

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
June 28, 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 Monday, June 28, 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, Foster, Janowski, Okon, Weber, Zuber

Absent: Eggenberger, Singh, Watkins (prior notice given by all absent)

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

APPROVAL OF THE MINUTES OF JUNE 5, 2023

Motion by Weber, supported by Foster, to approve the Minutes of June 5, 2023, as presented. Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA

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

COMMUNICATIONS

None.

PUBLIC HEARINGS

None.

OLD BUSINESS

1. 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 28, 2023, Item #1. Mr. Sloan stated if the Planning Commission is satisfied with the proposed building designs, then Staff recommends approval, subject to all State, County, and Township requirements.

Mr. Najim Saymuah (CDPA Architects, 6 Parkland Blvd., Suite 676, Dearborn, MI, 48126) stated he is the architect and construction manager for the development. Mr. Saymuah stated the building construction is underway and he looks forward to tonight's Planning Commission decision.

Chair Zuber stated she likes the new design.

Mr. Okon and Mr. Weber stated they like the new building design.

Motion by Okon, supported by Weber, to recommend approval of the building design and Site Plan amendments for the grocery store and bakery on parcel no. 073-99-0001-706, subject to all State, County, and Township requirements.

No additional comments or concerns from the Planning Commissioners.

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

Nays: None

Absent: Eggenberger, Singh, Watkins

2. 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 accessory building, and other site changes.

Mr. Sloan summarized the staff report, dated June 28, 2023, Item #2. Mr. Sloan said the applicants submitted revised plans today to address some of Staff's recommendations. Mr. Sloan stated if the Planning Commission is satisfied with the overall site plan design, Staff recommends approval of the site plan amendment for Plymouth-Canton Montessori School, subject to all State, County, and Township requirements and subject to the following conditions:

1. Approval of the parcel combination application (Application #010-PS-7810). Mr. Sloan stated the parcel combination application has been submitted and the Planning Division staff has recommended approval; however, additional departments still need to review it.
2. Addition of a "One Way/Do Not Enter" sign where the one-way exit intersects the main driveway so that drivers are instructed to not turn left at this drive. Mr. Sloan stated other schools within the Township have similar set ups.
3. Revision of discrepancies in the landscape plans to comply with Article 5. Mr. Sloan stated the current plans show some minor discrepancies which is not uncommon and compliance is attainable.
4. Addition of building-mounted lights on the west side of the building, and addition of light poles and building-mounted lights as needed to comply with Section 2.13 of the Zoning Ordinance. Mr. Sloan stated a photometric plan is needed and revised plans submitted today show the addition of some lighting fixtures, but staff review is not yet complete.
5. Revision of the "Proposed Sign" detail on Sheet S-1 to comply with Article 6A of the Zoning Ordinance. Mr. Sloan stated plans received today show revisions made to the proposed sign and Staff will review them to see if the revisions meet the Zoning Ordinance requirements.
6. Revision of the dumpster enclosure plan to state that the gate will be 8 feet high. Mr. Sloan stated plans submitted today show the fence height as being 8 feet high.
7. Compliance with the recommendations of the traffic impact study, subject to Wayne County review and approval. Mr. Sloan stated the applicants stated they will comply with this condition.

Mr. Maurice Charbonneau (JSN Architecture, 3856 12 Mile Rd. Berkley, MI, 48072) stated he is the architect for the project. Mr. Charbonneau stated they want to bring everything into compliance and can answer any questions.

Mr. Cruz stated that it appears the applicants Traffic Engineer looked at the subject sites internal queuing and asked what the findings are.

Mr. Charbonneau stated a traffic study was completed and no issues were found.

Mr. Cruz ask Mr. Sloan if Wayne County will do an engineering review.

Mr. Sloan stated Wayne County will review stormwater management and the Township has received a letter from the applicants Engineering Consultant which indicates preliminary approval of the stormwater management from Wayne County.

Ms. Zuber stated she has concerns regarding the aesthetics but the spirit of the ordinance has been met. Ms. Zuber said she appreciates the revisions the applicant has made.

Motion by Weber, supported by Okon, to approve the site plan amendment for Plymouth-Canton Montessori School at 45245 Joy Rd. (parcel 010-99-0011-701 and 010-99-0012-701), subject to all State, County, and Township requirements and subject to the following conditions:

1. Approval of the parcel combination application (Application #010-PS-7810).
2. Addition of a "One Way/Do Not Enter" sign where the one-way exit intersects the main driveway so that drivers are instructed to not turn left at this drive.
3. Revision of discrepancies in the landscape plans to comply with Article 5.
4. Addition of building-mounted lights on the west side of the building, and addition of light poles and building-mounted lights as needed to comply with Section 2.13 of the Zoning Ordinance.
5. Revision of the "Proposed Sign" detail on Sheet S-1 to comply with Article 6A of the Zoning Ordinance.
6. Revision of the dumpster enclosure plan to state that the gate will be 8 feet high.
7. Compliance with the recommendations of the traffic impact study, subject to Wayne County review and approval.

No additional comments or concerns from the Planning Commissioners.

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

Nays: None

Absent: Eggenberger, Singh, Watkins

Mr. Sloan stated the Planning Division will review any changes to the plans to ensure they comply with the conditions of approval and the Township's Engineering Services Division will review plans prior to pre-construction. Mr. Sloan stated building permits will go through the State of Michigan and Wayne County will handle permits for stormwater and road changes.

NEW BUSINESS

None.

MISCELLANEOUS

3. Discuss Master Plan

Ms. Schlutow stated that stakeholder discussions have continued and the next 4 will take place in July. Ms. Schlutow said draft statements are being worked on and will be ready for the Planning Commission to review in the near future. Ms. Schlutow stated a lot of good feedback has been received from the stakeholder discussions.

PUBLIC COMMENT

None.

Mr. Weber asked if a chicken restaurant is coming to Canton.

Mr. Sloan stated a new application for Raising Cane's has been received. Mr. Sloan summarized the application and the approval process for the restaurant.

Further discussion took place regarding other Raising Cane's locations.

ADJOURN

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

Meeting adjourned at 7:26 P.M.

Kelly Dandy
Recording Secretary