

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
January 11, 2023**

A Special meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road, Canton, MI, 48188 on Wednesday, January 11, 2023. Vice Chairman Weber called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance to the Flag.

ROLL CALL:

Members Present: Cruz, Eggenberger, Foster, Janowski, Okon, Singh (arrived at 7:05 P.M. after roll call), Watkins, Weber, Zuber

Absent: None

STAFF PRESENT: Patrick Sloan, Community Planner and Erin Schlutow, Senior Planner

TOWNSHIP CONSULTANTS PRESENT: Sarah Gabis, Attorney with Foster Swift Collins & Smith PC

Vice Chairman Weber welcomed the new commissioners, Alan Cruz and Gordon Janowski.

APPROVAL OF THE MINUTES OF DECEMBER 5, 2022

Motion by Zuber, supported by Okon, to approve the Minutes of December 5, 2022, as presented. Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA

Vice Chairman Weber stated he would like to move the election of officers to the beginning of the agenda.

Motion by Eggenberger, supported by Zuber, to approve the agenda as amended and move Item 11, Election of Officers, to Item 1. Ayes all present on a voice vote. Election of Officers was moved to Item 1 and all other items were renumbered accordingly.

DISCUSSION

1. Election of Officers (Chair, Vice Chair, and Secretary)

Nominations were held to fill the Planning Commission's Chair position. Ms. Eggenberger nominated Ms. Zuber for the position of Chair and Ms. Zuber accepted the nomination. No additional nominations were received.

Motion by Eggenberger, supported by Okon, to accept Ms. Zuber as Chair to the Planning Commission. Ayes all present on a voice vote.

Nominations were held to fill the Planning Commission's Vice Chair position. Ms. Eggenberger nominated Mr. Weber for the position of Vice Chair and Mr. Weber accepted the nomination. No additional nominations were received.

Motion by Eggenberger, supported by Okon, to accept Mr. Weber as Vice Chair to the Planning Commission. Ayes all present on a voice vote.

Nominations were held to fill Planning Commission's Secretary position. Ms. Eggenberger nominated Mr. Okon for the Secretary position and Mr. Okon accepted the nomination. No additional nominations were received.

Motion by Eggenberger, supported by Foster, to accept Mr. Okon as Secretary to the Planning Commission. Ayes all present on a voice vote.

Chair Zuber asked if Staff received any additional communications.

Mr. Sloan stated Staff received an e-mail regarding the Tremonte Place Public Hearing that was forwarded to the Commission and will be discussed further during the Public Hearing.

Mr. Sloan stated Staff ordered some publications from the Michigan Association of Planning (MAP) titled, "Planning Commissioner's Toolkit" that can assist the new Commissioners with duties and can be used as a resource for existing Planning Commissioners and staff. Mr. Sloan said there are enough of the publication for any of the Commissioners that would like one.

PUBLIC HEARINGS

2. 049-PDDA-7585 **TREMONTE PLACE** – Consider PDD Amendment for parcel nos. 049-99-0001-712, 049-99-0001-713, 049-99-0001-714 (1632 N. Lot Rd.), and 049-99-0001-716. Properties are located on the east side of N. Lotz Road between Ford Road and Cherry Hill Road. Proposed use is multiple-family residential.

Mr. Sloan summarized the staff report, dated January 11, 2023, Item #1.

Mr. Sloan stated a single-family residential development to east of the subject site in the city of Westland has some adjacent stub roads that are not being proposed to connect to the subject site. Mr. Sloan stated some concerns have been voiced from Westland residents regarding construction traffic. Mr. Sloan said the applicant has stated construction traffic will enter the subject site from Lotz Rd.

Mr. Sloan stated if the plans and elevations are satisfactory to the Planning Commission, Staff recommends approval of Amendment Number 3 to the Tremonte Place PDD subject to the following conditions: (1) Revising the PD Agreement to the satisfaction of Township legal counsel and Planning Division staff; (2) Adding the Schedule of Modifications to the plans; (3) Widening the internal roads to 27 feet per the Zoning Ordinance and/or revise the Schedule of Modifications accordingly; (4) making corrections to the plans noted in the Planning Division staff report.

Motion by Watkins, supported by Weber, to open the public hearing. Ayes all present on a voice vote.

Public Hearing opened at 7:19 P.M.

Mr. David Stollman (Biltmore Development, LLC., 1006 Harvard Rd., Grosse Pointe Park, MI, 48230) stated he is the president of Biltmore Development, he is representing the applicant, and in attendance with him is Jared Kime (Civil Engineer with Atwell) and Kreg Norgaard (project architect). Mr. Stollman stated the original PDD (formerly named Wellington on the Willow) was approved by the Township in 2020. Mr. Stollman said the project was delayed due to a number of issues outside of their control which have now been resolved. Mr. Stollman stated the previously approved PDD is very similar to the proposed PDD being reviewed this evening. Mr. Stollman stated the Township requested changes are acceptable and plans will be revised accordingly.

Mr. Robert McCausland (1981 Lotz Rd., Canton, MI, 48187) asked what zoning the Lotz Rd. corridor is operating under.

Mr. Sloan stated the underlying zoning of the subject site falls under the current PD Agreement and is a R-6 conditional rezoning, subject to statement of conditions and also a C-3 wetland area on the very north side of the property.

Mr. McCausland asked if the Corporate Park Overlay District applies to any of the properties in the area.

Mr. Sloan stated the conditional rezoning removed the Corporate Park Overlay District to the subject site.

Mr. McCausland asked if the Corporate Park Overlay District will be removed to all the properties in the area.

Mr. Sloan stated currently the future of that overlay district has not been determined.

Mr. McCausland stated the Corporate Park Overlay District requirements makes development of the corridor difficult. Mr. McCausland said the Corporate Park Overlay District is outdated, stifles future development opportunities, and new guidelines are needed.

Mr. Weber stated the Master Plan is currently being reviewed and believes the Corporate Park Overlay District will be looked at.

Mr. Daniel McCausland (1981 Lotz Rd., Canton, MI, 48187) stated he has looked at the proposed project plans, that they are designed well, and he is not against the project. Mr. McCausland stated guidance is lacking for developing the corridor.

Chair Zuber asked for additional public comments and there were none.

Motion by Weber, supported by Foster, to close the public hearing. Ayes all present on a voice vote.

Public Hearing closed at 7:31 P.M.

Mr. Watkins asked if the Market Study submitted is the most current study. Mr. Watkins asked what the average rental and purchase dollar rate is per square foot.

Mr. Stollman stated the project is lease only and the rent rate will be approximately \$1.60 to \$2.00 per square foot depending on the unit size.

Mr. Watkins asked if \$224.00 per square foot to construct is an accurate figure.

Mr. Stollman stated the cost will probably be higher due to the increased price of construction materials.

Mr. Okon stated he likes the amount of open space that is being kept. Mr. Okon asked if the plans reflected a walking trail and if any parks are being proposed.

Mr. Stollman stated a walking trail is being proposed. Mr. Stollman stated a previous developer worked through a detailed conservation agreement with the State of Michigan and they have inherited those conservation easements from that developer. Mr. Stollman stated the open spaces shown on the plans need to remain natural in accordance with a recorded conservation agreement.

Mr. Okon stated he would like the developer to work with Township Staff to include a park possibly by the proposed clubhouse.

Ms. Eggenberger asked for clarifications regarding the elevations.

Mr. Stollman stated the original Wellington on the Willows project proposed a more traditional appearance, and that the administration decided a more contemporary Farmhouse look was favorable. Mr. Stollman said the proposed elevations are a balance between obtaining the desired appearance and the Township's percentage of brick requirement.

Ms. Eggenberger stated she likes the proposed elevations. Ms. Eggenberger said she agrees with Mr. Okon and would like to see a park added to the development. Ms. Eggenberger stated residents voiced concern about the possible impact to the wildlife in the area due to the proposed project and asked if there is cause for concern.

Mr. Stollman stated the wildlife will not be impacted. Mr. Stollman said he saw letters from residents and he wants to be clear that the development has gone through a thorough regulatory analysis, conservation easements are in place, and approvals from the State of Michigan have been obtained.

Mr. Weber asked what the difference is between a "Stacked Flat" and a traditional apartment building.

Mr. Stollman stated the Stacked Flat buildings are 26-unit buildings with a ranch style design on the lower and upper levels.

Mr. Weber stated he likes the contemporary design. Mr. Weber asked what the maintenance commitment will be for the façade of the buildings.

Mr. Stollman stated Biltmore has a best-in-class reputation and the property will be maintained to mirror that reputation and to allow for rental costs to reflect that value.

Ms. Foster stated she likes the project elevations and the walkability of the development. Ms. Foster said she likes the previous suggestions of having parks added to the development.

Mr. Singh asked why the development has switched to a rental model.

Mr. Stollman stated the cost of construction per rental unit is more affordable for consumers. Mr. Stollman said southeastern Michigan is currently seeing a surge in “multifamily only rentals” as opposed to “for sale units”.

Mr. Singh asked if constructions costs were the sole factor considered for the for-sale model with the prior development that was proposed.

Mr. Stollman stated constructions costs and interest rates were the main factors taken into consideration when deciding to switch to the rental model.

Mr. Cruz asked for clarification regarding the floodway, wetlands, and conservation easement areas that are changing.

Mr. Stollman stated the conservations have been recorded and have not changed since 2018.

Mr. Cruz asked if the conservation easements are dedicated to the State.

Mr. Stollman said the conservation easement is a recorded document that is locked in and the development has worked around it. Mr. Stollman stated the floodway, floodplain, and storm water issues are a complicated technical matter and gave a brief overview of the plan.

Mr. Cruz asked if the proposed plan meets the new rules required by Wayne County.

Mr. Stollman stated they have consulted with Wayne County regarding the storm water system design and received a verbal consent. Mr. Stollman said once the full engineering plan is done it will be submitted to Wayne County for approval.

Further discussion took place regarding the approvals necessary for the storm water system at this time compared to what is needed at the time of site plan review.

Mr. Cruz asked if the dead-end roads in the neighboring Westland development ever had plans to connect through.

Mr. Sloan stated the expectations may have been to connect the roadways through to Lotz Rd. Mr. Sloan said that different Zoning Ordinances and jurisdictions make cross-connections between municipalities more difficult.

Mr. Stollman stated cross-connections were discussed in 2016 or 2017, and at that time Westland residents, the Planning Commission, and the Township Board mutually agreed to not have cross-connections.

Mr. Cruz stated the surface course of the asphalt shown on the plans is an older MDOT mix. Mr. Cruz suggested a different, newer mix and asked if the Township's Engineering Division could offer their opinion on the mix. Mr. Cruz asked for clarification regarding the PDD zoning classification.

Further discussion took place regarding the PDD review and approval process and how it is applied in the Township.

Mr. Cruz stated he would like to see a park added to the development.

Mr. Janowski stated he is concerned about the lack of trees around the tall stacked flats and would like some added to soften the overall appearance. Mr. Janowski said he would like to see a park and walking spaces added.

Mr. Stollman stated he will work with Staff to talk about an appropriate spot for the addition of a park. Mr. Stollman stated landscaping is proposed for the stacked flats and if additional landscaping is desired that can be reviewed.

Chair Zuber stated the townhome elevations shows a white pop out piece although the plans don't show that and asked for clarification.

Mr. Norgaard stated the elevations are correct and the plans will be adjusted to show the 16" bump out at the garage.

Chair Zuber referenced page 74 of the Planning Commission packet and pointed out a portion of the roof line that looks out of place.

Mr. Norgaard stated if a change is necessary, it may be possible to change the horizontal fascia across to the shed dormer on the right.

Chair Zuber stated she would like something more elegant in that area than what the plans currently show.

Further discussion took place regarding the addition of a park to the development and adding the

condition in the motion.

Motion by Eggenberger, supported by Foster, to move to recommend approval of Amendment Number 3 to the Tremonte Place PDD (formerly named Wellington on the Willow and Tremont Place) on parcel nos. 049-99-0001-712, 049-99-0001-713, and 049-99-0001-714 and 049-99-0001-716, as proposed, subject to all State, County, and Township requirements and subject to the following conditions: (1) Revising the PD Agreement to the satisfaction of Township legal counsel and Planning Division staff; (2) Adding the Schedule of Modifications to the plans; (3) Widening the internal roads to 27 feet per Section 2.10 of the Zoning Ordinance and/or revise the Schedule of Modifications accordingly; (4) making corrections to the plans noted in the Planning Division staff report; (5) adding a park to the area; (6) changing the roof line on the Stacked Flats.

Ayes: Cruz, Eggenberger, Foster, Janowski, Okon, Singh, Watkins, Weber, Zuber

Nays: None

Absent: None

Chair Zuber asked what the next steps will be for this project.

Mr. Sloan stated the next steps will be for the applicant to revise the PD Agreement and the plans according to the conditions recommended by the Planning Commission prior to the Board of Trustees taking final action on the application. Mr. Sloan said if the application is approved by the Township Board, it will return to the Planning Commission for site plan review.

3. 003-SLU-7553 **TRUE STORAGE** – Consider Special Land Use for parcel no. 003-99-0008-707 (7444 N. Haggerty Rd.). Property is located on the east side of Haggerty Road between Warren Road and Joy Road. Proposed use is a mini-warehouse.

Mr. Sloan summarized the staff report, dated January 11, 2023, Item #2.

Mr. Sloan stated Staff recommends approval of the Special Land Use for a mini-warehouse establishment on the subject site as illustrated on the Special Land Use Plan for the reasons stated in the Staff analysis, subject to all State, County, and Township requirements and subject to the items noted in the Staff review being addressed and/or corrected prior to review by the Township Board.

Motion by Eggenberger, supported by Okon, to open the public hearing. Ayes all present on a voice vote.

Public Hearing opened at 8:24 P.M.

Mr. Tim Currie (DLZ Corporation, 4494 Elizabeth Lake Rd., Waterford Township, MI, 48328) is representing the applicant. Mr. Currie summarized the project and stated the only outside modifications will be to the door canopies and access doors. Mr. Currie said revised plans will be submitted to address Staff's concerns.

Mr. Guy Roberts (7444 Haggerty Rd., Canton, MI, 48187) stated he is the current building owner. Mr. Roberts stated the decision to sell to True Storage was based on their type of business. Mr. Roberts said the proposed business will be good for the community and doesn't pose environmental risks that another project could. Mr. Roberts stated the purchase agreement was signed 5 months ago and asked if there is anything he can do to accelerate the process.

Mr. Weber stated the Planning Commission will decide tonight regarding its recommendation for the development.

Chair Zuber asked for additional public comments and there were none.

Motion by Weber, supported by Singh, to close the public hearing. Ayes all present on a voice vote.

Public Hearing closed at 8:32 P.M.

Mr. Janowski stated the plans show a U-Haul sign and asked if truck rentals would be prohibited.

Mr. Sloan stated the Zoning Ordinance allows for rental vehicles within certain districts which are mainly located along Michigan Avenue once a Special Land Use has been granted.

Mr. Cruz asked if the parking lot would be resurfaced.

Mr. Currie stated the lot would be milled, filled, and restriped.

Mr. Cruz asked if parking blocks are being proposed.

Mr. Currie stated when they lost the parking spaces on the west side of the building, the barrier free parking was moved to the north side of the building. Mr. Currie said parking blocks can be added for the ADA spaces.

Mr. Sloan stated Canton Township's Building & Inspections Services Division reviews permits and plans for ADA compliance.

Mr. Singh had no comments or concerns.

Ms. Foster stated a lot of storage facilities are coming to Canton and asked if there have been market studies completed to determine if they are needed.

Mr. Currie stated the owner found the proposed area is favorable for the storage facility based off of studies he had done.

Mr. Weber asked if this is a franchise.

Mr. Currie stated True Storage owns it but different companies operate and maintain it for them.

Ms. Eggenberger had no comments or concerns.

Mr. Okon asked why mini storages are required to have decorative fencing.

Mr. Sloan stated the yards need to be fenced in for security purposes and the Zoning Ordinance requires fencing. Given the location, decorative fencing was recommended where shown.

Mr. Watkins asked if an Environmental Site Assessment (ESA) was done.

Mr. Currie stated an ESA has not been done.

Mr. Watkins stated the market is driving office spaces into self-storage space. Mr. Watkins stated this is a great project for this building.

Chair Zuber stated 52 parking spaces are required and asked why 99 are being proposed.

Mr. Currie stated they have reduced the parking spaces and are proposing 99 to allow additional space for snow removal and maneuverability for moving trucks.

Motion by Okon, supported by Watkins, to move to recommend approval of the Special Land Use for a mini-warehouse establishment use on parcel no. 003-99-0008-707, as the request meets the Special Land Use criteria of the Canton Township Zoning Ordinance pursuant to the information and plans provided, subject to all State, County, and Township requirements and subject to the following items being corrected on the plans prior to review by the Township Board: (1) Revising the maneuvering diagrams to include maneuvering and access to the dumpster enclosure, as well as the circulation plan for the emergency vehicles on the north and west sides of the building; (2) revising the plans to provide details and cross-section of the landscape berm along Haggerty Rd.; (3) correcting the lighting plans to comply with Section 2.13 of the Zoning Ordinance; (4) clarifying sign information and details; and (5) revising the fence to be 6 feet in height.

Further discussion took place regarding milling and filling the parking lot.

Mr. Sloan stated for clarification from an earlier discussion, the Township's Zoning Ordinance 6.02 (M) contains a statement that says mini-warehouse facilities may not include vehicle sales in or rental unless applied for separately and said rental facility meets all requirements of the Zoning Ordinance which would be for those types of uses previously mentioned along only Michigan Avenue for a rental agency.

Ayes: Cruz, Eggenberger, Foster, Janowski, Okon, Singh, Watkins, Weber, Zuber

Nays: None

Absent: None

Mr. Sloan stated the applicant has submitted revised plans. Mr. Sloan said if the plans have addressed all the deficiencies then the project will proceed to the Township Board of Trustees for final action which is anticipated to happen in February.

4. **ZONING ORDINANCE TEXT AMENDMENT** – Solar Energy

Mr. Sloan summarized the staff report, dated January 11, 2023, Item #3 and stated Home Owners Associations (HOA) regulations vary; some restrict solar energy systems and others don't address them at all. Mr. Sloan stated HOA's can amend their bylaws if they choose to.

Motion by Eggenberger, supported by Weber, to open the public hearing. Ayes all present on a voice vote.

Public Hearing opened at 8:51 P.M.

Chair Zuber asked for public comments.

Mr. Robert McCausland stated mini-storage units are popping up because of apartments. Mr. McCausland withdrew his comment and stated it was intended for the Public Comment section.

No additional comments were made

Motion by Weber, supported by Foster, to close the public hearing. Ayes all present on a voice vote.

Public Hearing closed at 8:52 P.M.

Mr. Weber asked if the Ordinance will contain language that states homeowners that are subjected to rules and regulations within their HOA bylaws will be required to show Township staff prior to being issued any permits.

Mr. Sloan stated the Township has recently discontinued any practices in the Building and Inspections Services Division requiring HOA approval for Township permits. Mr. Sloan said it creates some friction between meeting a Township requirement and a private requirement of an HOA, and puts the Township in the position of administering HOA requirements.

Mr. Weber asked legal input regarding the Township not requiring HOA verification.

Ms. Gabis stated regardless if the Township approves or denies a permit, it does not impact what happens at the HOA level unless the HOA has provisions that require Township approval first. Ms. Gabis said the HOA could still say "no" even though the Township approved the solar energy system and the homeowner could not put one in just because the Township has an approved solar energy ordinance.

No additional comments or concerns from the Planning Commissioners.

Motion by Weber, supported by Watkins, to move to recommend approval of the amendment to the Zoning Ordinance to add Section 2.03(I) which includes provisions for Solar Energy Systems, as stated in the attached ordinance proposal.

Ayes: Cruz, Eggenberger, Foster, Janowski, Okon, Singh, Watkins, Weber, Zuber

Nays: None
Absent: None

Mr. Sloan stated the next step for the proposed ordinance will be for the Township Board of Trustees to review and take final action. Mr. Sloan said ordinances require two readings by the Board of Trustees.

5. **ZONING ORDINANCE TEXT AMENDMENT** – Drive Through Restaurants

Mr. Sloan summarized the staff report, dated January 11, 2023, Item #4.

Motion by Weber, supported by Eggenberger, to open the public hearing. Ayes all present on a voice vote.

Public Hearing opened at 8:59 P.M.

Mr. Robert McCausland asked if the Ordinance amendment addresses pickup windows.

Mr. Sloan stated no, it only addresses fast food restaurants and drive-through windows. Mr. Sloan stated the use of the term “pick up window” in the Township has been project specific and based on the nature of the use and its location of the window.

Mr. Robert McCausland stated he is not against the change but thinks the pickup window term should be defined.

Motion by Weber, supported by Foster, to close the public hearing. Ayes all present on a voice vote.

Public Hearing closed at 9:01 P.M.

No additional comments or concerns from the Planning Commissioners.

Motion by Watkins, supported by Foster, to move to recommend approval of the amendment to Section 17.02(B)(8) and Section 18.02(B)(2) of the Zoning Ordinance by adding drive-through restaurants to fast food restaurants as a Special Land Use in the C-3 and C-4 zoning districts, as stated in the attached ordinance proposal.

Ayes: Cruz, Eggenberger, Foster, Janowski, Okon, Singh, Watkins, Weber, Zuber
Nays: None
Absent: None

Chair Zuber stated this ordinance amendment will proceed to the Township Board of Trustees to take final action and will have two Board of Trustee readings.

NEW BUSINESS

6. 010-SPB-7601 **JOY ROAD BUSINESS CENTER** – Consider Site Plan for parcel no. 010-99-0010-000 (45185 Joy Rd.). Property is located on the south side of Joy Road between Canton Center Road and Sheldon Road. Current use is a

medical office, which is proposed to remain. Proposal is to convert the site to a condominium form of ownership.

Mr. Sloan summarized the staff report, dated January 11, 2023, Item #5.

Mr. Sloan stated Staff recommends approval of the condominium site plan, subject to any modifications required by the Township's legal counsel to the Master Deed and Bylaws.

Ms. Cathy Riesterer (Cooper & Riesterer, PLC., 7900 Grand River, Brighton, MI, 48114) stated she is the attorney representing the applicant. Ms. Riesterer stated this is a condominium conversion and three units are being proposed rather than the two that was previously mentioned.

Mr. Cruz asked if the intent is to split the building into three units for three separate tenants.

Ms. Riesterer stated the building will have two wings. The current owner has just over 50% for his purposes; a common area for restrooms facilities and a mechanical area, the second wing will be split between a dental specialist and a medical provider.

Mr. Cruz asked if restrictions for use will still apply even though it is a condominium.

Mr. Sloan stated yes, the standards of the O-1 zoning will remain the same.

Further discussion took place regarding what approvals are necessary for new tenants.

No additional comments or concerns from the Planning Commissioners.

Motion by Eggenberger, supported by Watkins, to move to recommend approval of the Joy Road Business Center condominium site plan on tax parcel 71-010-99-0010-000, subject to any modifications required by the Township legal counsel to the Master Deed and Bylaws.

Ayes: Cruz, Eggenberger, Foster, Janowski, Okon, Singh, Watkins, Weber, Zuber

Nays: None

Absent: None

Mr. Sloan stated the site plan will proceed to the Township Board of Trustees for final action.

7. 141-ADS-7416 **S & J ASPHALT** – Consider Site Plan Amendment for parcel nos. 141-99-0012-000 (39603 Michigan Ave.), and 141-99-0013-000 (39571 Michigan Ave.). Properties are located on the south side of Michigan Avenue between Hannan Road and Lotz Road. Proposal consists of site changes, including an addition to the existing structure.

Mr. Sloan summarized the staff report, dated January 11, 2023, Item #6.

Mr. Sloan stated Staff recommends approval of the site plan amendment for S&J Asphalt Paving at the subject site, subject to all State, County, and Township requirements and subject to the

following conditions being satisfied prior to Township Board review of the site plan: (1) Revising the truck turn template or expanding the paved area on the south side of the site accordingly; (2) modifying the light fixtures to comply with Section 2.13 of the Zoning Ordinance to be full cutoff and downward-facing only; and (3) obtaining a variance from the ZBA to have fuel tanks located less than 150 feet from a lot line or complying with Section 7.02(F) of the Zoning Ordinance, if a variance is not approved.

Mr. Sloan stated the minimum 150-foot setback for fuel tanks is a requirement of the Zoning Ordinance; however, both lots combined are less than 300 feet wide. Mr. Sloan said it is impossible for the applicant to have above-ground fuel tanks on the site because the 150-foot setback requirement cannot be met due to the narrowness of the site.

Mr. Dominic Maltese (D.J. Maltese Construction, 412 N. Main St., Plymouth, MI, 48170) the project sponsor was present and was available to answer any questions.

Mr. Cruz asked if the proposed opaque pressure treated fence located on portions of the property is an Ordinance requirement.

Mr. Sloan stated a fence would be required for screening purposes if there was outdoor storage. Mr. Sloan said in this situation the fencing is most likely for privacy or security.

Further discussion took place on fencing requirements.

Mr. Cruz asked if vehicles would be stored in the back lot and specifically, not materials.

Mr. Maltese stated materials currently on site are for paving the new parking lot. Mr. Maltese said only vehicles will be stored in the back lot.

Further discussion took place regarding Ordinance enforcement and what departments/divisions review submitted plans.

Ms. Eggenberger asked why a detention pond has been added.

Mr. Maltese stated the County required the detention pond.

Motion by Eggenberger, supported by Watkins, to move to recommend approval of the site plan amendment for S&J Asphalt Paving at 39571 Michigan Ave. (parcel 141-99-0013-000) and 39603 Michigan Ave. (parcel 141-99-0012-000), subject to all State, County, and Township requirements and subject to the following conditions being satisfied prior to Township Board review of the site plan: (1) Revising the truck turn template or expanding the paved area on the south side of the site accordingly; (2) modifying the light fixtures to comply with Section 2.13 of the Zoning Ordinance to be full cutoff and downward-facing only; and (3) obtaining a variance from the ZBA to have fuel tanks located less than 150 feet from a lot line or complying with Section 7.02(F) of the Zoning Ordinance if a variance is not approved.

Ayes: Cruz, Eggenberger, Foster, Janowski, Okon, Singh, Watkins, Weber, Zuber
Nays: None
Absent: None

Mr. Sloan stated once plans have been revised according to conditions the site plan will be reviewed by the Township Board of Trustees for final action.

8. 132-DIR-6993 **MOTOR CITY ELECTRIC CO.** – Consider Site Plan for parcel nos. 132-01-0027-000 (5390 Belleville Rd.), 132-01-0035-000, 132-01-0036-000, 132-01-0037-000, 132-01-0038-000, 132-01-0039-000, 132-01-0040-000, 132-01-0041-000, and 132-01-0042-000. Properties are located on the west side of Belleville Road between Van Born Road and Michigan Avenue. Proposed use is a contractor's establishment.

Mr. Sloan summarized the staff report, dated January 11, 2023, Item #7. Mr. Sloan stated Staff recommends approval of the site plan amendment for Motor City Electric Utilities Co. at the subject site, subject to all State, County, and Township requirements and subject to the following conditions: (1) Approval of the landscape modifications proposed for frontage deciduous trees and shrubs, interior parking lot landscape area, and building foundation landscape area and shrubs pursuant to Section 5.07 of the Zoning Ordinance; (2) approval of the light pole fixture heights of 25 feet within the site as illustrated on the plans; (3) modifying the light fixtures to comply with all other requirements of Section 2.13 of the Zoning Ordinance; and (4) removal of the nonconforming pole sign along Belleville Rd. per Article 6A of the Zoning Ordinance.

Mr. Michael Vogt (Clark Hill, 151 S. Old Woodward, Suite 200, Birmingham, MI, 48009) stated he is the attorney representing the applicant and is joined tonight by Mr. Darren Ferguson who is the Vice President of Motor City Electric. Mr. Vogt showed a slide show that summarized the services Motor City Electric provides, a description of the property, and what variances have been granted to Motor City Electric by the ZBA.

Mr. Cruz asked for clarification regarding what the ZBA granted regarding the chain link fence.

Mr. Sloan stated the ZBA granted a variance for the chain link fence on the west side of the property and the proposed chain link fence on the east side of the property with vinyl slats.

Further discussion took place regarding fencing on the subject site and what the Ordinance allows.

Mr. Cruz asked for clarification regarding an area on the plans that shows gravel and asked if the area will remain unchanged.

Mr. Vogt stated the area will remain unchanged. Mr. Vogt said the area in question will not be a circulation lane and vehicles will not be stored there.

Further discussion took place regarding the use of the gravel portion of the property.

There were no additional comments or concerns from the Planning Commissioners.

Motion by Weber, supported by Okon, to move to recommend approval of the site plan amendment for Motor City Electric Utilities Co. at 5390 Belleville Rd. (parcels 132-01-0027-000 and 132-01-0035-000 through -0042-000), subject to all State, County, and Township requirements and subject to the following conditions: (1) Approval of the landscape modifications proposed for frontage deciduous trees and shrubs, interior parking lot landscape area, and building foundation landscape area and shrubs pursuant to Section 5.07 of the Zoning Ordinance; (2) approval of the light pole fixture heights of 25 feet within the site as illustrated on the plans; (3) modifying the light fixtures to comply with all other requirements of Section 2.13 of the Zoning Ordinance; and (4) removal of the nonconforming pole sign along Belleville Rd. per Article 6A of the Zoning Ordinance.

Ayes: Cruz, Eggenberger, Foster, Janowski, Okon, Singh, Watkins, Weber, Zuber

Nays: None

Absent: None

Mr. Sloan stated the applicant will proceed to the Township Board of Trustees for final action once revised plans have been submitted that address the conditions of approval.

9. 039-SPC-7586 **PATEL BROTHERS** – Consider Site Plan for parcel no. 039-99-0006-701 (6130 Canton Center Rd.). Property is located on the east side of Canton Center Road between Ford Road and Warren Road. Proposed use is grocery store.

Mr. Sloan summarized the staff report, dated January 11, 2023, Item #8. Mr. Sloan stated Staff recommends approval of the site plan for a grocery store establishment use on subject site, subject to all State, County, and Township requirements and subject to the following conditions being satisfied prior to Township Board review of the site plan: (1) revising the plans to make the driveway in front of the building 2-way; (2) correcting the landscape plans to comply with Article 5; (3) revising the lighting plans to show the decorative sconce lights at a lower luminance level to comply with Section 2.13; and (4) changing the masonry on the outside of the dumpster wall to match the masonry of the building and including a limestone or similar-looking cap on the dumpster walls.

Mr. Stephen Lechman (Partners in Architecture, PLC., 65 Market St., Suite 200, Mt. Clemens, MI, 48043) stated he is representing the applicant. Mr. Lechman stated his firm has done a number of Patel Brothers grocery stores in other states. Mr. Lechman stated they will comply to the 4 items Staff recommended.

Mr. Janowski stated the design looks good. Mr. Janowski stated the loading dock could be problematic with getting trucks in and out.

Mr. Lechman stated they have used software to validate the maximum truck length which is contained in the documents supplied in the Planning Commission packet. Mr. Lechman said bollards will be added to protect the building.

Mr. Cruz asked for additional information regarding a dead-end that doesn't connect with the asphalt of the neighboring property.

Mr. Lechman stated the intent is for a future cross-connection.

Further discussion took place regarding a future cross-connection and the possibility of people driving through the dead-end area.

Mr. Cruz asked where the detention area is located.

Mr. Lechman stated the detention is underground.

Mr. Cruz asked if the internal sidewalk connection to the public side walk is a requirement.

Mr. Sloan stated it is not a requirement outside of the Central Business District; however, Staff recommends it.

Further discussion took place regarding sidewalk requirements and bike racks.

Mr. Singh asked if the store will have a restaurant inside.

Mr. Lechman stated no, the store is a grab-and-go type of operation.

Mr. Okon asked if the south cross access was discussed between Patel Brothers and the Crow's Nest owners.

Mr. Lechman stated he is not aware of any conversations between the two parties outside of the site plan and building design.

Mr. Weber asked what the operational hours of the building are planned to be.

Mr. Lechman stated 8 or 9 A.M. to 9 P.M., possibly less on the weekends and the bakery will be noon to 6 P.M. Mr. Lechman said the store might be closed on Tuesdays.

Further discussion took place regarding cross-connections, shared parking agreements, and parking concerns with the neighboring Crow's Nest site.

Motion by Eggenberger, supported by Watkins, to move to recommend approval of the site plan for a grocery store establishment use on parcel no. 71-039-99-0006-701, subject to all State, County, and Township requirements and subject to the following conditions being satisfied prior to Township Board review of the site plan: (1) revising the plans to make the driveway in front of the building 2-way; (2) correcting the landscape plans to comply with Article 5; (3) revising the lighting plans to show the decorative sconce lights at a lower luminance level to comply with Section 2.13; and (4) changing the masonry on the outside of the dumpster wall to match the masonry of the building and including a limestone or similar-looking cap on the dumpster walls.

Mr. Cruz asked if the motion could include language to request a discussion to take place between the Patel Brothers and the Crow's Nest owners to obtain a cross-access agreement.

Ms. Gabis stated the motion should be limited to what is being required of the applicant for enforcement purposes.

Ayes: Cruz, Eggenberger, Foster, Janowski, Okon, Singh, Watkins, Weber, Zuber

Nays: None

Absent: None

Mr. Sloan stated the applicant will modify the plans according to the conditions and then the site plan will proceed to the Township Board of Trustees for final action.

10. **ZONING ORDINANCE TEXT AMENDMENT** – Fences, Walls, and Borders

Mr. Sloan stated included in the meeting packet is a 17-page report that is mostly pictures of corner lot fences. Mr. Sloan suggested the commissioners review the pictures supplied in the packet and then continue the discussion at the February Planning Commission meeting, given the late hour at this point of the evening.

Ms. Eggenberger suggested giving the materials discussed at previous meetings to the new Commissioners.

Mr. Sloan summarized what discussions took place at previous meetings and described the type of fencing that was favorable among the commissioners at the previous meeting in December.

REPORTS AND DISCUSSION

11. Discuss Master Plan

Ms. Schlutow summarized the staff memorandum titled, Canton Township Master Plan, dated January 11, 2023. Ms. Schlutow stated that the Community Survey submission date has been extended to January 15, 2023 because of the large number of surveys still being received. Ms. Schlutow said close to 1,300 surveys have currently been received as of today.

There were no questions or comments from the Commissioners.

PUBLIC COMMENT

Mr. Robert McCausland stated regarding the apartment complex on Lotz Rd., he would like the Commission to consider adding deceleration lanes to the area. Mr. McCausland asked how many of the Stacked Flat units there would be and how the electric car wiring would look when that is done.

Mr. Daniel McCausland stated the Township as a whole is disconnected and lacks consistency in

what is imposed on applicants. Mr. Daniel McCausland said he can't understand why the public is invited to Master Plan meetings but are not allow to talk at them. Mr. McCausland stated the Patel grocery store shouldn't be pressured to give up any parking spaces to a drinking establishment.

Mr. Weber stated the Commission did not require this; rather, they suggested that a cross-connection between the Patel grocery store and the Crow's Nest would be beneficial.

ADJOURN

Motion by Okon, supported by Weber to adjourn the meeting. Ayes all present on a voice vote.

Meeting adjourned at 10:32 P.M.

Kelly Dandy
Recording Secretary