls around the individual transformers could be considered. The Commission directed that the walls be

designed at a residential scale, be tall enough to screen the transformers from public view from all directions, and be reviewed with the final site plan.

MOTION by Brennan, supported by McKinney, to adopt a resolution approving STPC #25-02, the Conditional Use Permit and Preliminary Site Plan for the DTE Grenada Substation Expansion, subject to the following conditions:

1. Development shall be constructed in substantial conformance with the June 6, 2026 plans submitted to the Township;
2. Prior to final site plan approval, the applicant shall address outstanding technical comments identified by the Township planner, Township engineer, OHM Advisors, Washtenaw County Water Resources Commissioner, and other agencies with jurisdiction;
3. Trees identified for replacement due to critical root-zone impacts shall be replaced in accordance with the approved landscape plan;
4. Mitigation measures identified in the environmental impact statement and incorporated into the approved plans shall be implemented during construction and maintained thereafter as applicable;
5. Landscaping, screening, lighting, grading, and stormwater improvements shall be maintained in compliance with the approved plans and Township ordinances;
6. Substantial modifications to the approved plans shall require further Planning Commission review in accordance with the Zoning Ordinance; and
7. Brick/masonry walls shall encircle the individual transformers, screen them from public view from all directions, address sound, and be architecturally compatible with the surrounding residential area.

Roll Call Vote:
Ayes – Gardner, Sanii-Yahyai, Brennan, McGill, McKinney.
Nays – None.
Absent – Wolf, Steele.

Motion carried 5-0.

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

T.C. Collins and Andrew O'Connor summarized the revised area plan and the work completed since the Commission's prior review. The applicant reported that additional environmental testing found no additional soil contamination beyond previously identified areas, that soil erosion and sedimentation-control approval had been obtained, and that other county approvals were nearing completion. The applicant also reported that prior engineering comments had been addressed and described USDA grant funding and community volunteer support for future farm improvements.

Carlisle explained that the current request was limited to a recommendation on the revised area plan amendment, which had been reduced in scope following Township Board direction. Phase 1 included limited improvements on the Harris Road and MacArthur Road parcels, while a future phase would include additional farm-related structures, composting, classroom space,

landscaping, beehives, and parking. Carlisle noted that, following Township Board approval of the area plan, the applicant would return to the Planning Commission for site plan review.

Commissioners discussed the applicant's work schedule, site maintenance and cleanup, soil in the existing raised beds, and the time limits for obtaining final site plan approval. The applicant stated that contaminated soil in a raised bed had been removed and replaced with compost. Carlisle clarified that the area plan would expire if required site plan approvals were not obtained within the applicable time period.

MOTION by Brennan, supported by Sanii-Yahyai, to recommend approval to the Township Board of STPC #25-09, the proposed Area Plan Amendment for Clay Hill Farm and Market, finding that the revision substantially complies with the intent of the original plan.

Roll Call Vote:
Ayes – Gardner, Sanii-Yahyai, Brennan, McGill.
Nays – McKinney.
Absent – Wolf, Steele.

Motion carried 4-1.

11. NEW BUSINESS

None.

12. POLICY DISCUSSION

None.

13. ADJOURNMENT – *next regularly scheduled meeting on August 26, 2026.*

MOTION by Brennan, supported by McKinney, to adjourn.

Motion passed unanimously by voice vote.
The meeting was adjourned at approximately 8:29 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