

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
July 10, 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, July 10, 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, Singh (arrived at 7:01 after roll call), Watkins, Weber, Zuber
Absent: None

STAFF PRESENT: Patrick Sloan, Community Planner, Erin Schlutow, Senior Planner, and Jeanette Aiello, Project and Operations Supervisor

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

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

COMMUNICATIONS

None.

PUBLIC HEARINGS

1. 002-SLU-7819 **MOBIL GAS STATION AND CONVENIENCE STORE** – Consider Special Land Use for parcel no. 002-99-0002-707 (8773 Haggerty Rd.). Property is located at the southwest corner of N. Haggerty Road and Joy Road. Proposed use is redevelopment of an automobile filling station and convenience store.

Mr. Sloan summarized the staff report, dated July 10, 2023, Item #1. Mr. Sloan stated Staff finds that most of the criteria are met for special land use and some additional details and findings will be required in order to fully comply with all the criteria of the special land use standards. Mr. Sloan said Staff, in general, recommends the approval of the redevelopment of the auto filling

station at the site; however, there are elements of the plans where additional details are required to determine compliance with the Zoning Ordinance. Mr. Sloan stated Staff recommends to approve with conditions based on comments in the staff letter and any findings of the Planning Commission or to defer action to another meeting of the Planning Commission pending the receipt of revised plans that address the information noted by Staff in their review as well as any items noted by the Planning Commission for modification.

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

Public Hearing opened at 7:25 P.M.

Mr. Rocky Yaldo (8773 N. Haggerty Rd., Canton, MI, 48187) is the project representative and stated the gas station has been there for 27 years and they want to make improvements to the site.

Chair Zuber asked for public comments and there were none.

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

Public Hearing closed at 7:27 P.M.

Mr. Watkins asked if there is ever stacking of trucks on Old Haggerty Road.

Mr. Yaldo stated the trucks use Old Haggerty Rd. to enter into the fueling area and during peak hours trucks fill the pump lanes and never encroach into the roadway.

Mr. Watkins asked Mr. Sloan if Wayne County has jurisdiction over Old Haggerty Rd.

Mr. Sloan stated yes, Wayne County has jurisdiction over Old Haggerty Rd.

Ms. Eggenberger asked for clarification of the two driveway options being proposed.

Mr. Sloan showed a plan sheet and stated the turning angle drive allows for the truck to be contained completely within the drive and will allow for additional room between the gas pumps and the drive for vehicles to circulate around the truck area. Mr. Sloan said the applicant provided a 90-degree drive as an alternative to the angled drive and Staff recommends the drive be widened to allow for two-way traffic for the 90-degree drive option.

Mr. Eggenberger asked if Staff prefers the 90-degree drive option better than the angled drive option.

Mr. Sloan said yes, it allows for easier maneuverability for the non-fueling trucks and allows for better two-way circulation. Mr. Sloan said there is merit to the angle drive in terms of stacking on the site; however, having two-way access with the 90-degree drive option is more familiar to drivers.

Further discussion took place regarding the design to allow for a 90-degree drive into the subject

site.

Mr. Weber stated he appreciates that upgrades are being made to the site. Mr. Weber asked if the applicant can guarantee that the fueling will always take place between 12:00 A.M. and 5 A.M.

Mr. Yaldo stated that is currently being done for their personal preference.

Mr. Cruz asked if there is currently two-way traffic for the diesel pumps.

Mr. Yaldo stated yes, the current drive is for two-way traffic, the diesel pump configuration will remain the same, and they are being moved over to separate car and truck traffic and also being changed to one-way only from Old Haggerty Rd.

Further discussion took place regarding the traffic flow of the truck traffic.

Mr. Cruz stated that the 90-degree drive with two-way traffic is a safer option and asked if every user would be allowed to access the site from this drive.

Mr. Yaldo stated yes.

Mr. Cruz stated he would like to see an updated Traffic Study from Fleis & Vanderbrink completed because originally a coffee shop drive-through was proposed when the study was done.

Mr. Yaldo stated the eastern side of the building was previously proposed as a drive-through area because there is no traffic there. The plans have since changed to remove the proposal for a drive-through restaurant.

Mr. Cruz said the signal optimization will likely take place as a result of this study and it should reflect what is being proposed currently for the necessary reviews and approvals.

Further discussion took place regarding the information supplied to Wayne County for their review to determine if there is a need for traffic signal optimization.

Further discussion took place regarding variances requested by the applicant through the Zoning Board of Appeals (ZBA) and the ZBA process.

Mr. Sloan stated site plan review for this project could come before the Planning Commission as early as its next meeting, on August 7, 2023. Mr. Sloan said the applicant has already applied for variances to be reviewed at the August 10, 2023 ZBA meeting. Mr. Sloan stated the Planning Commission may recommend approval of the site plan subject to variances being granted by the ZBA. If variances are granted by the ZBA, the project moves forward. If the variances are not granted, the project would be remanded back to Planning Commission for further review.

Chair Zuber stated this is a good update to the site, she likes the building design, and prefers the 90-degree drive option previously discussed.

Motion by Weber, supported by Singh, to recommend approval of the Special Land Use for the redevelopment of the automobile filling station at 8773 N. Haggerty Rd. (parcel 002-99-0002-707), subject to the applicant obtaining the variances noted and including all of the information noted by staff on revised plans prior to Township Board review of the Special Land Use application, including converting the angled driveway to 90 degrees.

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

Nays: None

Absent: None

Mr. Sloan stated the earliest available Township Board of Trustee meeting that this project could be reviewed at is August 22, 2023. Mr. Sloan said if the variances and site plan are completed the entire package could go before the Township Board at the same time.

OLD BUSINESS

2. 058-ADS-7394 **CHASE BANK** – Consider Site Plan on parcel no. 058-99-0003-009 (45345 Ford Rd.). Property is located on the south side of Ford Road between Canton Center Road and Sheldon Road. Proposed use is an addition to the existing structure and other site modifications. Revisions to plans that were approved by the Planning Commission on August 8, 2022.

Mr. Sloan summarized the staff report, dated July 10, 2023, Item #2. Mr. Sloan said the applicant submitted revised elevations after the Planning Commission packet was published which show the drive-through columns being wrapped in Nichiha material, the material used on the upper canopy shows EFIS (Exterior Insulation and Finish Systems) still being used, and now the EFIS is being painted to match the existing brick as recommended by Staff. Mr. Sloan stated Staff recommends approval of the site plan amendment at Chase Bank, including approval of the dimensions of the building foundation landscape areas and parking lot island landscape areas shown on the plans, subject to the following conditions:

1. Wrapping the canopy columns in Nichiha or brick and modifying the canopy by painting it a consistent color with the building or wrapping it in paneling consistent with the building materials. Mr. Sloan stated the applicant has already addressed this condition on revised plans submitted recently.
2. Showing the mounting light fixtures on the plans at a height not exceeding the peak height of the building screening of 17'-8".
3. Correcting any landscape discrepancies identified by staff.
4. Including bollard details on the dumpster enclosure plans.

Mr. Sloan said the building foundation landscaping is required by the Zoning Ordinance to be 10 feet deep and the parking lot island landscaping areas are required to be 12 feet wide and 150 sq. ft. Mr. Sloan stated some of the island landscaping areas on the site are less than 12 feet in width and some islands range from 6 feet wide to 11 feet wide, resulting in viable landscape areas, the applicant is retrofitting the site by adding more landscaping than what currently exists. Mr. Sloan said the applicant is unable to make the landscaping fully compliant and still obtain all the

site elements necessary but the proposed landscaping plan is an improvement. Staff recommends that the landscaping modifications be approved in accordance with Sec. 5.07 of the Zoning Ordinance.

Mr. David Stangle (The Architects Partnership, Ltd., 200 S. Michigan Ave., Ste. 1020, Chicago, IL, 60604) stated he is the project architect for Chase Bank and didn't have anything additional to add.

Mr. Cruz asked why the landscaping requirements can't be met.

Mr. Stangle stated in order to increase landscaping on the south side the parking stalls would be pushed passed the property line.

Mr. Cruz asked if this is an existing condition.

Mr. Stangle stated the proposed is an improvement to the existing condition. Mr. Stangle said the landscape islands fall short of the required size but still contain the required plantings and by limiting the size of the islands they were able to meet the parking requirement.

Mr. Cruz asked if the parking requirement is fully met and if so, can they limit parking and increase the landscaping islands size.

Mr. Stangle stated that the Zoning Ordinance requires 66 parking spaces, 38 spaces currently existing, and 43 spaces are being proposed. Mr. Stangle stated the site isn't big enough but they are improving on what is currently there by 5 spaces.

Mr. Sloan stated the Zoning Ordinance contains an old formula for calculating parking for banks, and the parking standards predate modern drive-through banks and mobile banking so there are more spaces required than are actually needed.

Mr. Cruz stated he would like to see the additional landscaping requirements met in another location, possibly along Ford Rd.

Mr. Sloan stated the applicant is requesting relief on the depth on the landscaping. Mr. Sloan said the number of plantings required are being met elsewhere on the property, so they just won't be all located within the foundation landscape area.

Mr. Stangle stated along Ford Rd. they are increasing the landscaped area to the minimum required.

Ms. Eggenberger asked why the building elevations were changed from the previously approved elevations.

Mr. Stangle stated the previous elevations were overbudget.

Mr. Evan Wise (JP Morgan Chase, 3415 Vision Dr., Columbus, OH, 43219) stated he is a real

estate project manager for JP Morgan Chase. Mr. Wise explained they are trying to maximize what can be done with the funds available. Mr. Wise said the original building modification plan was to include a large parapet but to do so created a significant expense that Chase did not want to pursue.

Mr. Watkins asked what the cost savings were obtained by the design change.

Mr. Wise stated he did not have an itemized list but it was a significant savings.

Chair Zuber asked if they didn't step out the building, could the building design be squared up without making any structural changes to look similar to what was originally approved.

Mr. Stangle stated structural changes would probably still be necessary to accomplish that but they would have to consult with their structural engineer to be certain.

Mr. Stangle stated using the Nichiha over the EFIS (Exterior Insulation and Finish Systems) was a big upgrade and he showed the commissioners samples of the product.

Motion by Eggenberger, supported by Watkins, to approve the site plan amendment application for the financial institution use on parcel no. 058-99-0003-009 at 45345 Ford Road, including approval of 43 parking spaces pursuant to Section 4.01(C)(6) of the Zoning Ordinance and approval of the dimensions of the building foundation landscape areas and parking lot island landscape areas shown on the plans pursuant to Section 5.07 of the Zoning Ordinance, subject to the following conditions:

1. Wrapping the canopy columns in Nichiha or brick and modifying the canopy by painting it a consistent color with the building or wrapping it in paneling consistent with the building materials.
2. Showing the mounting light fixtures on the plans at a height not exceeding the peak height of the building screening of 17'-8".
3. Correcting any landscape discrepancies identified by staff.
4. Including bollard details on the dumpster enclosure plans.

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

Nays: None

Absent: None

Mr. Sloan stated the applicant will need to submit revised plans to address the changes in accordance with the conditions and items noted in the staff letter. Once those items have been satisfied, the applicant will be able to proceed to the Engineering Services Division and Building & Inspection Services Division for permitting.

NEW BUSINESS

3. 041-SPX-7856 **CANTON FIRE STATION #2 PARK** – Consider Site Plan for parcel no. 041-99-0008-701 (41500 Warren Rd.). Property is located on the north side of Warren Road between Lilley Road and Haggerty Road. Proposed use is a newly constructed park.

Mr. Sloan summarized the staff report, dated July 10, 2023, Item #3. Mr. Sloan stated Staff recommends approval of the site plan for Canton Fire Station #2 Park at the location.

Ms. Jeanette Aiello (Canton Leisure Services, 1150 S. Canton Center Rd., Canton, MI, 48188) stated she is the Project and Operations Supervisor for Leisure Services and Community Development. Ms. Aiello stated the Township is committed to adding parks in a variety of spaces throughout the community. Ms. Aiello summarized the project and the amenities that will be offered at the location.

Ms. Zuber asked if approvals have been received from the Fire Department.

Ms. Aiello stated originally the park was planned to have a playground and that quickly changed because of concerns made by the Fire Department and the possibility of children running in front of fire trucks.

Ms. Eggenberger asked why the parking is placed so close to the picnic area.

Ms. Aiello stated it was to create close proximity to the accessible parking areas.

Ms. Eggenberger asked for more information regarding the interpretive signs.

Ms. Aiello stated there will be educational signs at the site that explain items such as, what wetlands are and the purpose of bioswales.

Mr. Okon stated he is happy to hear that an EV (Electric Vehicle) charging station will be added to the site.

Mr. Singh asked if there are currently parks similar in size to the proposed park.

Ms. Aiello stated the Township has small neighborhood subdivision parks and other smaller sized parks would include Barchester Park and Griffin Park.

Further discussion took place regarding other possible locations for pocket parks.

Ms. Foster stated she is happy to see the forward progress of this project and expressed thanks to Canton Leisure Services.

Further discussion took place regarding the properties surrounding the proposed park.

Mr. Cruz asked what the property to the west of the proposed park is zoned.

Mr. Sloan stated the property to the west of the subject site is zone R-5, Single-Family Residential.

Mr. Cruz stated he would like to see the sidewalk gap in that location filled when the property to

the west of the park is developed.

Further discussion took place regarding filling the sidewalk gap on the property to the west of the proposed park.

Mr. Cruz asked if the name of the park will be Fire Station #2 Park.

Ms. Aiello stated she doesn't think the name will be anything other than Fire Station #2 Park and the only signage currently being proposed at the park is the interpretive signage.

Mr. Weber asked what the development timeframe is.

Ms. Aiello stated they are hoping for this fall and construction will depend on the contractor's availability.

Motion by Okon, supported by Singh, to approve the site plan for Canton Fire Station #2 Park at 41500 Warren Rd. on tax parcel nos. 041-99-0003-000, 041-99-0006-000, and 041-99-0008-701.

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

Nays: None

Absent: None

MISCELLANEOUS

4. Discuss Master Plan

Ms. Schlutow summarized the staff memorandum titled, Canton Township Master Plan, dated July 10, 2023. Ms. Schlutow stated if any of the Planning Commissioners had any feedback regarding the Master Plan goals and objectives outside of tonight's discussion, they can email her this week.

Ms. Foster asked if the Master Plan process will be completed by October.

Ms. Schlutow stated there are currently 4 monthly meetings scheduled with the Master Plan Advisory Board with specific topics. Ms. Schlutow said the hope is to have all the feedback from the Master Plan Advisory Board completed by October. After that, significant portions of the Master Plan will be drafted and further participation will take place during the adoption process.

Mr. Watkins asked if micro transportation (bikes, scooters, etc.) will be contained within Cherry Hill Village or the connectivity to Cherry Hill Village.

Ms. Schlutow stated we can include micro transit as a specific goal for Cherry Hill Village and currently micro transit is being looked as a goal Township wide.

Chair Zuber asked what the project completion date of the entire Master Plan is.

Ms. Schlutow stated the goal is to have the bulk of the draft text written and provided to the Planning Commission by the end of the year, followed by the adoption of the Plan early next year.

Chair Zuber stated the Planning Commissioner's bylaws have a continuing education requirement and asked Staff for suggestions for continuing education opportunities they could participate in.

Ms. Sloan stated Staff can forward continuing education information from Michigan Association of Planning or Michigan Townships Association.

Further discussion took place regarding the adoption of the Solar Energy Ordinance.

PUBLIC COMMENT

None.

ADJOURN

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

Meeting adjourned at 8:44 P.M.

Kelly Dandy
Recording Secretary