



**CANTON TOWNSHIP PLANNING COMMISSION – REGULAR MEETING**  
**Canton Township Administration Building**  
**1150 S. Canton Center Rd.**  
**Canton, MI 48188**

**Monday, June 5, 2023**  
**7:00 P.M.**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Cruz, Eggenberger, Foster, Janowski, Okon, Singh, Watkins, Weber, and Zuber

**APPROVAL OF MINUTES OF MAY 1, 2023**

**ACCEPTANCE OF AGENDA:** Additions or Deletions

**COMMUNICATIONS** *Summary of materials provided to the Planning Commission, including emails received after packets were distributed, magazines, publications, or other materials provided to the Commissioners.*

**PUBLIC HEARINGS** *A public hearing shall not exceed ninety (90) minutes. An individual may speak for a maximum of three (3) minutes. A representative for a group may speak for five (5) minutes. Persons wishing to speak must provide their name and address for the record.*

1. 125-PDDA-7760 **FILMORE PLACE** – Consider PDD Amendment for parcel no. 125-99-0002-709 Property is located on the west side of Beck Road between Michigan Avenue and Geddes Road. Proposal is an amendment to lot lines resulting in setback modifications.

2. 070-RZ-7754 **FORD AND NAPIER REZONING** – Consider Rezoning for parcel no. 070-99-0002-702 from RA, Rural Agricultural to R-2, Single Family Residential. Property is located on the south side of Ford Road, east of Napier Road. Proposed use is single-family residential.

**OLD BUSINESS** *Items that have been postponed from a previous meeting or items returning to the Planning Commission for modification or review.*

None.

**NEW BUSINESS**

3. 073-SPC-7293 **GREENLAND & SAJ** – Consider Site Plan for parcel no. 073-99-0001-706 (49491 Cherry Hill Rd.). Property is located on the south side of Cherry Hill Road between Denton Road and Ridge Road. Proposed is a building design modification and other site plan changes.

4. 099-DIR-7680 **WENDY'S RESTAURANT** (MI. Ave. East) – Consider Site Plan on parcel no. 099-99-0014-002 (40450 Michigan Ave.). Property located on the south side of Michigan Avenue between Interstate 275 and Lotz Road. Proposed exterior alterations to the existing restaurant.

5. 010-ADS-7700      **PLYMOUTH-CANTON MONTESSORI SCHOOL** – Consider Site Plan on parcel nos. 010-99-0011-701 (45245 Joy Rd.), and 010-99-0012-701. Property is located on the south side of Joy Road between Canton Center Road and Sheldon Road. Proposed use is an addition to the existing structure, construction of a new building, and other site changes.
6. 140-DIR-7797      **PRECISION STRIP** – Consider Parking Lot Modification for parcel no. 140-99-0012-705 (5260 S. Haggerty Rd.). Property is located on the west side of S. Haggerty Road between Van Born Road and Michigan Avenue. Proposed is a modification to the parking lot.

**MISCELLANEOUS**      *Staff reports, commission and liaison comments*

7.     Discuss Master Plan

**PUBLIC COMMENT**      *Persons wishing to comment on items not on the agenda. An individual may speak for a maximum of three (3) minutes. A representative for a group may speak for five (5) minutes. Persons wishing to speak must provide their name and address for the record.*

**ADJOURN**

Canton Township Planning Commission Meetings are broadcast on cable government access television  
Comcast -Channel 12 - Wide Open West -Channel 10 (Tues. and Thurs. 9:00 p.m.)

**CHARTER TOWNSHIP OF CANTON  
ACCESS TO PUBLIC MEETINGS**

In accordance with the Americans with Disabilities Act, individuals with disabilities who require special accommodations, auxiliary aids or services to attend or participate at the meeting/hearing should contact the Human Resources Department at 734-394-5260. Reasonable accommodations can be made with advance notice.

A complete copy of the Access to Public Meetings Policy is available at [www.canton-mi.org](http://www.canton-mi.org)

**\*\*\*FOR REFERENCE ONLY\*\*\***

**NEW APPLICATIONS RECEIVED** – *The following are new applications received by the Planning Services Division since the prior Planning Commission meeting. Plans must be reviewed administratively by the Planning Services Division prior to being placed on the Planning Commission's agenda, as applicable.*

- 120-PDQ-7784      **CREEKVIEW LANDINGS** – Consider Final PDD and Site Plan for parcel nos. 120-99-0016-000 (49940 Geddes Rd.), 119-99-0001-702, 120-99-0015-000, (49952 Geddes Rd.), 120-99-0009-001 (50760 Geddes Rd.), 120-99-0006-000, (50200 Geddes Rd.) 120-99-0004-701, (50300 Geddes Rd.), 120-99-0002-000, 119-99-0007-000 (50400 Geddes Rd.), 120-99-0003-000, (50356 Geddes Rd.), 119-99-0003-001, 119-99-0002-001, 118-99-0005-000. Property is located on the north side of Geddes Road between Ridge Road and Denton Road. Proposed use is new constructions for 449 single and multi-family rental units.
- 120-SPB-7785
- 006-ZCOD-7774      **CUPSNCHAI** – Consider Temporary Outdoor Dining Permit for parcel no. 006-99-0019-701 (43339 Joy Rd.). Property is located on the east side of Morton Taylor Road between Joy Road and Warren Road. Proposed is temporary outdoor dining.
- 058-ZCSS-7778      **TNT FIREWORKS** – Consider Seasonal Sales Permit for 058-99-0003-723 (45001 Ford Rd.). Property is located north side of Ford Road between Canton Center Road and Sheldon Road. Proposed is seasonal sales of fireworks.
- 075-PDM-7781      **HARVEST CREEK** – Consider Minor PDD for parcel nos. 075-99-0004-002 and 075-

99-0005-000 (1205 S. Ridge Rd.). Property is located on the east side of S. Ridge Road between Proctor Road and Cherry Hill Road. Proposed is minor Planned Development District review for residential area.

- 044-SPC-7782      **SHOPPES ON FORD** – Consider Site Plan for parcel no. 044-99-0011-701. Property is located on the north side of Ford Road between Haggerty Road and Lilley Road. Proposed is construction of a shopping center.
- 033-DIR-7801      **PAPAYA** – Consider Site Plan for parcel no. 033-99-0009-711 (6463 N. Canton Center Rd.). Property is located on the west side of N. Canton Center Road between Warren Road and Ford Road. Proposed use is the construction of a dumpster enclosure and shopping cart station.
- 033-ZCSS-7808      **PAPAYA** – Consider Seasonal Sales Permit for parcel no. 033-99-0009-711 (6463 N. Canton Center Rd.). Property is located on the west side of N. Canton Center Road between Warren Road and Ford Road. Proposed use is outdoor seasonal sales.
- 038-SLU-7804      **KIRBIE’S PET SERVICES** – Consider Special Land Use for parcel no. 038-99-0010-703 (6512 N. Canton Center Rd.). Property is located on the east side of N. Canton Center Road between Warren Road and Ford Road. Proposed use is a pet daycare and grooming business.