

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
May 1, 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, May 1, 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, Eggenberger, Foster, Janowski, Okon, Watkins, Weber, Zuber

Absent: Singh (prior notice given)

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

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

APPROVAL OF THE MINUTES OF APRIL 3, 2023

Motion by Watkins, supported by Weber, to approve the Minutes of April 3, 2023, as presented. Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA

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

COMMUNICATIONS

No additional communications were received.

PUBLIC HEARINGS

1. 131-SLU-7534 **DISCOUNT TIRE (MICHIGAN AVE.)** – Consider Special Land Use for parcel no. 131-02-0001-000 (5008 Research Dr.). Property is located on the south side of Michigan Avenue between Beck Road and Belleville Road. Proposed use is an automobile service station.

Mr. Sloan summarized the staff report, dated May 1, 2023, Item #1. Mr. Sloan said when the Mini Storage Depot development was approved on the east side of Research Dr. the applicant needed to go through a Letter of Map Amendment process through FEMA (Federal Emergency Management Agency) because of floodplains located on the site. Mr. Sloan stated if the subject site contains floodplains in the development area, an additional process separate from the site plan review will be necessary. Mr. Sloan stated Staff recommends approval of the special land use for an automobile service station establishment on the subject site, 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 Weber, supported by Foster, to open the public hearing. Ayes all present on a voice vote.

Public Hearing opened at 7:15 P.M.

Mr. Ryan McEnhill (Eng., Inc., 4063 Grand Oak Drive, Suite A109, Lansing, MI, 48911) stated he is the consulting engineer working with Discount Tire. Mr. McEnhill stated Discount Tire does wheel and tire sales only and no hazardous materials are stored at the site. Mr. McEnhill said this location will be a drive through site with two overhead doors and all work will be preformed inside the building. Mr. McEnhill summarized additional building design items, service statistics, and truck turn around design concerns.

Chair Zuber asked for public comment and there were none.

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

Public Hearing closed at 7:21 P.M.

Mr. Watkins asked if there is an option to combine air and EV charging together for public use.

Mr. McEnhill stated Discount Tire would be willing to provide that if it is deemed necessary by the Township.

Ms. Eggenberger asked for clarification regarding the traffic pattern at the subject site.

Mr. McEnhill asked the Commission to refer to the A.1a plan sheet and stated Discount Tire staff will drive the vehicles through the western door and, upon service completion, staff would then exit vehicles through the eastern door. Customer spaces will be located at the store front.

Ms. Foster stated she likes that the sidewalk gap will be filled. Ms. Foster said she would like consideration to be given to adding vehicle chargers as they are needed in the Township.

Mr. Cruz asked how storm water will be handled.

Mr. McEnhill stated a storm sewer connection is provided for at the southwest corner of the site and everything is directed to the larger regional detention pond southeast of the subject site.

Mr. Cruz stated fire hydrants will likely be needed close to the site.

Mr. McEnhill stated there are two fire hydrants located near the site and pointed them out on plan sheets.

Further discussion took place regarding fire hydrant review.

Mr. Cruz asked why the originally proposed Michigan Ave. drive was removed.

Mr. Sloan stated the drive was removed to minimize the number of access points and curb cuts along Michigan Ave. Mr. Sloan said the purpose of Research Dr. is to provide the sole access for all the sites that are located along there.

Mr. Cruz asked if the ordinance requires a sidewalk on Research Dr.

Mr. Sloan stated along major public roads sidewalks are required and as properties have been built along Michigan Ave. those gaps have been filled. Mr. Sloan said Research Dr. is a private industrial road and sidewalks are not required.

Mr. Janowski stated he likes the overall plan but is concerned about water run-off because of the large amount of proposed pavement. Mr. Janowski said the pavement amount could be adjusted in the truck turn around area. Mr. Janowski stated he likes that some of the existing landscaping will be kept and suggested putting in a No Mow lawn which is more permeable and will help with water run-off.

Ms. Zuber stated the proposed development looks good and will be a nice addition to Michigan Ave.

Further discussion took place regarding the criteria that needs to be met for developments that are not required to be seen by the Planning Commission such as the Loomis development.

No additional comments or concerns from the Planning Commissioners.

Motion by Watkins, supported by Okon, to recommend approval of the special land use for an automobile service station establishment use on parcel no. 131-02-0001-000 at 5008 Research Dr., 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.

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

Nays: None

Absent: Singh

Mr. Sloan stated the Discount Tire plans will proceed to the Township Board of Trustees for final action and, if approved, the Planning Commission will see the project again in more detail at site plan review.

Mr. Watkins stated there is no street signage at the corner of Research Dr. and Michigan Ave.

Mr. Sloan stated he will contact the Ordinance Enforcement Division to investigate the signage issue.

OLD BUSINESS

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. This item was tabled at the April 3, 2023 Planning Commission meeting.

Mr. Sloan summarized the staff report, dated April 3, 2023, Item #1. Mr. Sloan said if the revised Plans are acceptable to the Planning Commission, we recommend approval of the proposed permits.

Mr. Chris Leonard (Home Depot, 45900 Michigan Ave., Canton, MI, 48188) summarized the Home Depot ordering process and stated inventory this year will be reduced 25% to 30% based on the new process and outside storage will be less than prior years as a result.

Mr. Watkins asked if merchandise located behind the building, adjacent to the residential area, will be stored there long term or temporarily.

Mr. Leonard referred to a plan sheet and said the area labeled in orange will be long term storage and space behind the building will be for temporary storage of newly delivered merchandise that might be held in that space 24 to 48 hours to allow staff time to move the items inside.

No additional comments or concerns from the Planning Commissioners.

Motion by Weber, supported by Foster, to approve two (2) 30-day seasonal sales permits for Home Depot at 45900 Michigan Avenue (parcel no. 129-99-0001-701) commencing on May 8, 2023 and ending on July 3, 2023 for live goods tables, plant racks, storage of mulch, soil, and sod, and assembled wheelbarrows 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, Eggenberger, Foster, Janowski, Okon, Watkins, Weber, Zuber

Nays: None

Absent: Singh

NEW BUSINESS

None.

MISCELLANEOUS

3. Discuss Master Plan

Ms. Schlutow summarized the staff memorandum titled, Canton Township Master Plan, dated May 1, 2023.

Ms. Zuber stated if anyone missed the OHM presentation on the conceptual designs for the

proposed Town Square project in Cherry Hill Village she would encourage them to view the recording of the presentation titled, Cherry Hill Village Reimagined 2023 located on the Canton Community Television YouTube channel.

PUBLIC COMMENT

Ms. Beth Vaughn (49780 Hanford Rd., Canton, MI, 48187) stated she saw the proposed rezoning sign located at Ford Rd. and Napier Rd. and wanted to preemptively talk about issues residents in the northwest area of Canton face. Ms. Vaughn stated a proposed development in the area of Ford and Napier will increase traffic. Ms. Vaughn said she has concerns regarding the density of the area in question and many residents in the area do not want to see the density change. Ms. Vaughn stated to her knowledge no one from the northwest area of Canton is apart of the Master Plan Advisory Board and she has not received an update about a stakeholders meeting. Ms. Vaughn said she is concerned that the northwest area of Canton is not being represented.

Ms. Zuber said Ms. Schlutow stated in her Master Plan updated that stakeholder meetings are going to be scheduled in the near future.

ADJOURN

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

Meeting adjourned at 7:53 P.M.

Kelly -Dandy
Recording Secretary