

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
December 6, 2021**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held by video teleconference (Zoom) in accordance with Michigan law on Monday, December 6, 2021. Chairman Greene called the meeting to order at 7:08 P.M. and led the Pledge of Allegiance to the Flag.

ROLL CALL:

Members Present: Acharya, Engel, Weber, Foster, Singh, Zuber, Okon, Greene.
Each member noted that they were video teleconferencing from Canton Township, Wayne County, Michigan.

Absent: Eggenberger (prior notice)

STAFF PRESENT: Patrick Sloan, Erin Schlutow

PUBLIC HEARINGS

Commissioner Greene stated the importance of Public Hearings to the process of the recommending body. Greene reassured the public that any emails sent to Planning staff regarding the projects being discussed have been shared by staff and read by Planning Commissioners. In the interest of time and to reduce any redundancy of comments, Commissioner Greene requested that comments not be repetitive but encouraged any new issues to be raised.

1. 073-PDM-6859 **GREENLAND & SAJ** – Consider Minor PDD on parcel no. 073-99-0001-706 (49491 Cherry Hill Rd.). Property is located at the southwest corner of Cherry Hill Rd. and Denton Rd. Proposed use is a grocery store and bakery.

Mr. Sloan stated that the applicant proposes to build a grocery store and bakery on a 1.59-acre parcel located at the southwest corner of Cherry Hill Rd. and Denton Rd. The building is proposed to be 19,044 sq. ft. There are two (2) entrances proposed: one entrance from Market Square Dr. to the west and one entrance from Denton Rd. to the east.

Mr. Sloan explained that Denton Rd. is a public road and is under Wayne County jurisdiction. Market Square Dr. is a private road and there is a reciprocal access easement agreement as well as a maintenance agreement that was recorded in 2007 when the subject site was originally proposed as a Rite Aid. Mr. Sloan stated that Rite Aid had access similar to this project and was approved but never constructed and the site has remained vacant.

Mr. Sloan stated that this project does not propose to extend Market Square Dr. any farther south than what is existing currently. The entrance of Denton Rd. is on the south side of the site, designed as such to be far away from the Cherry Hill Rd. intersection as possible. A required Traffic Impact Study (TIS) has been received and has been reviewed by our Traffic Engineering consultant firm, Wade Trim.

Mr. Sloan explained that this site is located in the Cherry Hill Village Overlay District, the Zoning Ordinance states in the guidelines that they are also part of the Zoning Ordinance itself, and each Planned Development within Cherry Hill Village is unique in terms of its pattern book and schedule of regulations and design. Mr. Sloan noted that the original PD agreement for Cherry Hill Village expired in 2014; however, the standards still apply and any new project requires its own Planned Development Agreement.

Mr. Sloan stated that the proposed front yard setback ranges from 8 ft. to 8 ft.-7 in. and the design guidelines for Cherry Hill Village have a maximum setback of 15 ft. Therefore, the building is proposed to be located within the allowable front yard setback. Mr. Sloan stated that the purpose is to have the building close to the road and to have parking to the side and rear yards to allow for better streetscape and more pedestrian accessibility.

Mr. Sloan explained that the design guidelines allow for 0 to 10 ft. for the side and rear yard setbacks. The proposed building is just over 84 ft. from the west lot line and just over 153 ft. from the south lot line. The building is situated to be far from adjacent residential areas, and parking lot screening is also proposed.

Mr. Sloan stated open space is less than the 25 percent required in the Cherry Hill Village Overlay District. There was not dedicated open space noted on the previously approved plan for Rite Aid because the required open space was accounted for elsewhere in the village. However, because the original agreement expired in 2014, the minimum open space requirements apply to individual sites on a site-by-site basis. The open space modification would be requested as part of the Planned Development to not have the required 25 percent.

Mr. Sloan stated that the submitted traffic impact study that was reviewed by Wade Trim, and notes some future deficiencies under the build conditions. The noted deficiencies are northbound on Denton Rd. in the through-right at Cherry Hill Rd. during the morning peak hours, southbound on Denton Rd. left at Cherry Hill Rd. during the morning and evening peak hours, also westbound on Cherry Hill Rd. left to Denton Rd during the a.m. and p.m. peak hours. Mr. Sloan stated many of these deficiencies fall under existing conditions and they were in existence in 2018 when the original traffic data was collected. Mr. Sloan explained that in some cases the Township has used older data that is pre-COVID to try to project forward if the number of trips will come back to pre-COVID levels. There is uncertainty on if pre-COVID levels will be reached. Mr. Sloan also stated the challenges COVID has created in regards to traffic impact studies. Mr. Sloan explained that Wade Trim has noted COVID as a factor and several other items noted that should be corrected in the traffic impact study. Mr. Sloan stated the traffic impact study is one of the major reasons Planning staff is recommending postponing action on this application because there are several items that the Township's traffic engineering consultant is looking for to complete the traffic impact study review. He is also asking for the recommendations in the traffic study to determine if the applicant is proposing them. Mr. Sloan stated that the traffic impact study would recommend a right turn deceleration lane on Denton Rd., a left turn passing lane on Denton Rd., and a left turn phase at the signalized intersection of Cherry Hill and Denton.

Mr. Sloan discussed the sidewalk network along the frontages of Cherry Hill Rd and Denton Rd. Mr. Sloan stated that there will be internal sidewalks proposed to connect the building from The Towns at Cherry Hill to the west, Cherry Hill Rd. to the north, and Denton Rd. to the east.

Mr. Sloan stated that the landscape plan is designed to comply with the Zoning Ordinance and the Cherry Hill Village Overlay District. Mr. Sloan explained that if this project moves forward, the landscaping would be addressed in more detail during the site plan review process; however, the plan is designed to comply with the ordinance with some modifications.

Mr. Sloan explained that the Ordinance standard for grocery store parking and loading requires 82 spaces, and there are 82 spaces proposed. There are also 6 on-street spaces on the south side of Cherry Hill Rd. in front of the building that could also be used. Mr. Sloan also stated that there are 3 cart corrals in the parking lot.

Mr. Sloan stated that there is a loading area located on the south side of the building far on the east side which will be closer to Denton Rd., which is designed to be away from the neighboring residential areas. Mr. Sloan stated that the proposed trash compactor is also located on the south side of the building towards the east side.

Mr. Sloan stated that lighting will be addressed in more detail at the time of site plan review. Mr. Sloan explained that light fixtures would have to be replaced with the fixtures seen in Cherry Hill Village and the light post would have to be 10 feet high.

Mr. Sloan stated that the proposed building design meets many of the standards of the Cherry Hill Village Overlay District including being two stories, having rectangular form, and having the materials that are required in the Zoning Ordinance. Mr. Sloan explained that the proposed design is similar to the Rite Aid building, which was also a large single-use building. The proposed building does not have the recommended full-width glass on the ground floor and the three windows topped by an upper cornice or parapet on the upper floor, which is seen closer to the corner at a Ridge and Cherry Hill. Mr. Sloan stated that the building is a little more modern compared to some of the traditional buildings in Cherry Hill Village. Sloan further explained that the design does not go against the standards, but the Planning Commission does have discretion on the building design and the Planning Commission could include modifications based on its review. Mr. Sloan also stated that the exterior material has at least 50 brick which is required.

Mr. Sloan informed that there is no wall signage shown in the plans, but there would eventually be wall signage proposed. He further stated that there is some wall signage that is illustrated, but it is not dimensioned. Mr. Sloan also stated that the Cherry Hill Village Overlay District limits wall signs to 2 percent of the building's ground-level façade; therefore, the applicant would have to measure that and determine that accordingly. The applicant is also proposing a ground sign on the south side of the proposed driveway from Denton Rd. Mr. Sloan stated that ground signs are not permitted in Cherry Hill Village, and that this would be a proposed modification to the Ordinance. Mr. Sloan further stated that there are some ground signs in Cherry Hill Village for certain uses, and they would either be approved through variances or through the PD Agreement where they are asking for modifications. Mr. Sloan stated that this would be a proposed

modification for a ground sign, and if the applicants were to be approved for a ground sign in the Plan Development Agreement, staff would recommend that the ground sign meet the underlying zoning district standards of not exceeding 6 feet in height or 24 square feet in area.

Mr. Sloan explained there are two existing ponds located south of the site in The Corners of Cherry Hill, and these ponds are designed to hold regional drainage. Mr. Sloan further stated that stormwater management is under the jurisdiction of Wayne County which would be required during site plan review if the PD is approved. Mr. Sloan further explained that although the ponds are designed for regional drainage, Wayne County would have to look at the plan to make sure that the standards are still met.

Mr. Sloan stated that the PDD Agreement is consistent with the Township's template and the Township Attorney has approved the document subject to a few minor modifications. Sloan also stated that the PDD Agreement would have to be revised to include the modifications for the ground sign, the clear vision triangle, and having less than 25% open space.

Mr. Sloan stated that Staff's recommendation is to postpone action on the Plan Development District due mostly to the items still needed to complete the traffic impact study to the satisfaction of Wade Trim. Staff recommends that the applicants address the recommendations of the traffic impact study, provide the information requested by Wade Trim, and address the plan revisions noted in the Staff's report. Mr. Sloan also stated that the plan revisions are relatively minor in comparison to the traffic impact study data in Wade Trim's review.

Chairman Greene asked Mr. Sloan his thoughts as to what would be the most efficient process: postponing the application and deferring the public hearing, or holding the public hearing before deferring action.

Mr. Sloan stated that the Planning Commission has discretion on how to proceed. He also stated that the Planning Commission could discuss the application and various topics related to it and could still postpone after that discussion, especially if there are any non-traffic related items that the applicant could address before coming back to the Planning Commission.

Commissioner Weber stated that he feels the Traffic Impact Study is an issue and needs to be based on current information rather than information from 2018.

Motion by Zuber, supported by Acharya, to postpone the Public Hearing for the PDD on parcel no. 073-99-0001-706 (49471 Cherry Hill Rd.) based on the additional traffic study information required by Wade Trim in its letter of November 30, 2021, and further moved to reschedule and re-advertise the Public Hearing for a future Planning Commission meeting in accordance with the Michigan Zoning Enabling Act after the comments from Wade Trim have been addressed by the applicant.

Commissioner Zuber called the vote:

Ayes: Acharya, Engel, Foster, Okon, Singh, Weber, Zuber, and Greene

Motion passed unanimously by roll call vote, 8-0.

2. 132-PDDA-7013 **CHIPOTLE** – Consider PDD Amendment on parcel no.: 132-99-0003-701 (45555 Michigan Ave.). Property is located on the south side of Michigan Avenue between Belleville Road and Beck Road. Proposed use is a fast-food restaurant with a drive-through.

Mr. Sloan explained that a few months prior, the Planning Commission reviewed a proposed PDD for a Panda Express, a drive-through restaurant located in front of Walmart on the south side of Michigan Ave. in one of the two existing parking lots. He continued to explain, that the two parking lots are relatively underused and are likely there to meet numerical parking requirements. Furthermore, Mr. Sloan stated that the proposed Panda Express is expected to return for review within the next few months. Mr. Sloan said that Chipotle, also a fast-food restaurant with a drive-through configuration slightly different than the proposed Panda Express, is proposed for the second parking lot. Mr. Sloan noted that both proposed projects are similar in terms of the parking lot infill redevelopment.

Mr. Sloan stated that the applicant is proposing to split just over an acre of property from the Walmart parcel with the intent of constructing a Chipotle restaurant with a pickup window. Mr. Sloan continued to state that the building will be just over 2,400 sq. ft. and that the current site consists of a parking lot which is part of the Walmart PDD that was approved in 2007. Mr. Sloan stated that the PDD has been amended twice for the Walmart store, and Chipotle's PDD amendment will be the third PDD Amendment.

Mr. Sloan stated that the site is located on the south side of Michigan Ave., between Belleville Rd. and Beck Rd. Mr. Sloan said that the site is zoned C-3, which allows fast food restaurants via Special Land Use approval. However, because there is an active PDD for this site, the fast-food restaurant would require amending the PDD rather than going through the Special Land Use process.

Mr. Sloan explained that Chipotle proposes to use 3 existing access points: 1 on the south side and 2 on the east side. Additionally, he stated that the existing access in the north side of the west site boundary near Michigan Ave. is proposed to be converted from a two-way to a one-way exit only. Mr. Sloan added that the project sponsor has submitted a Traffic Impact Study (TIS), which states that the operational analysis indicates that the approaches of the study intersections would operate at acceptable levels during both the mid-day and PM peak hours with no proposed improvements. Mr. Sloan also said that the Township's traffic engineering consultant (Wade Trim) reviewed the TIS and stated that it was prepared according to standard procedures and guidelines required by Wayne County and Canton Township. Mr. Sloan noted that Wade Trim also stated, based on the information presented in the TIS, the new trips added to the network as a result of the development will not cause a capacity problem in the area. Mr. Sloan stated that Wade Trim recommends removing the right-out access point located on the north side of the west site boundary due to the existing problem and delay of this driveway, and the availability of other access points to accommodate this traffic. Mr. Sloan also said, while this western access drive at Michigan Ave. is signalized and functions at an acceptable Level of Service "C," Wade Trim's concern is that the proximity of Chipotle's intersection with the drive

to Michigan Ave. may cause backups onto Chipotle's site. Mr. Sloan explained further that if northbound vehicles are stacked at the light at the intersection of the western drive and Michigan Ave., a vehicle trying to exit via the one-way exit in the northwest part of Chipotle's site might not be able to do so unless a vehicle allows them to cut in. Based on Wade Trim's recommendation, Staff recommends removal of the northwest exit only drive.

Mr. Sloan stated regarding the Schedule of Regulations and Modifications, Chipotle plans to meet the Ordinance requirements for setbacks and building height. He also stated that there are four modifications proposed from the Zoning Ordinance standards which are relatively minor. One modification is that the current PD Agreement requires 811 parking spaces and the proposed number is 760. Mr. Sloan said that looking at the ITE Parking Generation Manual and several recent aerial photos, the proposed 760 spaces are more than sufficient for the use; therefore, the reduction in parking spaces is recommended by Staff. Mr. Sloan stated another modification is the width of the interior landscape islands to be 8 feet instead of 12 feet, and said that this tends to be more of a site plan-related issue. Mr. Sloan noted that this modification is in the proposed PD Agreement, and it is not usually something major especially when dealing with sites that are tighter or sites that are more vehicle-oriented where it is more difficult to get 12-foot-wide landscape islands.

Mr. Sloan added that another modification request is the foundation landscaping. He noted that there is a minimum depth of 10 feet for foundation landscaping and for buildings that face a public road or parking lot. Mr. Sloan also said that there is a minimum depth of 10 feet proposed except there is a portion on the north side of the building that narrows mostly as a result of the angle of the road and how the building fronts the road. Mr. Sloan explained that the Planning Commission can administratively adjust this at site plan review but the applicant has it in the PD Agreement.

Lastly, Mr. Sloan stated the other modification is the maximum light intensity. He stated that there is a light intensity encroachment on the western lot line at the access drive, and this is relatively minor when there are two commercial properties next to each other or if there is a common access lane where light is not a detriment. Therefore, Staff would recommend approval of that modification.

Regarding parking and loading, Mr. Sloan stated there are 44 spaces required based on the Ordinance standard and there are 44 spaces proposed. Mr. Sloan said that the applicant is also requesting a modification to the number of stacking spaces for a fast-food restaurant. The Zoning Ordinance requires a fast-food restaurant with the drive-through lane to have 10 stacking spaces, and there are 7 stacking spaces proposed. Mr. Sloan stated the reason for this is that the drive-through lane for this Chipotle is for pickup only and there is no menu ordering board. Chipotle is proposing that the pickup lane be designated for call-ahead orders only. Mr. Sloan stated that Staff recommends approval, provided there is no menu board or on-site ordering in this lane.

Regarding the architecture, Mr. Sloan stated that more than 50 percent of the building façade material is brick. He added that the plans must include the exact percentage but it appears to be well over 50 percent brick. The height of the proposed building from the grade to the top of the

parapet is 21 feet, and the plans illustrate that the top of the parapet will screen the rooftop equipment. Mr. Sloan stated that these details will be addressed further at the time of Site Plan review.

Mr. Sloan said that there is a proposed sidewalk to connect Michigan Ave. to the building in addition to sidewalks throughout the site.

Mr. Sloan stated that landscaping, lighting, signage, and the dumpster enclosure are all designed to comply with the Zoning Ordinance, with the exception of any modifications that are proposed in the PD Agreement or any modifications that would be at the Planning Commission's discretion at the time of site plan review.

Mr. Sloan stated that the PD Agreement has been drafted to meet the Township's requirements, and staff will defer to the Township Attorney on any remaining comments and finalizing prior to being reviewed by the Township Board. Mr. Sloan stated that the most recent revisions were minor.

Mr. Sloan stated that Staff recommends approval of the Planned Development District Amendment as provided in the Planned Development Agreement and plan documents, including a modification to the minimum number of parking spaces, minimum number of drive-through stacking spaces, minimum foundation landscape depth, minimum parking lot landscape depth, and maximum illumination as stated in the plan documents and PD Agreement, subject to the following: (1) addressing any remaining requirements of the Township Attorney in the PD Agreement; (2) including language in the PD Agreement prohibiting a menu board and stating that the drive through-lane is for pickup of previously-ordered food; (3) showing compliance with the Zoning Ordinance on the PD plans for other items noted by Township staff; and (4) removing the right-out access point located on the north side of the west site boundary.

Chairman Greene asked for clarification on if a Public Hearing would be necessary given that this is not a Special Land Use application. Mr. Sloan replied that a public hearing is required due to the amending of the PD Amendment.

Discussion was held regarding the location of Panda Express and an aerial photo was viewed.

Motion by Zuber, supported by Weber, to open the public hearing. Motion passed unanimously by roll call vote.

Mr. Bryan Amann stated he is representing the applicant and made introductions with the applicant's team. Mr. Amann said that the applicants agree with everything Mr. Sloan mention in his report in terms of compliance with the requirements and the conditions. He further stated that Mr. Mitchell Harvey will address traffic concerns.

Mr. Mitchell Harvey (Stonefield Engineering) who is the civil engineer on the project said that in regards to the right-out egress out onto that shared access drive, they understand that it could cause a traffic concern if that intersection is fully queued. Per the traffic study prepared by the applicant's traffic engineer, this drive intersection operates at a fairly high level of service, that

being service level “C.” Mr. Harvey stated anything above “F” is acceptable. Mr. Harvey stated if the Planning Commission would allow it, they would love to keep that egress location, if possible; however, they will remove it if recommended to do so by the Planning Commission. He said he could address any other questions regarding the site.

Sloan said that no hands were raised for comments or questions and the Township did not receive any emails or written correspondence for this public hearing.

Motion by Zuber, supported by Weber, to close the public hearing. Motion passed unanimously by roll call vote.

Ms. Foster stated she does not have any questions and that she supports the recommendations of the Planning Division.

Mr. Okon stated he agrees with staff about eliminating the northwest side driveway, and that the project looks great.

Mr. Engel stated he is in favor of the project and agrees with eliminating the northwest corner drive.

Mr. Singh had no comments.

Mr. Acharya stated that project looks great, but also supports eliminating the northwest drive.

Ms. Zuber stated she had nothing to add that hasn’t already been addressed by the Commission.

Mr. Weber is in favor of the project and recommendations that have been made.

Chairman Greene also stated that he is in favor of the project with the exception of the northwest drive, which he recommends being removed.

Motion by Weber, supported by Foster, to recommend approval of the Planned Development District Amendment for Chipotle on parcel no. 132-99-0003-701 as provided in the Planned Development Agreement and plan documents, including a modification to the minimum number of parking spaces, minimum number of drive-through stacking spaces, minimum foundation landscape depth, minimum parking lot landscape depth, and maximum illumination as stated in the plan documents and PD Agreement, subject to the following: (1) addressing any remaining requirements of the Township Attorney in the PD Agreement; (2) including language in the PD Agreement prohibiting a menu board and stating that the drive through-lane is for pickup of previously-ordered food; (3) showing compliance with the Zoning Ordinance on the PD plans for other items noted by Township staff; and (4) removing the right-out access point located on the north side of the west site boundary.

Commissioner Zuber called the vote:

Ayes: Acharya, Engel, Foster, Okon, Singh, Weber, Zuber, and Greene.

Motion passed unanimously by roll call vote, 8-0.

3. 141-SLU-6965 **CANTON BANQUET AND CONVENTION CENTER** – Consider Special Land Use for a convention center and banquet facility on parcel no. 141-99-0027-716. Property is located on the east side of Lotz Road between Michigan Avenue and Van Born Road.

Mr. Sloan said a Special Land Use for a banquet and convention center was previously approved by the Township Board on November 26, 2019. However, the Special Land Use approval expired. Prior to the Township Board's approval of the Special Land Use, the Planning Commission held a public hearing and recommended approval of the Special Land Use on November 4, 2019. Since it expired, the only major change to the special land use plans is the addition of four acres on the east side of the site which is proposed for parking and storm water management.

Mr. Sloan proceeded to give his analysis. He said the Comprehensive Plan's Future Land Use Map classification is Mixed Use. The proposed banquet and convention center is a Special land Use in the LI (light Industrial) zoning district. There is an area on the south side of the site labeled "Potential Future Development Site," which does not have a proposed land use at this time. If the proposed use of this area is a convention center or a hotel (which is also a Special Land Use in the LI district), the applicant must apply for separate approval at that time.

Mr. Sloan said the plans submitted illustrate that the proposed development is designed to comply with the dimensional requirements for the LI zoning district for: maximum building height (4 stories/50 feet); front yard setback (40 feet); side yard setback (15 feet on one side and 40 feet total); and rear yard setback (20 feet). The building will be 2 stories and approximately 40 feet in height.

Regarding traffic impact and access management, Mr. Sloan said there are two points of access proposed from Lotz Road. A Traffic Impact Study (TIS) has been submitted by the applicant, which indicates a Level of Service (LOS) "F" during the PM peak hour at the westbound Michigan Ave. & eastbound Michigan Ave. crossover intersection located about 475 feet east of Lotz Road. The LOS F is projected under No-Build conditions. The TIS concluded that the LOS values for the Build condition were largely unchanged from the No-Build condition due to the off-peak traffic use of the subject site. In other words, the proposed development of the banquet facility is expected to hold high capacity events on a typical weekend where traffic volumes on Michigan Ave. are notably lower than during the weekday. Also, the proposed use would likely be less impactful on this crossover intersection than a permitted industrial use with daytime shifts. The proposed use will be less impactful than many other uses in the LI district that are permitted. The Township Engineering Division did not recommend Wade Trim to review the TIS based on the acceptance of the traffic study that was done and that the proposed uses would be off-peak uses. In 2019, a similar conclusion was reached in the TIS. Mr. Sloan stated that the applicant's engineer was available for comments.

Mr. Sloan said internal sidewalks are proposed throughout the site from Lotz Road to the building, as well as throughout the site itself, including between the parking lots and the building. There is also a proposed sidewalk to connect the north side of the site. There is an existing sidewalk along the east side of Lotz Rd. that terminates at the north site boundary. The applicant proposes to extend the sidewalk along the entire site frontage of Lotz Road to connect to the existing sidewalk.

Mr. Sloan explained that although a landscape plan is not required at the time of Special Land Use plan review, the submitted plans illustrate conceptual landscape locations. However, it doesn't include details such as trees, shrubs, etc. Landscaping will be a requirement of site plan review.

The parking calculations are proposed to comply with the requirements of Article 4 of the Zoning Ordinance for assembly halls, which requires 1 parking space per 2 persons based on the building occupancy plus 1 per employee. Based on the applicant's calculations, there are 702 spaces required and there are 702 spaces proposed. The building occupancy will be confirmed by the Fire Marshal during site plan review. Also, at the time of site plan review, the Planning Commission is able to modify the parking requirements up or down without the need for a variance.

Mr. Sloan said the loading area is to be located in the side yard, which meets the zoning requirements. Regarding lighting, the Zoning Ordinance requires one light structure to be installed on each side of each entrance/exit drive at the roads. Although a lighting plan is not included at this time, it will be required at the time of site plan review and must meet all zoning requirements. Mr. Sloan said a dumpster enclosure is shown southeast of the proposed building. Although the details are not shown, they will have to be provided at the time of site plan review as well. The location is compliant with the Zoning Ordinance.

Mr. Sloan explained that Section 26.06 of the Zoning Ordinance requires a minimum of 50% face brick on commercial buildings. However, Section 26.06, footnote (h) allows the Planning Commission to modify the standard to allow fewer or different materials for different types of buildings. Although the architectural rendering on Sheet C-5 does not illustrate compliance with the brick requirements of the Ordinance, the actual façade and materials can be reviewed at site plan review. The architectural standards can be addressed at that time as well. Sloan added that signage will be reviewed at site plan review and is subject to review by the Building Division. He said a detention pond is shown on the east side of the site, and the review of the stormwater management plan will be under the jurisdiction of Wayne County. The plan has been designed by an engineer. Although the stormwater basin probably hasn't been fully engineered, the applicant's engineer designed it knowing what the standards are. Mr. Sloan stated the stormwater system will be evaluated in detail by Wayne County during site plan review.

Mr. Sloan said the Special Land Use Review Standards in Section 27.03(C) have been evaluated and are met for the proposed use on this site. Additionally, the applicant has submitted a narrative that addresses the standards from their point of view.

Mr. Sloan recommends approval of the Special Land Use for a banquet and convention center

use on parcel 71-141-99-0027-716 as illustrated on the Special Land Use Plan for the reasons stated in the above analysis and subject to the items noted in the staff review being addressed or corrected at the time of site plan review. Mr. Sloan concluded his report and asked if the attendees had any questions.

Motion by Zuber, supported by Engel, to open the public hearing.

Ayes: Acharya, Engel, Foster, Okon, Singh, Weber, Zuber, and Greene

Motion passed unanimously by roll call vote, 8-0.

Patrick Sloan introduced Bill Knighton from Mannik Smith Group. Mr. Knighton said he was representing Mr. Bill Bains, the owner of the project and a Canton resident.

Sloan said that no hands were raised for comments or questions and the Township did not receive any emails or written correspondence for this public hearing.

Motion by Zuber, supported by Weber, to close the public hearing.

Ayes: Acharya, Engel, Foster, Okon, Singh, Weber, Zuber, and Greene

Motion passed unanimously by roll call vote, 8-0.

Commissioner Acharya was concerned with how the green area was going to be preserved. Sloan said that staff hasn't yet received or evaluated a formal landscape plan. Some of the tree preservation standards of the Zoning Ordinance are still up in the air due to a recent court decision. He added that a tree removal permit is still required and the Township can still do individual evaluations of every subject site. At site plan review, a tree inventory of the site will be required, and Sloan said the Township can evaluate the impact of the proposed removal and required mitigation. Mr. Sloan said the evaluation may involve the Township having a landscape architect and arborist view the plans and provide advice on what would be appropriate in terms of mitigating the loss of trees. He said the Township is still working through our tree preservation standards to determine the next steps regarding that part of the Zoning Ordinance.

Commissioner Foster asked if the site had this number of parking spaces previously or if some were added to make 702. Sloan said there were fewer spaces previously. Mr. Knighton said the size of the building has been reduced and additional property was purchased so the owners could provide at-grade detention as opposed to below-ground detention. The additional land also gave them the option of future development. He said the number of spaces is very similar to the previously-approved plans.

Chairman Greene asked Mr. Knighton to clarify that the size of the building is 36,340 square feet. Mr. Knighton confirmed the size. Chairman Greene then asked how that compares with local competing banquet facilities such as Laurel Manor and Burton Manor in Livonia. Mr. Knighton said it is similar in size to Burton Manor. He added that the owner did a thorough market study for this project and the results were very positive for this size facility. Chairman Greene expressed his favor in Canton having a facility like this and asked if this facility would be located beyond the paved portion of Lotz Rd. or if the pavement would have to be continued further south. Sloan said

the site frontage appears to be entirely along the paved portion of the road. Mr. Knighton confirmed that to be correct. Chairman Greene then inquired about the rear and side architecture of the building. Mr. Knighton said they were only required to submit the front façade at this time. Chairman Greene asked Sloan if we will see more at site plan review and whether or not this should be approved. Sloan said that detailed façade designs will be required at site plan review, and the Planning Commission can determine at that time whether to grant a modification from the architectural requirements of Section 26.06 of the Zoning Ordinance. Sloan explained that the site plan review will include many more details, including profile elevations of all sides of the building and material calculations as well. Chairman Greene asked to clarify the tree mitigation standards. Greene said it looked like several trees would have to be removed based on the satellite view and wanted to know if the typical \$300 per tree had been suspended because of pending changes due to a lawsuit. Sloan said that the Zoning Ordinance text and Tree Removal Permit application require a replacement formula or a payment in lieu of tree replacement into the Township tree fund; however, Sloan stated that the Township is still working with its legal counsel and landscape architect consultant on this matter in light of the recent court decision regarding the Township's tree mitigation standards. Mr. Sloan said at site plan review the applicant will be required to provide a tree inventory, which will include the number of trees, sizes, species, and conditions. Sloan said at that time we will consult with the Township Attorney to make sure we are still properly evaluating trees removal and mitigation within the legal requirements.

Motion by Zuber, supported by Acharya, of the Special Land Use for a banquet and convention center use on parcel 71-141-99-0027-716 as illustrated on the Special Land Use Plans, as the request meets the Special Land Use criteria of the Canton Township Zoning Ordinance, subject to specific design criteria being addressed or corrected at the time of site plan review.

Commissioner Zuber called the vote:

Ayes: Acharya, Engel, Foster, Okon, Singh, Weber, Zuber, and Greene

Motion passed unanimously by roll call vote, 8-0.

4. 131-SLU-7024 **MINI STORAGE DEPOT** – Consider Special Land Use for a mini-warehouse on parcel no. 131-02-0015-000 (4985 Research Dr). Property is located at the southeast corner of Research Dr. and Michigan Ave., located between Beck Rd. and Belleville Rd.

Sloan said the applicant proposes to construct a mini-warehouse establishment that will consist of three independent buildings on parcel 131-02-0015-000 at 4985 Research Dr., which is vacant. The subject site is located on the southeast corner of Michigan Ave. and Research Dr, between Beck Rd and Belleville Rd., and is located in the Quadrants Industrial Research Park. The subject site is zoned L-1, Light Industrial and mini-warehouse establishments are Special Land Uses in the L-I zoning district, subject to Section 6.02(M) of the Zoning Ordinance.

Mr. Sloan said the applicant is preparing an application for site plan review, so the Special Land Use plan includes more detail than is typically required. There are more specific comments in our review letter, but many items noted that can be reviewed in the site plan should the Special

Land Use be approved.

The mini-warehouse establishment is a special land use, and there are specific requirements in Section 6.02(M) of the Zoning Ordinance. The site meets the minimum lot size of 3 acres (the site is 3.65 acres) and all storage is proposed to be contained within an enclosed building. The buildings are proposed to be constructed of materials stated by Section 26.06 of the Zoning Ordinance. Items would be stored inside the three buildings.

Mr. Sloan explained that the plans submitted illustrate that the proposed development is designed to comply with the dimensional requirements of the district for the lot width, the maximum building height, and the setbacks for the front, side, and rear yard. The setback along Michigan Ave. is measured at 50 ft. due to a recorded 50-ft. Landscape Buffer Easement. The required front yard setback is 40 ft. There is one point of general access proposed to the site, from Research Dr. There are no curb cuts proposed from Michigan Ave.

Mr. Sloan stated the revised plans provide the parking calculation for mini-warehouse establishments. Based on the total number of units, 23 parking spaces are required. The submitted plans include 9 parking spaces, including one van-accessible barrier-free space. There are fewer spaces than required by the Ordinance but the Ordinance allows the Planning Commission discretion to modify parking space requirements administratively at the time of site plan review. According to the applicant, traffic counts are very low for this type of land use. Generally, when someone goes into the main warehouse, they will park alongside the building in a designated loading area. The loading spaces for mini-warehouses are addressed in Section 6.02 of the Zoning Ordinance and the standards for the loading are met.

For the architecture, Mr. Sloan added that the applicant has provided elevations with the percentages of materials to be used on each side of each building. Staff recommends having masonry on the ends of the rear elevations so that the corners are wrapped with masonry for a better transition.

Regarding landscaping, screening, and tree preservation, a landscape plan is not required at the time of Special Land Use plan review but will be required for the site plan review.

Mr. Sloan said there are currently no sidewalks along the Michigan Ave. or Research Dr. frontages, but sidewalk is proposed along the frontage of Michigan Ave. Research Dr. doesn't have sidewalks for any of the uses because it wasn't proposed to have them since it is an industrial park. The proposed sidewalk along Michigan Ave. will fill a gap.

Mr. Sloan said the lighting, signage, and dumpster enclosure will be addressed at site plan review, when more details are required. There isn't currently a photometric plan, but the applicant has been made aware of the illumination requirements. Maximum height and area have been noted in the report to the applicant.

The dumpster enclosure is proposed along the east side of the property in the rear yard for staff access only. It includes standards in Section 2.14 of the Zoning Ordinance. There are a few areas where plan modifications are required, but this will be revisited at site plan review.

The Special Land Use has been reviewed in accordance with the Special Land Use criteria of Section 27.03(C) of the Zoning Ordinance. Mr. Sloan recommends that the findings be adopted as the Special Land Use meets all the requirements of these criteria. Additionally, the applicant has submitted a narrative with the application that addresses the criteria from their point of view. Staff finds that the criteria in Section 27.03(C) have been addressed.

Mr. Sloan recommended approval of the Special Land Use for a mini-warehouse establishment as illustrated on the Special Land Use Plan for the reasons stated in the staff analysis, subject to the items noted in this review being addressed and/or corrected at the time of site plan review.

Motion by Zuber, supported by Singh, to open the public hearing.

Ayes: Acharya, Engel, Foster, Okon, Singh, Weber, Zuber, and Greene

Motion passed unanimously by roll call vote, 8-0.

Sloan introduced project representative, Clint Patterson with Sterling Development Group. Mr. Patterson then introduced their engineer, Andy Wozniak.

Mr. Sloan noted that no hands were raised in the audience and no comments in writing or via email were received in regards to this application.

Motion by Zuber, supported by Weber, to close the public hearing.

Ayes: Acharya, Engel, Foster, Okon, Singh, Weber, Zuber, and Greene

Motion passed unanimously by roll call vote, 8-0.

Commissioner Zuber agreed with Sloan's comment about wrapping the brick around the corners. In addition, Commissioner Zuber agreed with Chairman Greene's comment about the rear of the building being plain since it looks out to the storage facilities behind it. She felt that it could look better and would encourage the project sponsor to think about improving that. Chairman Greene asked Commissioner Zuber what elements she would like on the rear of the building. Clint Patterson explained that a lot of times the rear side is used for loading and not usually as visible, which is why they typically leave it metal. Mr. Patterson added that in some cases they can do 4-5-ft. high brick wainscoting, and they would be happy to do that if that is the direction of the Planning Commission. Chairman Greene said, in looking at the lineup of elevations, there is brick wainscoting in the middle of the two side elevations and the front.

Chairman Green suggested wainscoting continues around to the back. Commissioner Zuber agreed that it would look nice if the one-story height would be carried around to the back. Clint Patterson said he would be happy to discuss it with the architect to see if it can be done. Mr. Patterson noted that the HVAC system is located on the ground and will be properly screened and hidden with landscaping.

Commissioner Singh brought up the 9 spots for parking and stated he would like to discuss it

further at site plan review. Mr. Patterson said the Zoning Ordinance requires a loading zone throughout the parking area, and added that there will normally only be 2-4 people there at a time so it shouldn't present a parking problem. Mr. Patterson stated that over the course of a typical week, they would only see approximately 36 people in total.

Commissioner Weber asked about the paved surface and the impact it will have on the stormwater basin to the south. Sloan said the existing stormwater system was designed for all of Research Drive to access. However, Wayne County will review the plans and verify that the stormwater standards are met at the time of its review.

Motion by Zuber, supported by Acharya, to move to recommend approval of the Special Land Use for a mini-warehouse establishment use on parcel no. 131-02-0015-000, as the request meets the Special Land Use criteria of the Canton Township Zoning Ordinance pursuant to the information and plans provided, subject to specific design criteria noted in the staff report to be addressed and/or corrected at the time of site plan review.

Commissioner Zuber called the vote:

Ayes: Acharya, Engel, Foster, Okon, Singh, Weber, Zuber, and Greene

Motion passed unanimously by roll call vote, 8-0.

5. 008-SLU-7017 **CANTON BUSINESS CENTER** – Consider Special Land Use for automobile service station uses on parcel no. 008-99-0001-021. Property is located on the north side of Koppernick Road between Haggerty Road and Lilley Road.

Mr. Sloan said the purpose of this application is to allow for certain tenants of the industrial park at 42000-42040 Koppernick Road to install after-market parts and equipment onto vehicles, such as lights and breath alcohol interlocking devices. The installation of after-market parts and equipment is within the definition of "Automobile Service Station" in the Zoning Ordinance, which is a special land use in the LI, Light Industrial Zoning District. Mr. Sloan added that most of the units in Buildings B-E in the industrial park have a bay door that could allow for indoor minor service. He said the reason this has come up is because there was a Certificate of Zoning Compliance Application for a service of interlocking breath alcohol devices, which was denied. The applicant would install the devices in an hour or two. Mr. Sloan said this would be a relatively minor procedure with no disassembly of the vehicle; nevertheless, this is classified as auto repair within an automobile service station.

Mr. Sloan said the proposed use of an automobile service station is a Special Land Use in the LI zoning district. The intent of the application is to allow certain automobile service tenants to install after-market parts and equipment onto vehicles, such as lights and breath alcohol interlocking devices. The Zoning Ordinance definition of Automobile Service Station is: "*A place used for the sale of minor accessories (such as tires, batteries, mufflers, brakes, shock absorbers, window glass), quick oil change and lubrication and the servicing of and minor repair of automobiles.*" Mr. Sloan said because this is a broad definition and the applicant proposes only minor types of service, we recommend the following conditions to ensure that

only limited automobile repair activities are conducted:

- All service installations and/or removals shall be conducted indoors with all overhead doors closed.
- No painting, undercoating, or similar repair or treatment service.
- No oil change, coolant change, transmission fluid change, or similar fluid service.
- No engine, transmission, collision, frame or fender straightening, or similar vehicle repairs or service.
- No installation, maintenance, or repair of tires, brakes, shocks, mufflers, exhaust, or similar equipment.
- No parking of any unlicensed or inoperable vehicles shall be allowed on site.

Mr. Sloan said the current plans comply with the dimensional requirements for the LI zoning district height (4 stories/50 feet); front yard setback (40 feet); and rear yard setback (20 feet). There are some existing side yard setback encroachments for Buildings B and D, as the minimum side yard setback is 15 feet on one side and 40 feet total.

Mr. Sloan added that automobile service stations must have a minimum front yard setback of 85 feet and a minimum side and rear yard setback of 30 feet. As a result, the following areas are located within the setback and would be ineligible to contain an automobile service station if the special land use is approved:

- All of Building A, which is in the front yard setback.
- Units 305 and 306 of Building E, which are located on the south end.
- Unit 410 of Building D, which is located on the southwest end.
- Unit 210 of Building B, which is located on the southeast end.

To ensure compatibility on the site between existing and proposed uses, Mr. Sloan said the number of parked vehicles for automobile service uses should not negatively impact other uses. Therefore, a condition is recommended that not more than one vehicle being serviced shall be parked outside a building at any time.

Mr. Sloan said based on the items noted above, we find that the proposed automobile service station use in Canton Township meets the Special Land Use criteria of Section 27.03(C) of the Zoning Ordinance as follows, subject to the proposed conditions of approval noted above:

- The proposed automobile service station uses will be compatible with adjacent non-residential land uses.
- The proposed automobile service station uses will be compatible with the principles and objectives of the Canton Township Master Plan regarding the Light Industrial classification on the Future Land Use Map and its policies to encourage light industrial and compatible uses, especially in the northeastern part of the township.
- The proposed use will continue to be adequately served by essential public facilities and services, subject to any requirements of the Canton Township Engineering Division regarding necessary installations for water and sanitary sewer facilities.
- The site will have access to Koppernick Road, which is a paved County road.
- The proposed use is not expected to be detrimental to public health, safety, and welfare.
- The proposed use is not expected to degrade the surrounding environment and it is not expected to discourage the appropriate development and use of adjacent land or buildings.

- The proposed use will not unreasonably interfere with or discourage the appropriate development and use of adjacent land and buildings.
- The location of the proposed use will not result in a residential use being surrounded by non-residential uses.
- The proposed use is expected to enhance the economic well-being and welfare of the Township.

Mr. Sloan recommends approval of the Special Land Use for automobile service station uses on parcel 71-008-99-0001-021 at 42000-42040 Koppernick Road, as the request meets the Special Land Use criteria of the Canton Township Zoning Ordinance, subject to the following conditions:

- The automobile service station use is prohibited in Building A and prohibited within any areas of Buildings B-E that are within 85 feet of the front lot line or 30 feet of a side or rear lot line.
- Not more than one vehicle being serviced shall be parked outside a building at any time.
- All service installations and/or removals shall be conducted indoors with all overhead doors closed.
- No parking of any unlicensed or inoperable vehicles shall be allowed on site.
- The following automobile services are prohibited:
 - Painting, undercoating, or similar repair or treatment service.
 - Oil change, coolant change, transmission fluid change, or similar fluid service.
 - Engine, transmission, collision, frame or fender straightening, or similar vehicle repairs or service.
 - Installation, maintenance, or repair of tires, brakes, shocks, mufflers, exhaust, or similar equipment.

Motion by Zuber, supported by Foster, to open the public hearing.

Ayes: Acharya, Engel, Foster, Okon, Singh, Weber, Zuber, and Greene

Motion passed unanimously by roll call vote, 8-0.

Sloan introduced the project representative, Charlie Damas. Mr. Damas said he agreed with what Mr. Sloan said and had nothing more to add. Mr. Sloan noted that no hands were raised in the audience and no additional comments in writing or emails were received regarding this application.

Motion by Zuber, supported by Weber, to close the public hearing.

Ayes: Acharya, Engel, Foster, Okon, Singh, Weber, Zuber, and Chairman Greene

Motion passed unanimously by roll call vote, 8-0.

Commissioners had no additional comments or concerns.

Motion by Zuber, supported by Singh, to recommend approval of the special land use for automobile service station uses on parcel 71-008-99-0001-021 at 42000-42040 Koppernick Road, as the request meets the Special Land Use criteria of the Canton Township Zoning

Ordinance, subject to the following conditions:

- The automobile service station use is prohibited in Building A and prohibited within any areas of Buildings B-E that are within 85 feet of the front lot line or 30 feet of a side or rear lot line.
- Not more than one vehicle being serviced shall be parked outside a building at any time.
- All service installations and/or removals shall be conducted indoors with all overhead doors closed.
- No parking of any unlicensed or inoperable vehicles shall be allowed on site.
- The following automobile services are prohibited:
 - Painting, undercoating, or similar repair or treatment service.
 - Oil change, coolant change, transmission fluid change, or similar fluid service.
 - Engine, transmission, collision, frame or fender straightening, or similar vehicle repairs or service.
 - Installation, maintenance, or repair of tires, brakes, shocks, mufflers, exhaust, or similar equipment.

Ayes: Acharya, Engel, Foster, Okon, Singh, Weber, Zuber, and Greene

Motion passed unanimously by roll call vote, 8-0

NEW BUSINESS-SITE PLANS

6. 053-DIR-7036 **WENDY'S** – Consider Developer Instigated Revision on parcel no 053-99-0001-005 (41465 Ford Rd.). Property is located on the south side of Ford Road between Haggerty Road and Lilley Road. Proposed changes to building and site.

Mr. Sloan stated that renovations are proposed to the Ford Rd. Wendy's restaurant that include interior remodeling, replacing the metal accent bands at the top of the building, replacing the large glass areas at the front of the building on the west and east sides with brick and windows, and adding a red EIFS blade in front of the building. Site changes will include adding landscape infill in the existing areas of the building where glass is proposed for removal and removal of 1 parking space south of the building to allow van accessibility for the adjacent barrier-free space. New asphalt surfacing is proposed in the parking lot.

Mr. Sloan stated that the main reason that this project is before the Planning Commission is the architectural changes. He explained that sometimes there can be minor revisions to previously approved plans and that if they are within a certain size they can be approved by Staff but the Zoning Ordinance allows for items to be deferred to the Planning Commission. Mr. Sloan explained that when there are significant façade changes, staff will often defer to the Planning Commission.

Mr. Sloan stated that the land use has been there for many years and that the fast food restaurant and drive-through were originally approved in 1980. Mr. Sloan said the applicant proposes to retain the same use and just remodel the interior and exterior of the building; therefore, the site layout is proposed to be the same on the drawings and the footprint of the building will not significantly change and the site will still comply with the required setbacks of the C-3 District.

Mr. Sloan also said that the site is located in the Central Business District (CBD) Overlay and it is proposed to comply with those requirements as well.

Mr. Sloan addressed the traffic circulation, stating that the site has one curb cut from Ford Rd. and it is a one-way circulation throughout the site. There are no changes to the curb cut or the circulation on the site based on the plans.

Mr. Sloan explained that the Zoning Ordinance requires all sites in the CBD Overlay to provide joint access with adjacent properties. He stated that staff will recommend, as a condition of approval, that the site include reciprocal access easements to the adjoining sites to the west and east pursuant to the Zoning Ordinance and that Wendy's cross-access drives be constructed on the site. Mr. Sloan said that staff is currently working with the applicant, the adjacent property owners, as well as the Downtown Development Authority (DDA) to coordinate future cross-access. Mr. Sloan stated that if there is cross-access proposed on the south side of this site, staff would recommend eliminating the 11 spaces along the southern property line. The subject site has an excessive number of parking spaces that were originally approved in 1980; therefore, if the cross-access drive is in the south part of the site, the loss of up to 11 parking spaces would meet the standards of the Zoning Ordinance without any required modifications to that standard.

Mr. Sloan stated that the building materials comply with Section 26.06 of the Zoning Ordinance and the building will continue to include over 50 percent brick. The red EIFS blade will be 17.5 feet high. Mr. Sloan said for reference, the Wendy's on Michigan Ave. between Beck Rd. and Canton Center Rd. has a similar red EIFS blade just behind the facade of the building that is 26 feet high. Therefore, the proposed blade will be much lower than the one on Michigan Ave.

Mr. Sloan stated regarding parking, 56 spaces currently exist and will be reduced to 55. The Zoning Ordinance requires a minimum of 21 spaces based on the calculations provided on the plans. Mr. Sloan stated the site has an excessive amount parking spaces and that possibly parking standards in 1980 were much higher. Mr. Sloan explained that if the site reduces parking, there will be are for the cross-access while meeting the parking requirements of the Zoning Ordinance.

Mr. Sloan addressed the landscaping and screening, stating that a lot of the landscaping on the originally approved site plan in 1980 has since died, and the applicant has submitted a landscape plan that meets the Ordinance requirements for the frontage and the parking lot landscaping. He stated that there was no foundation landscaping on the originally approved plan in 1980, but there is new foundation landscaping proposed on the west and east sides of the building. Because this is an existing condition, the foundation standards of the Ordinance don't apply. The Ordinance requires that rooftop equipment be screened from adjacent properties and public rights-of-way. As a condition of approval, staff recommends that the elevations show the existing and proposed mechanical equipment, including the screening required by the Ordinance.

Regarding lighting, Mr. Sloan stated that staff recommends, as a condition of approval, that the site lighting be revised to comply with the standards of the Zoning Ordinance. Mr. Sloan said that when looking at the site, many of the fixtures are nonconforming, are not shielded, and need to be replaced to meet the standards of the Zoning Ordinance.

Mr. Sloan explained that regarding signage, the Zoning Ordinance requires that whenever there is a site plan review, any nonconforming signs must be removed. Currently, there is an existing pole sign in the front of the site that is subject to removal and replacement according to the Zoning Ordinance. Mr. Sloan also explained that signs are reviewed for compliance with the Zoning Ordinance by the Building and Inspection Services Division, and the wall sign might need to be lowered so that it is not higher than two feet above the building roof. In addition, Mr. Sloan said there is a menu board permitted by the Zoning Ordinance but it cannot exceed 24 sq. ft.; therefore, the pre-sale board that is shown on the plans must be removed. Mr. Sloan said that the existing pole sign height and area do not comply with the Zoning Ordinance; therefore, the Ordinance requires that the sign be removed and replaced with a conforming ground sign. Mr. Sloan also discussed the Michigan Department of Transportation (MDOT) project that will begin on Ford Rd in the near future. He explained that due to the Ford Rd. project, this could impact some of the existing signs located in that area, including the Wendy's sign. Mr. Sloan stated that he would like to have the flexibility to still apply the Zoning Ordinance requirement for the removal of the nonconforming sign but also to have flexibility on the timing of the replacement sign that is mutually agreeable between the Township and the applicant once we know MDOT's construction schedule. This request is because the Township and applicant would not want its replacement ground sign to be removed as part of the MDOT project.

Mr. Sloan stated that there is an existing dumpster enclosure in the southwest corner of the site with no changes proposed. If changes are proposed, then the dumpster enclosure will be required to comply with the Zoning Ordinance.

Mr. Sloan stated that Township staff recommends the approval of the Wendy's site plan subject to the following conditions: applicant recording reciprocal cross-access easements to the adjoining sites, eliminating any parking spaces necessary for the reciprocal access areas, placing a tree in each landscape island unless the islands are too small to contain a tree, screening all of the rooftop mechanical equipment, including a lighting plan that complies with Section 2.13 of the Zoning Ordinance, and revising the signage pursuant to Article 6A of the Zoning Ordinance.

Additionally, Mr. Sloan stated that the reciprocal access easement agreements do not have to be shown on the site plan that goes before the Planning Commission, and oftentimes they are handled administratively between staff and the applicants through administrative site plans that are not required to be reviewed by the Planning Commission. He further said that the Planning Commission does not need to see the design and construction of the proposed cross-access agreement, just that the condition is being met per the Ordinance.

Further discussion and clarification were held regarding cross-access agreement along Ford Rd.

Mr. Stephan Hoffman, project architect, stated he is amicable to all requests and will do anything necessary to move the project forward. He stated that the cross-easement access has been tricky because of the slowness with the bank to the east. He also said Dunkin' has told Wendy's that they support the cross-access and he supports getting traffic off of Ford Rd. Mr. Hoffman also expressed excitement about the new image of Wendy's that is being seen all over Michigan. He stated it is crisp and clean with updated bathrooms that allow for ADA accessibility.

Mr. Engel said the project looks nice.

Mr. Okon had no comments.

Mr. Singh had no comments.

Mr. Weber had no comments.

Ms. Zuber said the new look will be very nice and that she would love it if they can get the reciprocal cross-access easements. She also commented on how many cars are shown on the site plan, stating she has never seen anybody park that close together when in a drive-through line.

Mr. Hoffman said he read he needed to show 10 cars and he used the average car length of 13.83 feet and that's exactly what is shown.

Ms. Foster stated that she likes the new look and thinks it matches the one that is on Michigan Ave. She also stated that she is definitely in favor of getting rid of some of the parking spots and that she is concerned about the cross-access.

Mr. Acharya had no comments

Chairman Greene stated his only concern is the cross-access and is happy to be working in the direction of getting that.

Motion by Zuber, supported by Singh, to recommend approval of the site plan for Wendy's on tax parcel no. 71-053-99-0001-005, subject to the following conditions being fulfilled by the applicant: First, recording reciprocal cross-access easements to the adjoining sites to the east and west pursuant of the Zoning Ordinance, and eliminating any parking spaces necessary for the reciprocal access areas. Second, placing a tree in each landscape island unless, in the opinion of the applicant's landscape architect, the islands are too small to contain a tree. Third, including a lighting plan that complies with Section 2.13 of the Zoning Ordinance. Fourth, screening the rooftop mechanical equipment pursuant to Section 2.26 of the Zoning Ordinance. Lastly, revising the signage pursuant to Article 6A of the Zoning Ordinance but we are flexible on when that happens based on MDOT's proposed plans and construction along Ford Rd.

Commissioner Zuber called the vote:

Ayes: Acharya, Engel, Foster, Okon, Singh, Weber, Zuber, and Greene

Motion passed unanimously by roll call vote, 8-0

NEW BUSINESS-STAFF REFERRAL (NEW PLANS RECEIVED TO REFER FOR STAFF REVIEW)

None.

NEW BUSINESS-SET PUBLIC HEARING FOR JANUARY 3, 2022

7. 142-SLU-6948 **DUNKIN'** – Set public hearing for review of Special Land Use on parcel no. 142-99-0020-000. Property is located on the east side of Haggerty Road between Michigan Ave. and Old Michigan Ave. Proposed fast food restaurant with a drive-through.

Motion by Weber, supported by Okon, to set public hearing for January 3, 2022 for stated items.

Motion passed unanimously by roll call vote, 8-0

MISCELLANEOUS – DISCUSSION

Mr. Weber asked about keeping Planning Commission meetings virtual and if that could be considered.

Mr. Sloan stated that the Open Meetings Act provision added last year expires on December 31, 2021 for virtual meetings. To have a virtual meeting, it must be permitted by the Open Meeting Act and if the County has an order in effect that allows for a virtual meeting. Mr. Sloan stated that he has checked with the Township's Attorney to see if there is any current legislation to extend the expiration date in the Open Meetings Act for virtual meetings, but at this time there doesn't seem to be any legislation that will allow for this.

Mr. Weber asked about mask requirements.

Mr. Sloan replied, saying that Township employees are required to wear masks and visitors are highly encouraged to do so. He also spoke of a Zoom component to the in-person Planning Commission meetings to encourage virtual participation by applicants and the public and try to keep in-person attendance numbers down.

Further discussion took place regarding the in-person meetings and social distancing.

Mr. Weber requested to view a copy of the Reciprocal Easement Agreement for Market Square Dr. that was put in place when the Rite Aid project was approved prior.

Mr. Sloan stated he would send the requested document to be viewed.

Mr. Sloan also noted that Ms. Eggenberger gave prior notice of her absence to this evening's meeting.

Chairman Greene and Mr. Weber briefly discussed Greenland Market and the development intended for that proposed area.

ADJOURN

Motion by Zuber, supported by Weber, to adjourn the meeting.

Motion passed unanimously by those present by roll call vote, 8-0. Meeting adjourned at 9:19 P.M.

Kerri Romanko and Kelly Dandy
Recording Secretary