

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
NOVEMBER 17, 2010
APPROVED MINUTES
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11-1 CALL TO ORDER

Chairman Guenther called the regular meeting to order at 7:30 p.m.

11-2 ROLL CALL

The following members were present: Anderson, Baker, Copley, Gardner, Guenther, McGill and Phillips. Also present were Don Pennington and Rodney Nanney, Township Planners and David Schroeder, Township Engineer.

11-3 DETERMINATION OF QUORUM

A quorum was present.

11-4 ADOPTION OF AGENDA

A motion was made by Copley and supported by Anderson to adopt the agenda as presented, adding Item 12.A Policy Discussion – 2011 Meeting Schedule. The motion carried.

11-5 APPROVAL OF MINUTES

A. MINUTES OF THE OCTOBER 27, 2010 MEETING

A motion was made by Anderson and supported by Phillips to approve the minutes as corrected. The motion carried.

11-6 CITIZEN PARTICIPATION

Phillips said the Washtenaw County Road Commission is considering improvements for Plymouth Rd. at Cherry Hill Rd. that could include the installation of a round-about. He said a meeting for public input is scheduled for Thursday, January 20, 2011 at 7:00 p.m. at the Township Hall. He invited everyone to attend.

11-7 CORRESPONDENCE

A. Dixboro Design Review Board – 2011 Meeting Dates

A motion was made by Copley and supported by Anderson to receive the notice. The motion carried.

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11-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

There were no Public Hearings.

11-9 REPORTS

A. Ordinance Officer

A motion was made by Phillips and supported by Copley to receive the report. The motion carried.

B. Building Inspector

A motion was made by Copley and supported by Anderson to receive the report. The motion carried.

C. Zoning Administrator

A motion was made by Gardner and supported by Baker to receive the report. The motion carried.

11-10 OLD BUSINESS

There was no Old Business.

11-11 NEW BUSINESS

A. STPC#10-02 SJMH West Entryway Improvements – Major/Minor Change to an Approved Area Plan

Chet Hill, representing St. Joseph Mercy Hospital, described the plan to improve the driveway to the hospital with new landscaping deliberately laid out to orient visitors to the hospital entrance. He reviewed his letter dated November 17, 2010 and said changes were made to the plan as a result of the comments received from OHM. He said changes were also made to the landscaping as the result of comments from the Planning Commission during the meeting in October. He said additional plantings were included and all invasive materials will be removed. He said the existing hedgerow is important and will be maintained. He said the materials were selected for color and interest and they are not limited to native species.

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Pennington presented his letter dated 11-10-10. He said the proposed landscaping seemed compatible with the area and it would provide a dramatic visual, linear profile to the entrance. He said the proposed project, as it relates to the approved St. Joseph Hospital Area Plan, could be considered a minor change.

Gardner asked if two separate actions were needed, one to determine the major/minor change and another to approve the site plan. Pennington said it could be handled with a single motion or with two separate motions. Copley said the revisions to the plan reviewed in October appeared to be minor but because the Planning Commission had not had the chance to review them, he was not prepared to vote.

Schroeder presented his letter dated 11-12-10. He said there were housekeeping items with the previous plans that the applicant addressed in the revised plans. He also described the issues under review by the Washtenaw County Road Commission related to traffic circulation around the hospital and Washtenaw Community College.

Guenther asked if it was prudent to take action before the Road Commission decided about the improvements to the Huron River Dr. corridor near the hospital and the college. Hill said that none of the Road Commission's actions would impact the hospital's landscaping plans.

The Planning Commission discussed concerns that because the revised plans were presented at the meeting, there had not been any time to review the changes. There was also a discussion about whether or not action should be taken on a site plan that may be changed after the Road Commission decides how to proceed with right-of-way improvements.

Drew Lindstrom, representing St. Joseph Mercy Hospital, said the hospital intends to make minimal changes to the entryway and is not redesigning the intersection. He said the hospital is only proposing changes to its property. Anderson said that the entrance to the hospital is difficult and that the improvements proposed by the hospital and the Road Commission all tie together. She said she would be comfortable with getting a commitment from the hospital to pursue right-of-way improvements.

The Planning Commission discussed the elements of the landscaping plan. Copley expressed his concern that using only one species of tree would create a monoculture that could be infected by disease. Hill said he understood the concern but that a mix of trees does not create the strong visual statement the hospital is seeking. Copley asked that the tree survey be revised to provide the

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common rather than the Latin name for the plants and that the tree numbers be in order.

Lindstrom asked the Planning Commission to make the determination of a major/minor change and the site plan would be revised and resubmitted for the next Planning Commission meeting. Guenther said he was not comfortable taking any action based on a site plan that is inaccurate. Lindstrom asked the Planning Commission to table action to give them time to address the Planning Commission's concerns.

A motion was made by Copley and supported by Gardner to postpone STPC#10-02 SJMH West Entryway Improvements – Major/Minor Change to an Approved Area Plan until the next Planning Commission meeting.

The motion passed with the following vote:

Yes: Anderson, Baker, Copley, Gardner, Guenther, McGill and Phillips
No: None
Absent: None
Abstain: None

11-12 POLICY DISCUSSION

A. 2011 Planning Commission Meeting Schedule

A motion was made by Copley and supported by Gardner to adopt the 2011 Planning Commission Meeting Schedule as presented. The motion carried.

11-13 ADJOURNMENT

It was moved by Copley and supported by Baker to adjourn at 9:00 p.m. The motion carried.

Respectfully submitted,
John Copley
Planning Commission Secretary

Deborah L. Kuehn
Planning Administrator and Planning Commission Recording Secretary
Superior Charter Township
3040 N. Prospect
Ypsilanti, MI 48198 (734) 482-6099