

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
June 5, 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, June 5, 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 MAY 1, 2023

Motion by Watkins, supported by Weber, to approve the Minutes of May 1, 2023, as presented. Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA

Mr. Sloan stated the applicant for Wendy's, item 4 of the agenda, has requested to be tabled and deferred to the next Planning Commission meeting. Mr. Sloan stated he recommends removing Wendy's Restaurant from the agenda and reordering the agenda accordingly.

Motion by Weber, supported by Janowski, to approve the agenda as amended, removing Wendy's Restaurant and renumbering the agenda items accordingly. Ayes all present on a voice vote.

COMMUNICATIONS

Mr. Sloan stated that 6 public comments were received via e-mail regarding the Ford and Napier Rezoning and have been forwarded to the Commissioners. Mr. Sloan said a Traffic Impact Study prepared by the applicants for the Ford and Napier Rezoning last Friday, and was forwarded to the Commissioners today. Mr. Sloan stated the Planning Commission Packet has been updated since last week to include the originally approved Greenland & Saj elevations so the Commission can compare the previously-approved elevations with the elevations that are currently being requested.

PUBLIC HEARINGS

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.

Mr. Sloan summarized the staff report, dated June 5, 2023, Item #1. Mr. Sloan showed an aerial view of the subject site. Mr. Sloan said Staff recommends approval of the PDD Amendment, subject to satisfactory review of the PD Agreement Amendment by Township legal counsel and modifications to the plans to reflect the proper setbacks prior to Township Board review of the application.

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

Public Hearing opened at 7:09 P.M.

Mr. Kevin Spizizen (Filmore Place Associates, LLC., 29800 Middlebelt, Farmington Hills, MI, 48334) stated the request to amend the PD is for financial reasons and nothing else will be changing.

Chair Zuber asked for public comment 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 7:10 P.M.

Mr. Cruz asked if the requested change will affect any of the phasing.

Mr. Sloan stated the phasing lines are the same as originally approved. Mr. Sloan said phase 2 has started and is broken down into phase 2a and 2b with some parts of 2b being completed at the end of phase 2.

Mr. Cruz asked if there are any changes to the structures from the original plans.

Mr. Sloan said there have been no changes made to the structures from the original plans.

Motion by Watkins, supported by Okon, to recommend approval of Amendment No. 1 to the Filmore Place Planned Development District on tax parcel no. 125-99-0002-709, as provided in the Planned Development Agreement Amendment and plan documents, subject to satisfactory review of the PD Agreement Amendment by Township legal counsel and modifications to the plans to reflect the proper setbacks prior to Township Board review of the application.

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

Nays: None

Absent: Singh

Mr. Sloan stated after modifications are made to the plans and the PDD Amendment Agreement the application will proceed to the Township Board of Trustees to take final action.

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.

Mr. Sloan summarized the staff report, dated June 5, 2023, Item #2. Mr. Sloan stated the Traffic Impact Study (TIS) was received after the staff report was completed and was emailed to the Planning Commission this morning. Mr. Sloan said Staff recommends approval of the application based on the criteria listed in the staff report; however, deferring action after the public hearing and further discussion may be prudent until the Township's Engineering Traffic Consultant can review and render comments on the adequacy of the TIS.

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

Public Hearing opened at 7:33 P.M.

Mr. Mike Noles (The Umlor Group, 49287 West Rd., Wixom, MI, 48393) stated he is representing the applicant and also with him in attendance is Mr. David Straub (M/I Homes of Michigan LLC., 40950 Woodward Ave., #203, Bloomfield Hills, MI, 48304). Mr. Noles stated he is familiar with the rezoning process and summarized the rezoning process and all the steps that will need to take place before the proposed development can happen.

Chair Zuber asked Mr. Sloan to summarize what the Planning Commission can consider regarding this application. Chair Zuber stated she would like the public to understand that the Planning Commission would need to make findings of fact to contradict any of Staff's findings in its report in order to deny the application.

Mr. Sloan stated the Zoning Ordinance has 10 different review criteria and it requires that the Planning Commission and the Township Board consider those criteria before taking action on any proposed amendment.

Mr. Joel Kuhn (50712 Southford, Canton, MI, 48187) stated he is requesting that the Commission decline or defer the rezoning request until several infrastructure issues can be addressed, which relates to the 10th review standard of the Zoning Ordinance. Mr. Kuhn stated the first infrastructure concern relates to traffic. Mr. Kuhn stated the eastern side of the Ford Rd. corridor will see an increase in traffic due to the increasing Cherry Hill Village commercial retail and the future development of the Cherry Hill Village Town Square. Mr. Kuhn said in a recent MDOT (Michigan Department of Transportation) study, the Canton Center Rd. and Ford Rd. intersection was listed as one of the more dangerous intersections in terms of crashes and the only change proposed to the intersection is to install backer boards to the traffic signals, where other intersections are receiving more aggressive treatment. Mr. Kuhn said another concern is the area by the Canton Charter Academy where pick up times result in cars stacked up 30 plus deep along the shoulder of Ford Rd.; this is dangerous and is degrading the roadway. Mr. Kuhn stated the electrical infrastructure is not reliable in the area and there has been multiple non-storm related power outages. Mr. Kuhn said additional strain will be put on the electrical infrastructure as electric

vehicles increase. Mr. Kuhn said he encourages the Commission to speak with the developer about potentially making a developmental improvement contribution to Patriot Park.

Mr. Saif Ullah (51096 Telluride Ct., Canton, MI, 48187) stated he lives in Westridge Estates and said he represents residents in Westridge Estates who are affected by the development. Mr. Ullah said he is opposed to the development because the infrastructure cannot support the amount of homes proposed. Mr. Ullah said he paid a high premium for his lot and does not want to see a development behind his home, he wants the land to remain empty to see the natural beauty.

Ms. Jodi Richards (3540 Napier Rd., Canton, MI, 48187) stated she lives north of the subject site. Ms. Richards voiced the same concerns as Mr. Kuhn and added that the development will decrease habitat space for wildlife.

Mr. Eric Tompkin (51190 Ford Rd., Canton, MI, 48187) stated that the density seems high for the site and is concerned that vehicle headlights will be shining on his home from residents of the proposed development.

Mr. Ryan Zonca (51320 Ford Rd., Canton, MI, 48187) stated the traffic in the area is already dangerous without adding additional homes. Mr. Zonca said there is a hill near his driveway that creates an obstructed field of vision, in the morning there are times he has to wait 10 minutes before being able to pull out of his driveway because of the current high volume of traffic.

Ms. Angelic Tompkin (51190 Ford Rd., Canton, MI, 48187) stated the traffic is horrible in the area and there are accidents and some fatalities almost every week or two. Ms. Tompkin stated she is concerned that flooding will increase.

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

Letters received for Public Comment in opposition of the rezoning were received and forwarded to the Planning Commission by the following residents:

Shakeel Ahmed (50863 Telluride, Canton, MI, 48187)

Saif Ullah (51096 Telluride Ct., Canton, MI, 48187) also present during the Public Hearing.

Irfan Sheikh (51028 Telluride Ct., Canton, MI, 48187)

Muhammad Umer (50722 Tahoe Way, Canton, MI, 48187)

Junaid Ghadai, MD (50756 Tahoe Way, Canton, MI, 48187)

Naveed Shaikh (50897 Telluride, Canton, MI, 48187)

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

Public Hearing closed at 8:07 P.M.

Mr. Cruz asked if a wetland study has been done on the property and if the applicant is working with a wetland consultant.

Mr. Noles stated that a wetland study has been done and it will be submitted with the PDD application

application.

Mr. Cruz asked if wetlands are shown on the conceptual plans.

Mr. Noles said the wetlands are located in the open space area along the creek but are not shown on the conceptual plans. Mr. Noles said preserving the natural features is a goal for the applicant.

Further discussion took place regarding when a wetland study should be submitted and the difference between rezoning and PDD applications.

Mr. Cruz stated the traffic in that area is bad and requested that the Township's Traffic Engineering Consultant review traffic at peak hours and propose mitigating traffic improvements to address the traffic generated by the nearby charter school. Mr. Cruz said he would like the Township engineers to review the capacity for water and sewer and doesn't want to see the existing residents to experience issues due to a new development in the area.

Mr. Sloan stated water and sewer capacity are elements of public infrastructure contained within the rezoning review criteria. Mr. Sloan said the Traffic Impact Study took place on a day when school was in session, so school traffic would be accounted for in that Study. Sloan said that the school drive at Canton Charter Academy does back up during some of the peak times, and the traffic study does recognize the issues in the area.

Further discussion took place regarding if a Traffic Study is required for a rezoning request.

Mr. Cruz stated accidents in the area should be factored into the TIS.

Ms. Foster asked Mr. Sloan if staff can obtain data from Public Safety regarding traffic accident occurrences in the area of the rezoning request. Ms. Foster stated the Township is currently working on updating the Master Plan. Ms. Foster said she is very concerned about the traffic at Ford and Napier.

Mr. Weber stated he understands why there are people against the development and their concerns. Mr. Weber said he has concerns about the traffic and would like to see improvements on Ford Rd. such as deceleration lanes.

Ms. Eggenberger stated she would like additional information regarding the potential of increased traffic to the area that this development will create prior to deciding on the rezoning request.

Mr. Okon stated he would like to review information from the traffic consultants prior to taking action on this request.

Mr. Watkins is concerned about the wetlands on the parcel and the possible outcome of the development if 51 units cannot be constructed. Mr. Watkins asked who the current owner of the parcel is and, if 51 units cannot be constructed, what is the minimum number of units the developer is willing to contract.

Mr. Noles stated M/I Homes is the contract purchaser and the contract includes a condition on the closing that it is subject to obtaining governmental approvals.

Chair Zuber stated she agrees with the statements previously made by the Commissioners.

Motion by Eggenberger, supported by Foster, to table action on the application for the Ford Road and Napier Road rezoning request subject to acquiring additional information on the following:

- 1.) Township Traffic Consultant's review of the Traffic Impact Study
- 2.) Review by Canton Township's Engineering Services Division of the water and sewer capacity
- 3.) Obtain data from Canton Township's Public Safety Department regarding crashes in the area
- 4.) Comments from DTE related to the electrical capacity.
- 5.) Wetland data

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

Nays: None

Absent: Singh

Mr. Weber asked if a second public hearing is required.

Mr. Sloan stated no, one public hearing is required for a rezoning.

Ms. Gabis stated comments can still be heard during the Public Comment section at future meetings.

Mr. Sloan stated that the full Planning Commission packets are available on Canton Township's website. When new information is received for upcoming meetings, such as the Traffic Impact Study, that will be included in the packet for the public to review. Mr. Sloan also said that Planning Services staff can be contacted with any follow-up questions.

OLD BUSINESS

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.

Mr. Sloan summarized the staff report, dated June 5, 2023, Item #3. Mr. Sloan said if the Planning Commission is satisfied with the proposed site plan changes, then Staff recommends approval of the Site Plan amendments for the grocery store and bakery, including approval of a waiver of the

interior parking lot landscaping requirements pursuant to Section 5.07 of the Zoning Ordinance, and approval of a modification to the number of required parking spaces to 82 on-site spaces, pursuant to Section 4.01(C)(6) of the Zoning Ordinance, subject to all State, County, and Township requirements and subject to the light poles and fixtures being consistent with Sheet ASP-1 of the approved plans (Amerlux model) and Sheet ASP-2 of the proposed plans. Mr. Sloan said the applicant has requested a specification sheet for the Amerlux model lamp posts currently seen in the Cherry Hill Village area and Staff is actively searching for that information.

Mr. Najim Saymuah (CDPA Architects, 6 Parkland Blvd., Suite 676, Dearborn, MI, 48126) stated he is the architect for the development. Mr. Saymuah stated the façade revisions being proposed were prompted to allow for additional natural lighting on the second floor. Mr. Saymuah said once the Cherry Hill Rd. side of the building's elevations changed, the rest of the building changed to maintain consistency. Mr. Saymuah stated a dumpster enclosure is being requested because the trash compactor design concerns related to sewage was problematic. Mr. Saymuah said the proposed dumpster enclosure is impacting the landscape design. Mr. Saymuah stated they will comply with the lighting request. Mr. Saymuah said they are working with Wayne County for on-street parking and as of this morning the Wayne County Traffic Engineer is considering 3 spaces as 6 spaces would be too close to the Cherry Hill Rd. and Denton Rd. intersection.

Mr. Watkins asked for a construction update.

Mr. Saymuah stated the storm work has been completed and the foundation is planned to be poured next week.

Mr. Okon asked to see the approved elevations.

Mr. Sloan made the previously approved elevation sheets viewable.

Further discussion took place regarding the proposed elevations and the approved elevations.

Mr. Okon stated he likes the previously-approved elevations and using the same light fixtures throughout the Village. Mr. Okon said he prefers a trash dumpster over a trash compactor because of the noise a compactor generates.

Mr. Okon asked to see the color renderings of the proposed changes.

Mr. Sloan made the color renderings visible.

Further discussion took place regarding the difference between the previously-approved and proposed building design.

In response to a question about the dumpster, Mr. Sloan stated that the previous wall of the dumpster enclosure approved was 10 ft. high because the compactor was 9 ft. high and the Zoning Ordinance requires the dumpster enclosure walls to be at least 8 ft. high or 1 foot higher than the height of the container, whichever is greater.

Mr. Cruz asked if the dumpster enclosure will be required to match the building.

Mr. Sloan stated yes, the enclosure brick will be the same as the building brick.

All of the Commissioners stated they liked the previously-approved elevations better than the proposed elevations.

Mr. Janowski asked if the rooftop mechanical equipment is sufficiently screened from view from the street.

Mr. Saymuah stated the screening has been addressed.

Mr. Sloan stated it is unknown if adjacent properties will be able to view the roof top units and it will depend on the angle and line-of-sight of the roof top units. Mr. Sloan stated screening mechanisms can be added to roof top units that don't puncture the roof if the rooftop mechanical equipment is visible.

Mr. Janowski said customized colors can be used for screening mechanisms to make the more visually appealing.

Mr. Saymuah asked what the sight line is for screening of the roof top units.

Mr. Janowski stated that the sight line is typically from ground level.

Chair Zuber stated she supports the parking and landscaping modifications but she likes the previously-approved elevations better than what is being proposed.

Further discussion took place regarding a motion to approve a portion of the requested site plan.

Ms. Gabis stated the Planning Commission can approve the site plan amendment as presented and deny or table the elevations subject to further information being provided.

Motion by Weber, supported by Eggenberger, to recommend approval of the Site Plan amendments for the grocery store and bakery on parcel no. 073-99-0001-706, including approval of a waiver of the interior parking lot landscape requirements in the interior of the parking lot pursuant to Section 5.07 of the Zoning Ordinance and approval of a modification to the number of required parking spaces to 82 on-site spaces pursuant to Section 4.01(C)(6) of the Zoning Ordinance, subject to all State, County, and Township requirements and subject to the light poles and fixtures being consistent with Sheet ASP-1 of the approved plans (Amerlux model) and Sheet ASP-2 of the proposed plans, and further move to table the building design request until a future meeting, contingent upon the applicant working with the Planning Division on a compromise design between the original design and the current requested design.

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

Nays: None

Absent: Singh

4. 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.

Mr. Sloan summarized the staff report, dated June 5, 2023, Item #5. Mr. Sloan said if the Planning Commission is satisfied with the overall site plan design and architectural materials, Staff recommends approval subject to all State, County, and Township requirements and subject to the following conditions:

1. Combine the subject parcels.
2. Provide painted direction arrows along driving aisles for motorists.
3. Comply with the recommendations of the traffic impact study, subject to Wayne County review and approval.
4. Include sidewalk connection from sidewalk along Joy Rd. to the main building entrance.
5. Clarify the relocated play equipment and provide details for sidewalk connection from the main building to the play area, and concrete path.
6. Provide details for landscape berm along Joy Rd. pursuant to Article 5 of the Zoning Ordinance.
7. Compliance with the lighting standards of Section 2.13 of the Zoning Ordinance.
8. Provide clarification for ground and building signs, and replace or modify the nonconforming ground sign in the front yard pursuant to Article 6A of the Zoning Ordinance.
9. Address location concerns for dumpster and shed adjacent to the barrier-free parking spaces, and provide details for the dumpster enclosure. The dumpster enclosure must comply with Section 2.14 of the Zoning Ordinance.

Mr. Sloan said alternatively, the Planning Commission may defer action on the site plan pending the receipt and review of information necessary to make a decision. Mr. Sloan stated none of the previous 9 conditions address the architecture specifically and that should be addressed either as a separate condition or within the body of the original motion.

Mr. Tom Manwell (7626 Hartwell, Dearborn, MI, 48126) stated he is the builder for the project. Mr. Manwell said they are planning on complying with all the issues brought up. Mr. Manwell stated Priest & Associates have submitted the application to combine the two parcels at the subject site. Mr. Manwell said the asphalt in the parking lot was redone last summer and additional signs can be added for directing traffic. Mr. Manwell stated Fishbeck completed a traffic study of Joy Rd. resulting in the conclusion that there is wide enough parking and the existing asphalt will need to be restriped and a plan has been submitted to Wayne County for the restriping. Mr. Manwell stated they will add the sidewalk as requested. Mr. Manwell stated a toddler playground is currently located where one of the proposed building additions will go, the playground will be removed and disposed of. Mr. Manwell said they would like to fence in one area near one addition that will be a grass only area for toddlers to run around and it will not contain any equipment. Regarding the berm issue, Mr. Manwell said he doesn't have data on the height of the berm currently but the architecture firm will supply Staff with all the necessary information. Mr.

Manwell said the sign will be updated and will comply with the current ordinance. Mr. Manwell stated the dumpster will be moved to the end of the parking lot to be compliant with current standards. Mr. Manwell stated the applicant is requesting that the Planning Commission grant a modification to allow for less than 50% brick on the proposed building additions although they are flexible and are willing to meet the 50% brick requirement if needed. Mr. Manwell stated the building additions have been designed to match the existing building design. Mr. Manwell said they have been working with Wayne County regarding the retention pond and will apply for the necessary permits.

Mr. Maurice Charbonneau (JSN Architecture, 3856 12 Mile Rd. Berkley, MI, 48072) stated he is the architect for the project. Mr. Charbonneau stated the intent is to match the existing building and he brought samples of materials that are proposed to be used for the project.

Mr. Janowski said regarding the building materials required, colors can be used to meet the desired aesthetics. Mr. Janowski asked about the brick requirements of the Zoning Ordinance.

Mr. Sloan stated the Zoning Ordinance requires a face brick and the thin brick doesn't meet the Zoning Ordinance requirement. Mr. Sloan said in the past some projects have used half high integrally colored CMU (Concrete Masonry Units) block to meeting the brick requirement, but this depends on the building, surrounding area, and application.

Further discussion took place regarding options to meet the 50% brick requirement of the Zoning Ordinance.

Mr. Cruz asked if traffic ever backs up on Joy Rd.

Ms. Laura Springer (Plymouth-Canton Montessori School, 45245 Joy Rd. Canton, MI, 48187) stated she is the head of the school. Ms. Springer said traffic has never backed up onto Joy Rd. Ms. Springer stated the school is open from 6 A.M. to 6 P.M., student drop off is at different times and there is a long driveway to the school and a large circular drive in front of the school.

Mr. Cruz stated 9 items of condition are a lot and asked why the plans are being brought to the Planning Commission at this point.

Mr. Sloan stated the applicant is seeking decisions on some items, the major item being the architecture and if the Planning Commission will allow for a modification. Even with the number of conditions, now is a good time to obtain Planning Commission comments on the modification request.

Mr. Cruz stated sidewalk, landscape berm details, and clarification on sign details should all be shown on the plans rather than as conditions of approval.

Ms. Foster stated the Zoning Ordinance in place states a building requires 50% brick and believes this should be followed for the existing building and additions.

Mr. Weber stated 9 conditions of approval is a lot. Mr. Weber stated he can understand a small modification from the 50% brick requirement but the applicant is asking for too large of a modification from the required 50%. Mr. Weber said he is concerned about the traffic on Joy Rd. because of the nearby Plymouth Canton High Schools and would like there to be a more in-depth look at traffic in the area.

Ms. Springer stated the Montessori school day starts at 8:45 A.M. which is much later in the morning than the start of the day for the Plymouth Canton High Schools. Ms. Springer said the Montessori school has been in that building for 32 years with over 130 students in the building at times and there has never been a traffic build up and currently student numbers are lower.

Ms. Eggenberger said she is concerned about the large number of conditional items in the staff report and agrees with the other Commissioners that 50% brick will look better.

Mr. Okon stated the other buildings in the area meet the brick requirement and he would like to see the elevations meet the current 50% brick requirements.

Mr. Watkins stated he would like to see the conditions of approval addressed prior to a decision being made on the application.

Ms. Springer stated she is very concerned with the delay in the approval of the application and wants to work with the Township to formulate a plan to move forward so construction can be completed in time for students planning to attend the school this September.

Further discussion took place regarding additional permits that will need to be obtained before construction can begin.

Ms. Zuber stated the gym needs additional aesthetics. Ms. Zuber stated this is the first time this project has come before the Planning Commission and they want to help them to make this project a success.

Ms. Foster states she recognizes that the applicant has been working with staff for a number of months but the site plan before us this evening does not comply with our ordinances. Ms. Foster stated she would feel more comfortable voting affirmatively on this application once it is compliant with the Township's ordinances.

Further discussion took place regarding the timeframe projects take to obtain the necessary approvals prior to the start of construction and the items that have been reviewed since the submittal of the application.

Motion by Foster, supported by Weber, to move to defer action on the site plan amendment application for Plymouth-Canton Montessori School at 45245 Joy Rd. (parcel 010-99-0011-701 and 010-99-0012-701) pending receipt of revised plans that address the comments and recommendations of Planning Division staff and the Planning Commission.

Mr. Cruz requested that the traffic engineer review the circular traffic at the pick-up and drop off area to be included in the study and to ensure that traffic backups are not anticipated.

Amended motion by Foster, supported by Weber, to also require an analysis from the traffic engineer to ensure there will be no traffic backups onto Joy Rd. due to an overflow of the circular traffic area located at the pick-up and drop off area.

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

Nays: None

Absent: Singh

Ms. Zuber asked what the next steps will be for this application.

Mr. Sloan stated the applicant will submit revised plans, Staff will work with the applicant on the conditions of approval, and then the application will be placed on a future Planning Commission agenda.

5. 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.

Mr. Sloan said Staff recommends approval of 147 parking spaces as illustrated on the parking site plan for Precision Strip subject to the following conditions: (1) The site plan review requirements of Section 27.02 of the Zoning Ordinance apply for the removal of 6 parking spaces illustrated on the parking plan; and (2) Pursuant to Section 4.01(C)(6) of the Zoning Ordinance, if Planning Services Division staff determines that the parking demand exceeds the capacity of the parking lot, then the property owner must construct parking spaces necessary for future traffic after obtaining site plan approval for the same pursuant to Section 27.02 of the Zoning Ordinance. Mr. Sloan stated this is a modification and not a variance.

Mr. John Shear (5100 S. Haggerty Rd., Canton, MI, 48188) stated he is representing Precision Strip. Mr. Shear said they are seeking a parking modification to remove some parking spaces and the parking lot currently supports 34 employees.

Ms. Foster stated she is in favor of reducing the parking.

No additional comments or concerns from the Planning Commissioners.

Motion by Watkins, supported by Okon, to approve 147 parking spaces as illustrated on the parking site plan for Precision Strip at 5100 S. Haggerty Rd. (parcel 140-99-0012-705), subject to all State, County, and Township requirements and subject to the following conditions: (1) The site plan review requirements of Section 27.02 of the Zoning Ordinance apply for the removal of 6 parking spaces illustrated on the parking plan; and (2) Pursuant to Section 4.01(C)(6) of the Zoning Ordinance, if Planning Services Division staff determines that the parking demand exceeds the capacity of the

parking lot, then the property owner must construct parking spaces necessary for future traffic after obtaining site plan approval for the same pursuant to Section 27.02 of the Zoning Ordinance.

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

Nays: None

Absent: Singh

Mr. Weber asked if this application will require site plan review.

Mr. Sloan stated site plan review will be required and that the site plan for modifications to industrial sites oftentimes can be approved by Staff when they are minor.

MISCELLANEOUS

6. Discuss Master Plan

Ms. Schlutow summarized the staff memorandum titled, Canton Township Master Plan, dated June 5, 2023.

Ms. Foster asked when the Master Plan Advisory Board meetings will conclude.

Ms. Schlutow stated the meetings are scheduled through October and a room is reserved for the Advisory Board to meet in November and December if need be.

Ms. Eggenberger asked where she can access the online platform, Social PinPoint.

Ms. Schlutow stated she would send Ms. Eggenberger the link for the site.

PUBLIC COMMENT

Mr. David Straub (M/I Homes of Michigan LLC., 40950 Woodward Ave., #203, Bloomfield Hills, MI, 48304) thanked the Planning Commissioners for their service.

ADJOURN

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

Meeting adjourned at 10:28 P.M.

Kelly Dandy
Recording Secretary