

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
April 3, 2023**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road, Canton, MI, 48188 on Monday, April 3, 2023. Chair Zuber called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance to the Flag.

ROLL CALL:

Members Present: Cruz, Janowski, Singh (arrived 7:02 P.M. after the Acceptance of the Agenda), Watkins, Weber, Zuber
Absent: Eggenberger, Foster, Okon (prior notice given from all absent members)

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

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

APPROVAL OF THE MINUTES OF MARCH 6, 2023

Motion by Watkins, supported by Weber, to approve the Minutes of March 6, 2023, as presented. Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA

Motion by Weber, supported by Watkins, to approve the agenda as presented. Ayes all present on a voice vote.

COMMUNICATIONS

No additional communications were received.

PUBLIC HEARINGS

None.

OLD BUSINESS

None.

NEW BUSINESS

1. 040-ZCSS-7695 **LOWE'S** – Consider Seasonal Sales Permit for parcel no. 040-99-0002-705 (44080 Ford Road.). Property is located on the north side of Ford Road

between Sheldon Road and Morton Taylor Road. Proposed use is seasonal sales.

Mr. Sloan summarized the staff report, dated April 3, 2023, Item #1. Mr. Sloan stated Staff recommends approval of two (2) consecutive 30-day seasonal sales permits for live goods, plant racks, storage of mulch and soil, and a tree and shrub corral as shown on the plans.

Mr. Don Stump (Lowe's, 44080 Ford Rd., Canton, MI, 48187) stated the plans are similar to last year and he is available to answer any questions.

No additional comments or concerns from the Planning Commissioners.

Motion by Singh, supported by Watkins, to approve two (2) 30-day seasonal sales permits for Lowe's at 44080 Ford Road (parcel no. 040-99-0002-705) commencing on April 15, 2023 and ending on June 15, 2023 for live goods, plant racks, storage of mulch and soil, and a tree and shrub corral as shown on the plans. Also, move to authorize staff to re-approve renewal of the permit in subsequent years if there have been no violations or compliance issues and the future plan does not change in any way.

Ayes: Cruz, Janowski, Singh, Watkins, Weber, Zuber

Nays: None

Absent: Eggenberger, Foster, Okon

2. 129-ZCSS-7710 **THE HOME DEPOT (MICHIGAN AVE.)** – Consider Seasonal Sales Permit for parcel no. 129-99-0001-701 (45900 Michigan Ave.). Property is located on the north side of Michigan Avenue between Canton Center Road and Beck Road. Proposed use is seasonal sales.

Mr. Sloan summarized the staff report, dated April 3, 2023, Item #2. Mr. Sloan showed an area on the plan sheet, north of the garden center area, that is being proposed to be used for additional storage.

Mr. Sloan stated Staff recommends approval of two (2) 30-day seasonal sales permits for live goods tables, plant racks, storage of mulch, soil, and sod, and assembled wheelbarrows as shown on the plans. Mr. Sloan said the proposed plans meet the minimum setback requirements for mulch storage.

The project sponsor was not in attendance.

Mr. Watkins stated he is concerned about storage behind the north side of the building and recalls this being problematic in previous years and the issue being discussed at prior Planning Commission meetings.

Further discussion took place regarding the Township's Ordinance Division being contacted in previous years because of the storage of seasonal items behind the building, tabling the Seasonal Sales Permit, and verbiage to be used for the motion to include conditions of approval.

Mr. Weber asked if the Ford Road Home Depot has had similar storage issues.

Further discussion took place regarding the need to have the applicant present to answer questions regarding the plans submitted.

Motion by Watkins, supported by Singh, to table this petition until the next Planning Commission meeting so the applicant can be in attendance to answer questions and to supply a more detailed drawing to reflect all the seasonal elements being requested.

Mr. Cruz asked Mr. Sloan if the Fire Department would review revised plans submitted.

Mr. Sloan stated yes, revised plans submitted are reviewed internally by the Development Review Committee which is a team of individuals from Fire Department, Engineering Division, Building Division, and Planning Commission.

Ayes: Cruz, Janowski, Singh, Watkins, Weber, Zuber

Nays: None

Absent: Eggenberger, Foster, Okon

Mr. Weber suggested Staff show the plans submitted by Lowe's to the Home Depot applicant as an example.

3. 049-ZCSS-7723 **THE HOME DEPOT (FORD RD.)** – Consider Seasonal Sales Permit on parcel no. 049-99-0001-720 (39825 Ford Rd.). Property is located on the south side of Ford Road between Lotz Road and Hix Road. Proposed use is seasonal sales.

Mr. Sloan summarized the staff report, dated April 3, 2023, Item #3. Mr. Sloan stated Staff recommends approval.

Mr. Weber asked if the grills are the only items being put outside.

Mr. Sloan stated the grill display area is the only change from previous year plans. There are other areas proposed to be stored outside that have been stored the same way in previous years.

Mr. Weber asked if the Ford Road store has had any outside storage complaints similar to the Michigan Avenue location.

Mr. Sloan stated he is not aware of any outdoor storage code enforcement issues with the Ford Road location.

Motion by Weber, supported by Janowski, to approve two (2) 30-day seasonal sales permits for Home Depot at 39825 Ford Rd. (parcel no. 049-99-0001-718) commencing on April 15, 2023 and ending on June 14, 2023 for live goods tables, plant racks, storage of mulch and soil, and grill displays as shown on the plans. Also, move to authorize staff

to re-approve renewal of the permit in subsequent years if there have been no violations or compliance issues and the future plan does not change in any way.

Ayes: Cruz, Janowski, Singh, Watkins, Weber, Zuber

Nays: None

Absent: Eggenberger, Foster, Okon

4. 049-SPD-7584 **TREMONTE PLACE** – Consider Site Plan for parcel nos. 049-99-0001-712, 049-99-0001-713, 049-99-0001-714 (1632 N. Lotz Rd.), and 049-99-0001-716. Property is located on the east side of N. Lotz Road between Ford Road and Cherry Hill Road. Proposed use is multi-family residential.

Mr. Sloan summarized the staff report, dated April 3, 2023, Item #4. Mr. Sloan stated Staff recommends approval of the Site Plan to the Township Board, including a modification to the unit landscape requirements of Section 5.03(C) for the stacked flat buildings and a modification to the minimum parking requirements of Section 4.01(C)(6) for the stacked flat buildings as proposed, subject to all State, County, and Township requirements and subject to the following conditions: (1) Ensuring the brick area of the clubhouse is 27%, consistent with the PD; (2) Revising the dumpster plans to make the dumpster wall masonry the same masonry as the buildings pursuant to Section 2.14 of the Zoning Ordinance; and (3) Revising the lighting plans to make the 12' high fixtures at the entrances more of a decorative style.

Mr. David Stollman (Biltmore Development LLC., 1006 Harvard Rd., Grosse Pointe Park, MI, 48230) stated the plans presented are very similar to the PD plans submitted previously. Mr. Stollman said the conditions regarding the decorative lamp posts and dumpster enclosure will be met.

Mr. Watkins asked if the applicant would need to apply for a variance to lower the required number of parking spaces.

Mr. Sloan stated the Planning Commission is able to grant the modification to the parking standard without a variance pursuant to Section 4.01(C)(6) of the Zoning Ordinance; therefore, a variance would not be required.

Mr. Weber asked where the carports are proposed.

Mr. Jared Kime (Atwell LLC, 2 Towne Sq., Ste. 700, Southfield, MI, 48076) stated the carports will be located at the interior island and showed the location on the plan sheet.

Mr. Cruz asked for additional information regarding the Parking Generation Manual that Staff uses to assist them with determining the correct parking needs for developments.

Mr. Sloan stated the Institute of Transportation Engineers (ITE) has a manual called Parking Generation. Mr. Sloan said the manual consists of parking levels based on several dozens of different land uses nationwide. Mr. Sloan stated Staff uses the manual to justify changes in parking levels for several projects when the Planning Commission is considering a modification.

Mr. Kime stated based on their property management experience, two spaces per unit in a facility similar to the one proposed is adequate. Mr. Kime stated the Zoning Ordinance criteria is higher.

Mr. Cruz asked if there is any on-street parking being proposed.

Mr. Kime stated yes, and pointed out the on-street parking areas on a plan sheet.

Further discussion took place regarding parking and space allocated for future parking areas if need be.

Mr. Cruz asked if they have submitted paperwork to Wayne County for the Lotz Road approach.

Mr. Kime stated Wayne County has reviewed the geometrics of the two access points and have accepted them. Mr. Kime stated we won't have a formal correspondence from Wayne County until after the formal engineering plans have been prepared.

Further discussion took place regarding Wayne County requiring deceleration lanes to the area.

Mr. Cruz asked who will be responsible for reviewing the ornamental light being requested.

Mr. Sloan stated the Planning Staff will review the lighting prior to the Township Board's review.

Mr. Cruz asked if submissions have been made to Wayne County and FEMA to have the conservation easements vacated.

Mr. Stollman stated the CLOMR (Conditional Letter of Map Revision) was submitted to FEMA (Federal Emergency Management Agency) several months ago regarding the floodplain and floodway. Mr. Stollman stated they have received initial feedback from FEMA and there doesn't appear to be any concerns but the approval is still pending. Mr. Stollman stated the development is working around the conservation easements and the easements will not be touched.

Further questions about parking were discussed. Mr. Sloan stated ITE (Institute of Transportation Engineers) has an online web application for parking review, and he displayed the application and showed parking range levels based on the occupancy of the 208 stacked flats and determined the proposed parking spaces are within an acceptable range.

Motion by Watkins, supported by Janowski, to recommend approval of the Tremonte Place Site Plan (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, including a modification to the unit landscape requirements of Section 5.03(C) for the stacked flat buildings and a modification to the minimum parking requirements of Section 4.01(C)(6) for the stacked flat buildings as shown on the plans, subject to all State, County, and Township requirements and subject to the following conditions: (1) Ensuring the brick area of the clubhouse is 27%, consistent with the PD; (2) Revising the

dumpster plans to make the dumpster wall masonry the same masonry as the buildings pursuant to Section 2.14 of the Zoning Ordinance; and (3) Revising the lighting plans to make the 12' high fixtures at the entrances more of a decorative style.

Ayes: Cruz, Janowski, Singh, Watkins, Weber, Zuber

Nays: None

Absent: Eggenberger, Foster, Okon

MISCELLANEOUS

4. Discuss Master Plan

Ms. Schlutow summarized the staff memorandum titled, Canton Township Master Plan, dated April 3, 2023. Ms. Schlutow stated the joint meeting to discuss the Town Square Project in Cherry Hill Village with the Master Plan Advisory Board, Planning Commission, and Township Board will be held April 13, 2023 from 5:00 P.M. to 7:00 P.M., the location will be determined soon, emailed to the commissioners, and recorded.

Mr. Weber asked if there has been feedback from the residents of Cherry Hill Village regarding more development to the area.

Ms. Schlutow stated the overwhelming response has been that people want more to do there.

Mr. Weber stated when Plymouth has special events, parking becomes an issue in the residential area and he is concerned this will happen in Cherry Hill Village.

Ms. Schlutow stated parking, traffic, and other items are being taken into consideration. Ms. Schlutow said the development will be a phasing plan and will be built into the Master Plan.

Mr. Cruz asked how the project will be funded.

Ms. Schlutow stated the Township has been working with Wayne County to secure grant funding to help with the cost.

Discussion took place regarding the draft Vision, Mission, and Value statements reviewed by the Master Plan Advisory Board.

Mr. Weber stated he would like the statements to include something to capture Canton as being a connected community, include the increased technology component, and Canton being a destination spot.

Further discussion took place regarding bike lanes, bike trails, bike racks, and obtaining funding for them.

Ms. Schlutow asked for any additional communications from the Commission regarding the Master Plan be sent to her by Friday, April, 7, 2023.

Mr. Watkins extended thanks to the team members of the Master Plan Advisory Board for their work.

PUBLIC COMMENT

None.

ADJOURN

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

Meeting adjourned at 8:37 P.M.

Kelly Dandy
Recording Secretary