CHARTER TOWNSHIP OF SUPERIOR
SPECIAL BOARD MEETING
SUPERIOR CHARTER TOWNSHIP HALL
3040 N. PROSPECT, YPSILANTI, MI 48198
MARCH 5, 2012
SPECIAL MEETING
5:00 p.m.
AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
6. CITIZEN PARTICIPATION
7. REPORTS
8. COMMUNICATIONS
9. UNFINISHED BUSINESS
10. NEW BUSINESS
    a. Ordinance No. 174-08, Hyundai Area Technical Center, Inc. –Area Plan Amendment, First Reading
    b. Ordinance No. 183, Amend Ordinance No. 180 Flood Hazard Area Regulation, Second Reading and Adoption
11. PAYMENT OF BILLS
12. PLEAS AND PETITIONS
13. ADJOURNMENT

David Phillips, Clerk 3040 N. Prospect, Ypsilanti, MI 48198 734-482-6099

THERE WILL BE A MEETING OF THE ELECTION COMMISSION IMMEDIATELY AFTER THE BOARD MEETING.

TOWNSHIP HALL
3040 NORTH PROSPECT STREET
COR. PROSPECT & CHERRY HILL RDS.
YPSILANTI, MICHIGAN 48198
TELEPHONE: (734) 482-6099
FAX (734) 482-3842

CHARTER TOWNSHIP OF SUPERIOR

WASHTENAW COUNTY, MICHIGAN

February 27, 2012

Superior Charter Township Board of Trustees
Superior Township
Washtenaw County, Michigan

RE: STPC# 12-01 Hyundai America Technical Center Area Plan Amendment

Dear Members of the Board of Trustees:

At their regular meeting of February 22, 2012 the Superior Township Planning Commission held a public hearing on the proposed amendment to the Hyundai America Technical Center Area Plan. After the public hearing, the Planning Commission voted to **recommend approval** of the amended Area Plan with the following motion:

> *The Superior Township Planning Commission recommends approval of STPC#12-01 Hyundai America Technical Center Amendment to the approved Area Plan dated 10-1-03, as depicted on the plan dated 1-27-12, finding that the plan meets the requirements for amending the original area plan as required by Section 7.106B of the Zoning Ordinance. As allowed by Section 7.303(G) of the Superior Township Zoning Ordinance, the Township Board previously approved a waiver for the height of the existing building. It is recommended that the waiver also apply to the new addition and that the height of the new building addition be allowed to match the height of the existing building. It is recommended that the natural vegetation along the west property line be undisturbed and kept in a natural state. The Planning Commission further recommends that the approval be conditioned upon the applicant providing the following with the preliminary site plan submittal:*
>
> > *1. Provide satisfactory plans for the screening of the proposed new electrical substation, which will include berming and plantings on and around the berm,*
> >
> > *2. Provide the required Zoning Ordinance information referenced in OHM's February 14, 2012 letter.*

The motion carried with the following vote: Yes - Anderson, Baker, Copley, Gardner, Guenther, McGill and Phillips; No – None; Absent – None; Abstain – None.

Minutes from the Planning Commission public hearing and reports from Don Pennington and Rhett Gronevelt are included for your information.

Respectfully,

Deborah Kuehn
Planning Administrator

Enclosures

SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
ORDINANCE # 174-08

Hyundai Area Technical Center, Inc. – Area Plan Amendment

The Board of Superior Charter Township of Washtenaw County, Michigan, hereby ordains that Ordinance Number 174, being the Superior Charter Township Zoning Ordinance, adopted August 4, 2008, and effective August 14, 2008, as amended, be amended as follows:

SECTION I

Superior Charter Township Ordinance Number 174, designated Superior Charter Township Zoning Ordinance, adopted August 4, 2008 and effective August 14, 2008, as amended, and the zoning district map attached thereto and made a part thereof, are hereby amended by amending the Area Plan for Hyundai Area Technical Center, Inc. dated October 1, 2003 to the Area Plan dated January 27, 2012.

Parcel I (J-10-32-100-003):
ASSR REQ QCD L4621 P837 06/08/04 SU 32-1A PCL "I" COM AT NE COR OF SEC 32, TH S 87-03-35 W 60.00 FT TO A POB, TH S 02-12-36 E 2118.18 FT, TH S 87-03-35 W 1140.10 FT, TH N 02-12-36 W 2118.18 FT, TH N 87-03-35 E 1140.10 FT TO THE POB. PT OF NE 1/4 SEC 32, T2S-R7E. 55.44 AC. SPLIT ON 06/09/2004 FROM J -10-32-100-001;

Parcel II (J-10-32-100-007):
OWNER REQUEST SU 32-1B-1A PCL " II-A " COM AT NE COR OF SEC 32, TH S 02-12-36 E 2178.18 FT TO A POB, TH CONT S 02-12-36 E 369.59 FT, TH S 87-33-10 W 1803.00 FT, TH S 02-12-36 E 108.00 FT, TH S 87-33-10 W 504.33 FT, TH N 02-00-37 W 2636.05 FT, TH N 87-03-35 E 1098.21 FT, TH S 02-12-36 E 2178.18 FT, TH N 87-03-35 E 1200.10 FT TO THE POB. PT OF NE 1/4 SEC 32, T2S-R7E. 75.40 AC. SPLIT ON 03/06/2007 FROM J -10-32-100-005, J -10-32-100-006;

SECTION II

The Area Plan of Hyundai Area Technical Center, Inc. dated January 27, 2012 shall constitute the Approved Area Plan.

SECTION III

This Ordinance shall be published by posting in the Office of the Clerk, 3040 N. Prospect, Ypsilanti, 48198, and on the Township website – www.superior-twp.org – pursuant to Section 8 of the Charter Township Act, being MCL 42.8, 3(b) within thirty (30) days following the final adoption thereof. This Ordinance shall become effective on the eighth day following said publication or such later date as is provided by law. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

NOTICE OF PUBLICATION BY POSTING
SUPERIOR CHARTER TOWNSHIP
ORDINANCE No. 174-08
Zoning Ordinance Amendment

Please take notice that the first reading of Ordinance No. 174-08, Hyundai America Center, Inc. (HATCI), Area Plan Amendment, was made at a special meeting of the Superior Charter Township Board of Trustees at 5:00 p.m. on March 5, 2012 at the Superior Charter Township Hall located at 3040 N. Prospect Road, Ypsilanti, MI 48198. The Ordinance will be considered for second reading and adoption at the regular meeting of the Superior Charter Township Board meeting of March 19, 2012. Ordinance No. 174-08 amends the HATCI Area Plan, which was approved on October 1, 2003, by allowing for a 19,000 square foot, two story addition which will house an environmental test chamber; a 200 square foot expansion of a hazardous materials storage building; expanding the existing north side parking lot by an additional 65 parking spaces; and, adding a new 36,000 square foot electrical substation at the north west corner of the site. Publication of the Ordinance was made by posting in the Office of the Clerk, 3040 N. Prospect, Ypsilanti, 48198, and on the Township website – www.superior-twp.org – pursuant to Section 8 of the Charter Township Act, being MCL 42.8, 3(b).

David M. Phillips, Clerk
Superior Charter Township
3040 N. Prospect
Ypsilanti, MI 48198
734-482-6099

2-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

A. STPC#12-01Hyundai America Technical Center Area plan Amendment to allow a building addition, parking lot expansion and new electrical substation for the facility at 6800 Geddes Rd.

1. Public Hearing

A motion was made by Copley and supported by Gardner to open the Public Hearing. The motion passed with the following vote:

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

Mark Torigian, representing Hyundai, described the amendments to the Area Plan. He said a 19,000 s.f. building addition will house an environmental testing chamber and that 65 parking spaces will be added on the north side of an existing parking area. He said a new substation with a foot print of 36,000 s.f. will be located on the northwest corner of the site with an access road that will only be used by DTE. He said the substation will be surrounded by a 6-foot high chain link fence topped with barbed wire and landscaped with evergreen bushes, with the existing vegetation along the western border of the site remaining. He said the new substation will allow the Hyundai facility to be removed from community electrical grid. He said the new substation will also eliminate the need for more power poles along Geddes or Leforge.

Jerry Bryant, said he lives next to the Hyundai property and congratulated the company for keeping the manicured appearance of the site.

There were no additional comments.

A motion was made by Copley and supported by Anderson to close the public hearing. The motion passed with the following vote:

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

2. Deliberation

Pennington presented his report dated 2-14-12. He said amending the Area Plan was part of a four-step process that includes a preliminary and final site plan review by the Planning Commission and revisions to the Development Agreement approved by the Township Board. He said the Area Plan represents the concept of the proposal and the design and detail of the additions will be presented as part of the site plan reviews. He said his evaluation of the amendment was based on the conformance to the original area plan, any alteration to the natural environment and the level of any community impact such as traffic. He said the amendment satisfied the requirements of the Zoning Ordinance.

Gronevelt referred to his report dated 2-14-12. He said that as an Area Plan amendment, an engineering review is not necessary but the report offered comments to be considered for the site plans.

The Planning Commission discussed the size, function and location of the proposed substation and appurtenances. Gardner thanked Mr. Torigian for the thoroughness of his presentation but expressed a concern about the substation's affect on the view along Geddes Rd. Guenther said he supported the project but he was also concerned about the appearance of the substation. He said he would like to find a way to minimize the eyesore.

Phillips said the property was zoned PM (Planned Manufacturing) for over twenty years and now it is developed as a campus for a world-class corporation. He said he had confidence that the screening of the substation will be well-done.

Anderson asked about the electromagnetic field emitted from the substation. A representative from DTE answered that it would not be a hazard to the public but the exact information is not available because the details have not been designed. Baker asked if the substation generated any noise. The DTE representative said it would not be audible from Geddes Rd.

Guenther said he did not want to be bound by the information provided on the Amended Area Plan. He said approval of the amendment will only establish the principle to guide the resulting site plans.

3. Action

A motion was made by Phillips and supported by Baker that the Superior Township Planning Commission recommends approval of STPC#12-01 Hyundai America Technical Center Amendment to the approved Area Plan dated 10-1-03, as depicted on the plan dated 1/27/12, finding that the plan meets the requirements for amending the original area plan as required by Section 7.106B of the Zoning Ordinance. As allowed by Section 7.303(G) of the Superior Township Zoning Ordinance, the Township Board previously approved a waiver for the height of the existing building. It is recommended that the waiver also apply to the new addition and that the height of the new building addition be allowed to match the height of the existing building. It is recommended that the natural vegetation along the west property line be undisturbed and kept in a natural state. The Planning Commission further recommends that the approval be conditioned upon the applicant providing the following with the preliminary site plan submittal: 1. Providing satisfactory plans for the screening of the proposed new electrical substation, which will include berming and plantings on and around the berm; 2. Providing the required Zoning Ordinance information referenced in OHM's February 14, 2012 letter.

The motion passed with the following vote:

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

Donald N. Pennington *Land Use Planning And Consulting*
5427 Pine View Drive Ypsilanti, Michigan 48197 734/485-1445 pennington@ameritech.net

REZONING PETITION REPORT

Superior Township Planning Commission

Hyundai America Technical Center Inc.)
Report Dated – February 14, 2012

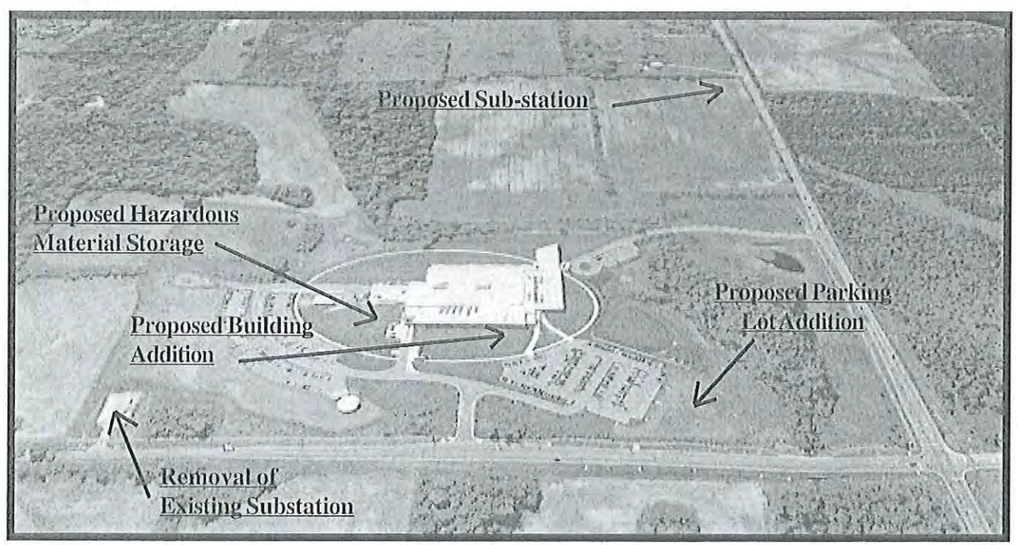
1. **Description of Petition**

1.01 **Action Requested** – Amendment of PM (Planned Manufacturing) zoning district within current PC (Planned Community) district.

1.02 **Petitioner** – Hyundai America Technical Center
6800 Geddes Road
Superior Township, MI 48198

1.03 **Property Owner** – Hyundai America
3200 Park Center Drive
Costa Mesa, CA 92626

1.04 **Location** – The Hyundai site is located south of Geddes Road, west of the intersection with LeForge Road and is a part of Section 32.



1.05 Development Proposed By Petitioner

The petitioner is requesting amendment of an existing area plan to allow the following projects:

- Add a 19,172 sq. ft. building addition to the north eastern corner of the existing central building to contain testing space and associated mechanical and electrical rooms.
- Add 65 additional vehicular parking spaces to an existing parking lot on the north side of the central building.
- Add a new 36,000 sq. ft. electrical sub-station at the north western corner of the site with access from Geddes Road. Buffering and screening is depicted around the proposed sub-station as well as along portions of Geddes Road.
- Remove components of the existing electrical sub-station, adjacent to LeForge Road. Also remove existing sub-station access from LeForge Road.
- Expand hazardous materials storage at the southeast corner of the existing central building by adding an additional 200 sq. ft. prefabricated building or replace the existing 200 sq. ft. building with a single 400 sq. ft. building.

2. Background of Submittal

The required pre-application conference was held by the Planning Commission on January 25, 2012.

3. Information Required

An area plan for amendment of a PM (Planned Manufacturing) district with a PC (Planned Community) classification must contain all applicable information required within Article 7 and Section 10.07 of the Zoning Ordinance.

In reviewing the submittal, in relation to applicable sections of the Zoning Ordinance, the following statements are made regarding the submittal:

- The general character and substance of the subject amendment is in conformance of the original development concept for the subject site.
- The submittal appears to be in compliance with applicable regulations and standards of the Zoning Ordinance and other applicable Township ordinances.
- There do not appear to be any negative environmental impacts to natural resources within the overall site.
- There should be no unwarranted community impacts, in terms of streets and traffic, or utility systems.

- The amendment is in conformance to the original development concept for the subject site and continues to be in compliance with the Township Master Plan.

4. Conclusion

4.01 From a planning prospective the rezoning petition, regarding an amendment to the applicant's existing area plan, has met applicable Zoning Ordinance procedures and requirements.

4.02 After holding the public hearing and reviewing the rezoning request, the Planning Commission can make a recommendation on the rezoning petition, which is then forwarded to the Township Board for formal action.

Donald N. Pennington
Land Use Planning Consultant

This report is made to the Township Planning Commission and/or Township Board, and is the property of Superior Charter Township. The report addresses completeness of application, items and issues of concern, etc. While reports may be provided to applicants and may be helpful to them, the report is not generated for the applicant and does not necessarily address all items which may be raised by the Commission and/or Board or required by the Zoning Ordinance. The report is not binding upon the Township, and final authority to determine all matters, including completeness of application, remains with the Township Planning Commission and/or Township Board. In all cases, it is the responsibility of the applicant to carefully review the Zoning Ordinance and Growth Management Plan and to ensure that all requirements of same have been met.

February 14, 2012

OHM

est. 1962

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road
Ypsilanti, MI 48198

Attention: David Phillips, Township Clerk

Regarding: **Hyundai-Kia America Technical Center, Inc. (HATCI)**
Site Expansion – Area Plan Revision
OHM Job # 0140-12-1018

We have reviewed the revised Area Plan material, dated January 27, 2012 and prepared by the SSOE Group for the proposed site expansion to the Hyundai-Kia America Technical Center, Inc. (HATCI). The materials submitted consist of an Area Plan for the construction of a new electrical substation, removal of the existing substation, expansion of the chassis emissions lab and hazardous materials storage building, construction of an additional 65 parking spaces, and subsequent minor site work. Based on the information submitted, we recommend that the Area Plan be approved as noted and require the Petitioner to incorporate these changes prior to submitting a Site Plan. We offer the following comments for your consideration:

Required Zoning Ordinance Information:
The following information is required on the Area Plan as specified in the Zoning Ordinance. The petitioner shall address these comments prior to submitting a Site Plan.

1. The petitioner is proposing to construct a new electrical substation on the northwest portion of the property. The petitioner shall provide general information regarding this substation, including equipment height and footprint, proposed foundation materials, and indicate if any additional auxiliary structures are to be constructed.

2. The petitioner has indicated that a small prefabricated building will be constructed for the storage of hazardous materials. The petitioner shall provide general details regarding the prefabricated structure type and shall also indicate the type of hazardous materials that will be stored in this location.

3. The petitioner shall provide the proposed elevations on the contours shown for the proposed berm earth work. General areas of cut and fill shall be clearly depicted on the plans.

4. The petitioner shall provide a list or schedule of trees to be removed as a result of the proposed improvements. The petitioner shall also indicate if any wetlands are to be disturbed during this construction.

General Engineering Comments
The following information relates to engineering related aspects of the site. These items are not required to be addressed prior to final Area Plan approval but will need to be addressed prior to submitting the Site Plan.

5. The petitioner shall provide a general basis of design for the proposed sanitary sewer and water main improvements. The petitioner shall also include the sizes of both the existing and proposed water main and sanitary sewer improvements.

6. The plans indicate that Project I and II of the proposed site expansion will include adjustments to the outlet riser of the wet detention pond. The petitioner shall be made aware that any changes made to the detention system must meet the current standards of the Township and the Washtenaw

34000 Plymouth Road | Livonia, MI 48150
p. (734) 522-6711 | f. (734) 522-6427
www.ohm-advisors.com

County Water Resources Commission. Items that will be examined during the detailed engineering review will include, but are not limited to, the permanent pond depth, total detention volume provided, and total detention storage time.

Permits:
The petitioner should provide a list of all necessary permits with their Site Plan submittal. At a minimum, the following permits are anticipated for this project:

- MDEQ Act 399 Permit for the proposed public water main.
- MDEQ Wetlands Protection Permit (Part 303) if construction activity affects adjacent wetlands.
- Washtenaw County Water Resources Commission permit for soil erosion and sedimentation control.
- Washtenaw County Road Commission permit for the proposed work within their right-of-way.

Conclusion:
Based on the information submitted, we recommend that the Area Plan be approved as noted and require the Petitioner to incorporate these changes prior to submitting a Site Plan.

If there are any questions with this review please call us at (734) 522-6711.

Sincerely,
ORCHARD, HILTZ & McCLIMENT, INC.

Rhett Gronevelt, P.E.

Jacob Rushlow, P.E.

RAG/JAR/dst

cc: William McFarlane, Township Supervisor (via e-mail)
Richard J. Mayernik, C.B.O, Building Department (via e-mail)
Don Pennington, Township Planner (via e-mail)
Rick Church, Utilities Director (via e-mail)
Deborah Kuehn, Planning Coordinator (via e-mail)
Dennis Wojick, P.E., Washtenaw County Water Resource Commission (via e-mail)
Matt MacDonell, P.E., Washtenaw County Road Commission (via e-mail)
Mark Torigian, HATCI, 6800 Geddes Road, Superior Township, MI 48198
John Marsh, P.E., SSOE Group, 1001 Madison Avenue, Toledo, OH, 43604
File

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AREA PLAN PETITION

(This application must be typewritten or printed. All questions must be answered.)

APPLICANT NAME Hyundai American Technical Center, Inc

NAME OF PROPOSED DEVELOPMENT Hatci R & D Center

APPLYING FOR
- ☐ AREA PLAN
- ☒ AREA PLAN AMENDMENT
- ☐ AREA PLAN REVISION

FEES (adopted by the Superior Township Board on 1-19-11): The following fees shall be paid by the petitioner to the Superior Charter Township Treasurer at the time of submittal of the application For a Special District and at the time of each subsequent submittal:

A. REZONING PETITION AND AREA PLAN REVIEW

Application fees:	$ 900.00
Review escrow:	$1,200.00
Total:	$2,100.00

Review escrow funds are used for the Township consultants' engineering, planning and legal reviews and other costs as appropriate. Review costs will be deducted from the escrow account along with the appropriate administrative fee. If a review cost exceeds the amount in the escrow account, the cost plus the appropriate administrative fee, shall be billed to the petitioner. Billing rates are available upon request. If a second public hearing must be scheduled due to the petitioner's failure to post required signage or provide information as required, an additional fee of $300.00 to offset the Township's additional costs of public notices and affidavits of notice shall be paid by the petitioner prior to the Township scheduling the public hearing.

TOWNSHIP USE

Date Received 1/27/2012 Fee Paid Escrow

Signature of Township Clerk or Designee Jerald V. Pennington

GENERAL INFORMATION

- Name of Proposed Development HATCI R&D CENTER
- Address of Property 6800 GEDDES ROAD
- Current Zoning District Classification of Property PM
- Has this property been the subject of a rezoning request, Zoning Board of Appeals petition or other Township action with the past five (5) years? ☒ YES ☐ NO
  Please explain AREA PLAN, FINAL SITE PLAN, & DEVELOPMENT AGREEMENT
- Tax ID Number(s) of property 10-32-100-001
- Site Location - Property is located on (circle one) N (S) E (W) side of GEDDES Road between SUPERIOR and LEFORGE Roads.
- Legal Description of Property (please attach a separate sheet)
  Where a meles and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.
- Site Area (Acreage) and Dimensions: 144 ACRES
- Are there any existing structures on the property? ☒ YES ☐ NO
  Please explain:

PROPOSED LAND USE

☐ Residential ☐ Office ☐ Commercial ☐ Other

If other, please specify AUTOMOTIVE R&D

- Number of units
- Total floor area of each unit
- Give a complete description of the proposed development.

APPLICANT INFORMATION

- APPLICANT'S NAME MARK S. TORIGIAN, C/O HYUNDAI AMERICA TECHNICAL CENTER, INC

  Company

  Address 6800 GEDDES ROAD, SUPERIOR TWP MI 48198

  Telephone Number 734 337 2298 Email MTORIGIAN@HATCI.COM

- PROPERTY OWNER'S NAME HYUNDAI MOTOR AMERICA

  Company MICHAEL FOX C/O HMA

  Address 3200 PARK CENTER DRIVE, COSTA MESA, CA 92626

  Telephone Number (714) 965 3151 Email MFOX@HMAUSA.COM

- DEVELOPER'S NAME MARK TORIGIAN C/O HATCI

  Company

  Address SAME AS ABOVE

  Telephone Number Email

- ENGINEER'S NAME SSOE / JOHN MARSH, PE

  Company SSOE

  Address 1001 MADISON AVE TOLEDO, OH 43604

  Telephone Number 419 255-3830 x 1466 Email JMARSH@SSOE.COM

- ARCHITECT/PLANNER'S NAME SSOE / SARAH PENNER

  Company SSOE

  Address 1001 MADISON AVE TOLEDO, OH 43604

  Telephone Number 419 255 3830 x1466 Email ~~JMARSH~~ SPENNER@SSOE.COM

INFORMATION REQUIRED ON THE AREA PLAN
AS SPECIFIED IN SECTION 10.07 OF THE SUPERIOR TOWNSHIP ZONING ORDINANCE

1. Vicinity map showing the general location of the site.

2. Scale, north arrow, initial plan date, and any revision dates.

3. Existing zoning classifications for the subject parcels and surrounding parcels (including across road rights-of-way)

4. Identification of all adjacent property in which the applicant(s), developers(s), or owner(s) have an ownership interest.

5. Dimensions of all property boundaries and interior lot lines.

6. Location of existing structures, fences, and driveways on the subject property, with notes regarding their preservation or alteration.

7. Location, outline, ground floor area, and height of proposed structures; and of existing structures to remain on-site.

8. Conceptual drawings of exterior building facades for principal buildings and building additions, drawn to an appropriate scale

9. Locations, layout, surface type, centerlines, road pavement and right-of-way widths, and indication of public or private road status for all existing and proposed roads and access drives serving the site.

10. Conceptual locations, layout, and surface type for all parking lots, sidewalks and pedestrian pathways within and accessing the site.

11. General description and delineation of existing natural features on and abutting the site; such as trees, shrubs, wooded areas, general topography and soil information, areas of steep slopes, bodies of water, watercourses, drainage ways, and wetlands; with clear indication of all features to be preserved, removed or altered.

12. Delineation of the 100-year floodplain on and abutting the site (see Section 14.05D of the Zoning Ordinance.)

13. Outdoor open space and recreation areas; location, area, and dimensions.

14. Location and size of required landscape strips, if applicable.

15. General layout of existing and proposed water supply systems, sanitary sewerage or septic systems, and stormwater management facilities.

16. General areas of intended filling or cutting.

17. Other information as requested by the Township Planner or Planning Commission to verify that the site and use are in accordance with the intent, purposes, and requirements of this Ordinance and the policies of the Township's Growth Management Plan.

The applicant indicated on page 3 must sign this application. All correspondence regarding the application and plan will be directed to the applicant. If the applicant is not the property owner, the owner's signed consent must also be provided with this application.

APPLICANT AFFIDAVIT

The applicant(s) represents that he/she/they are the owner(s) of the subject property or are acting on behalf of the above listed owner, and herewith file sixteen (16) copies of the identified area plan. The applicant also acknowledges that the filing of this application grants permission for Township staff and/or officials to enter the property to determine the accuracy of the submitted area plan including existing conditions.

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME: MARK TORIGIAN C/O HYUNDAI AMERICA TECHNICAL

APPLICANT'S SIGNATURE Mark A. Torigian DATE 1/13/2012

PROPERTY OWNER'S PRINTED NAME HYUNDAI MOTOR AMERICA

PROPERTY OWNER'S SIGNATURE Michael L. Fox 1-24-12

Notice to Applicants

Filing Applications
You must call and schedule an appointment with the Township Planning Consultant, Don Pennington to file an application. This includes applications for zoning amendments, area plans, site plan reviews and conditional use permits. You can reach Mr. Pennington at (734) 485-1445.

Applications Deadlines
The filing deadline for applications is on Wednesdays, four (4) weeks before the Planning Commission meeting. The application must be filed during an appointment with Mr. Pennington. To be eligible for inclusion on the next Planning Commission agenda, you must file before the deadline. While every effort is made to accommodate requests, if the Planning Commission agenda is lengthy, an application may be held over to the next meeting.

Completeness of the Application
You are hereby advised that it is your responsibility to review all applicable sections of the Superior Charter Township Zoning Ordinance and the Growth Management Plan. It is also the responsibility of the applicant to supply all of the information required by the applicable Ordinance sections. Your comprehensive understanding of the Ordinance and the Growth Management Plan, and your submission of all required information, will help expedite review of your application. The Planning Commission cannot take action on incomplete submissions.

Site Visits
Filing an application gives the implied consent for Township officials and/or consultants to visit the subject site.

Application Fees
Administrative and review fees must be paid when you file your application. Administrative fees are applied to the Township's costs for the administration of the application. Review fees are placed in an escrow account and are used to pay for the professional planning and engineering reviews and other reviews that may be necessary. The Superior Charter Township Fee Schedule lists the base fees required for each application. Applications that require professional review time that exceeds the base fees collected shall be billed for the additional time plus an administrative fee.

Utility Permits and Fees
Developments in the areas served by sanitary sewer and water services are also subject to all applicable permits and fees through the Utility Department. You must obtain information on such permits, fees and standards through the Utility Department at (734) 480-5500.

Nonpayment of Fees
Nonpayment of fees for review time in excess of the base fee, nonpayment of detailed engineering review fees or nonpayment of utility fees is cause for denial of building permits and/or certificates of occupancy, or such sums may become a lien against the property.

Applicant's Acknowledgement

I hereby acknowledge that I have read and agree to the above and that I have been given a copy of this notice.

Mark A. Toy[illegible], ESQ for Hatch — 1-27-2012

Signature — Date

A. RESOLUTION TO THE HEIGHT OF THE HYUNDAI BUILDING

It was moved by Williams, supported by McKinney, that the Superior Charter Township Board adopt the following Resolution:

SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
DECEMBER 1, 2003

A RESOLUTION TO APPROVE THE HYUNDAI BUILDING HEIGHT

WHEREAS Section 4.24(G)(8) of the Superior Charter Township Zoning Ordinance Number 134 states that "there shall be no height regulations in PM District, provided that any building which exceeds a height of three (3) stories or thirty-five (35) feet shall be approved as to a specific height by the Township Board upon recommendation of the Planning Commission; and

WHEREAS the Hyundai America Technical Center, Inc. is building on the site which is legally described as follows:

> Parcel Tax ID Number: 10-32-100-001. Legal Description: Beginning at the northeast corner of Section 32, T2S, R7E, Superior Township, Washtenaw County, Michigan; thence S02°12'36"E 2178.18 feet along the east line of said section and the centerline of Leforge Rd.; thence S87°30'53"W 1200.10 feet: thence N02°12'36"W 2178.18 feet to a point on the north line of said section and the centerline of Geddes Road; thence N87°30'53E 1200.10 feet along said north line and said centerline to the point of beginning. Being part of the east ½ of the northeast ¼ of section 32, T2S R7E, Superior Township, Washtenaw County, Michigan and containing 60.00 acres of land, more or less. Being subject to the rights of the public over westerly 33 feet of Leforge Road and the southerly 33 feet of Geddes Road. Also being subject to easements and restriction of record, if any.

WHEREAS the Hyundai America Technical Center, Inc. area plan calls for a building to be as much as forty-two (42) feet high; and

WHEREAS the Superior Charter Township Planning Commission recommended that the Superior Charter Township Board allow the maximum building height to be 42 feet;

NOW THEREFORE BE IT RESOLVED that the Superior Charter Township Board does hereby approve the Hyundai America Technical Center, Inc. Building to be 42 feet in height.

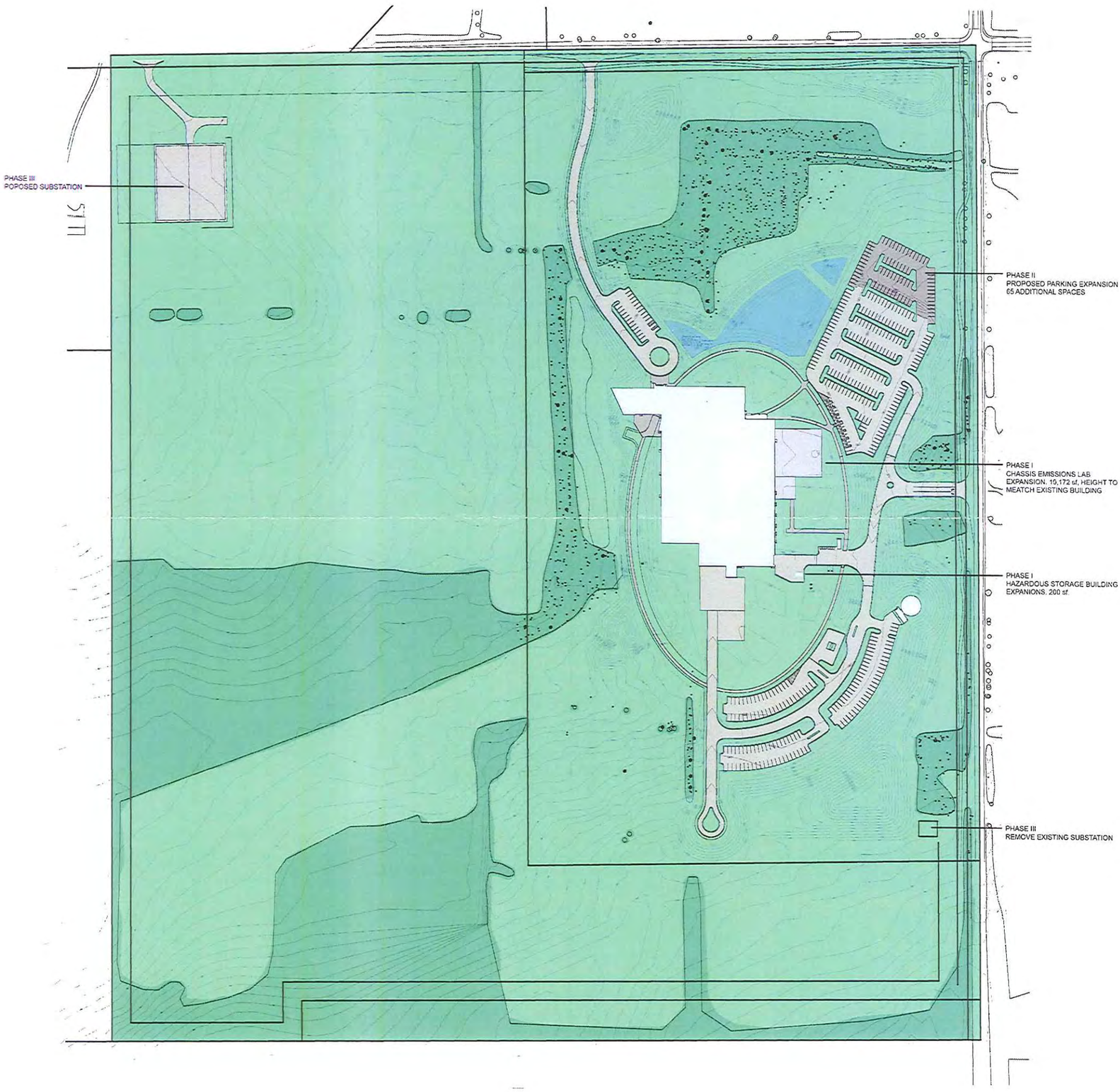
Roll call vote:

Ayes: McFarlane, Williams, McKinney, Caviston, Phillips, Schwartz

Nays: None

Absent: Lewis

The motion carried.


PHASE III
POPOSED SUBSTATION
SITE
PHASE II
PROPOSED PARKING EXPANSION
65 ADDITIONAL SPACES
PHASE I
CHASSIS EMISSIONS LAB
EXPANSION. 19,172 sf, HEIGHT TO
MEATCH EXISTING BUILDING
PHASE I
HAZARDOUS STORAGE BUILDING
EXPANIONS. 200 sf.
PHASE III
REMOVE EXISTING SUBSTATION

SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

ORDINANCE NO. 183
AN ORDINANCE TO AMEND ORDINANCE 180-AN ORDINANCE TO DESIGNATE AN ENFORCING AGENCY TO DISCHARGE THE RESPONSIBILITY OF SUPERIOR CHARTER TOWNSHIP, WASHTENAW COUNTY, AND TO DESIGNATE REGULATED FLOOD HAZARD AREAS UNDER THE PROVISIONS OF THE STATE CONSTRUCTION CODE ACT, ACT NO. 230 OF THE PUBLIC ACTS OF 1972, AS AMENDED

THE CHARTER TOWNSHIP OF SUPERIOR ORDAINS:
Section 183.01, amend Section 180.03 as follows:

Remove Section 3 in entirety and replace with the following new Section 3:

Section 3. DESIGNATION OF REGULATED FLOOD PRONE HAZARD AREAS. The Federal Emergency Management Agency (FEMA) Flood Insurance Study (FIS) Entitled "Washtenaw County, Michigan (All Jurisdictions)" and dated 4/3/12 and the Flood Insurance Rate Map(s) (FIRMS) panel number(s) of 26161C; 0260E, 0266E, 0267E, 0268E, 0269E, 0280E, 0281E, and 0288E dated 4/3/12 are adopted by reference for the purposes of administration of the Michigan Construction Code, and declared to be a part of Section 1612.3 of the Michigan Building Code, and to provide the content of the "Flood Hazards" section of Table R301.2(1) of the Michigan Residential Code.

Section 183.02 Severability.

Should any section, subdivision, sentence, clause or phrase of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part as invalidated.

Section 183.03 Publication.

This Ordinance shall be published by posting in the Office of the Clerk, 3040 N. Prospect, Ypsilanti, 48198, and on the Township website – www.superior-twp.org – pursuant to Section 8 of the Charter Township Act, being MCL 42.8, 3(b) 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.

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SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY MICHIGAN

ORDINANCE NO. 180
As Amended by Ordinance 183 on March 5, 2012

AN ORDINANCE TO DESIGNATE AN ENFORCING AGENCY TO DISCHARGE THE RESPONSIBILITY OF SUPERIOR CHARTER TOWNSHIP, WASHTENAW COUNTY, AND TO DESIGNATE REGULATED FLOOD HAZARD AREAS UNDER THE PROVISIONS OF THE STATE CONSTRUCTION CODE ACT, ACT NO. 230 OF THE PUBLIC ACTS OF 1972, AS AMENDED

THE CHARTER TOWNSHIP OF SUPERIOR ORDAINS:

SECTION 1. Agency Designated. Pursuant to the provisions of the Michigan Construction Code, in accordance with Section 8b(6) of Act 230, of the Public Acts of 1972, as amended, the Building Official of Superior Charter Township is hereby designated as the enforcing agency to discharge the responsibility of Superior Charter Township under Act 230, of the Public Acts of 1972, as amended, State of Michigan. Superior Charter Township assumes responsibility for the administration and enforcement of said Act throughout the corporate limits of the Township.

SECTION 2. Code Appendix Enforced. Pursuant to the provisions of the Michigan Construction Code, in accordance with Section 8b(6) of Act 230, of the Public Acts of 1972, as amended, Appendix G of the Michigan Building Code shall be enforced by the enforcing agency within Superior Charter Township.

~~**SECTION 3. Designation of Regulated Flood Prone Hazard Areas.** The Federal Emergency Management Agency (FEMA) Flood Insurance Study (FIS) Entitled Washtenaw County, Michigan and dated July 27, 2007 and the Flood Insurance Rate Map(s) (FIRMS) panel numbers of 26161C; 0260E, 0266E, 0267E, 0268E, 0269E, 0280E, 0281E, and 0288E, and dated July 27, 2007 are adopted by reference for the purposes of administration of the Michigan Construction Code, and declared to be a part of Section 1612.3 of the Michigan Building Code, and to provide the content of the content of the "Flood Hazards" section of Table R301.2(1) of the Michigan Residential Code.~~

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Section 3. DESIGNATION OF REGULATED FLOOD PRONE HAZARD AREAS. The Federal Emergency Management Agency (FEMA) Flood Insurance Study (FIS) Entitled "Washtenaw County, Michigan (All Jurisdictions)" and dated 4/3/12 and the Flood Insurance Rate Map(s) (FIRMS) panel number(s) of 26161C; 0260E, 0266E, 0267E, 0268E, 0269E, 0280E, 0281E, and 0288E dated 4/3/12 are adopted by reference for the purposes of administration of the Michigan Construction Code, and declared to be

a part of Section 1612.3 of the Michigan Building Code, and to provide the content of the "Flood Hazards" section of Table R301.2(1) of the Michigan Residential Code.

SECTION 4. Repeals. All ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 5. Publication. This Ordinance shall be published pursuant to Section 8 of the Charter Township Act, being MCL 42.8 by posting in the Office of the Clerk, 3040 N. Prospect, Ypsilanti, 48198, and on the Township website – www.superior-twp.org – with notice of such in *The Ypsilanti Courier,* a newspaper of general circulation in the Township, qualified under state law to publish legal notices, 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. Per MCL 42.22, said Ordinance shall be effective immediately upon publication thereof.

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Superior, Washtenaw County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of an Ordinance approved for second reading at a regular meeting of the Township Board on the 5~~20~~th day of February~~September~~, 201~~0~~2, and that such Ordinance was duly published as proscribed by law.

_____
David Phillips, Township Clerk

_____
William McFarlane, Township Supervisor

David Phillips

From: Rick Mayernik
Sent: Thursday, March 01, 2012 9:15 AM
To: David Phillips
Subject: FW: Draft Ordinance #183

Dave,

Please see below.....looks like we are good to go for the second reading.....Rick M.

-----Original Message-----
From: Thomas, Les (DEQ) [mailto:THOMASL@michigan.gov]
Sent: Monday, February 27, 2012 2:23 PM
To: Rick Mayernik
Subject: RE: Draft Ordinance #183

2/27/12

Rick;

I apologize for this tardy response. Your note got covered up with other papers and I did not see until just now.

Your draft ordinance amendment looks good to go as presented.

Thank you--les thomas
NFIP Coordinator
MDEQ, WRD
PO Box 30458
Lansing, 48909
571-335-3448
Fax 517-241-0275

-----Original Message-----
From: Rick Mayernik [mailto:richardmayernik@superior-twp.org]
Sent: Wednesday, February 15, 2012 1:56 PM
To: Thomas, Les (DEQ)
Cc: David Phillips
Subject: Draft Ordinance #183

Mr. Thomas,

Per our phone conversation, please find the attached draft copy of Ordinance #183 for your review and comment. I have also attached a copy of our original Ordinance #180 since Ordinance #183 amends #180.

We would appreciate hearing any comments you may have. We intend to have our Township Board take action on this amendment at their February 21, 2012 meeting.

I was able to contact the FEMA Map Service Center and they are going to send us the 2 maps we are missing.

Thanks again,

Richard Mayernik
Building/Zoning Official
734-482-6099

NOTICE OF PUBLICATION BY POSTING
SUPERIOR CHARTER TOWNSHIP
ORDINANCE NO. 183

Please take notice that the first reading of Ordinance No. 183- **AN ORDINANCE TO AMEND ORDINANCE 180- AN ORDINANCE TO DESIGNATE AN ENFORCING AGENCY TO DISCHARGE THE RESPONSIBILITY OF SUPERIOR CHARTER TOWNSHIP, WASHTENAW COUNTY, AND TO DESIGNATE REGULATED FLOOD HAZARD AREAS UNDER THE PROVISIONS OF THE STATE CONSTRUCTION CODE ACT, ACT NO. 230 OF THE PUBLIC ACTS OF 1972, AS AMENDED-** was made at the regular meeting of the Superior Charter Township Board of Trustees on February 21, 2012 at the Superior Charter Township Hall located at 3040 N. Prospect Road, Ypsilanti, MI 48198. Ordinance No. 183 amends Ordinance No. 180 as follows:

Section 183.01, amend Section 180.03 as follows:

Remove Section 3 in entirety and replace with the following new Section 3:

Section 3. DESIGNATION OF REGULATED FLOOD PRONE HAZARD AREAS. The Federal Emergency Management Agency (FEMA) Flood Insurance Study (FIS) Entitled "Washtenaw County, Michigan (All Jurisdictions)" and dated 4/3/12 and the Flood Insurance Rate Map(s) (FIRMS) panel number(s) of 26161C; 0260E, 0266E, 0267E, 0268E, 0269E, 0280E, 0281E, and 0288E dated 4/3/12 are adopted by reference for the purposes of administration of the Michigan Construction Code, and declared to be a part of Section 1612.3 of the Michigan Building Code, and to provide the content of the "Flood Hazards" section of Table R301.2(1) of the Michigan Residential Code.

Publication of the Ordinance was made by posting in the Office of the Clerk, 3040 N. Prospect, Ypsilanti, 48198, and on the Township website – www.superior-twp.org – pursuant to Section 8 of the Charter Township Act, being MCL 42.8, 3(b).

David M. Phillips, Clerk
Superior Charter Township
3040 N. Prospect
Ypsilanti, MI 48198
734-482-6099