



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

Monday, August 7, 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 JUNE 28, 2023 AND JULY 10, 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. 121-RZ-7853 **NAMETI REZONING** – Consider Rezoning for parcel no. 121-99-0007-000. Property is located on the west side of Denton Road between Geddes Road and Michigan Avenue. 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.*

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.

NEW BUSINESS

3. 099-DIR-7680 **WENDY'S RESTAURANT** (MI. Ave. East) – Consider Site Plan on parcel no. 099-99-0014-002 (40450 Michigan Ave.). Property is located on the south side of Michigan Avenue between Interstate 275 and Lotz Road. Proposed exterior alteration to the existing Restaurant.

4. 005-ZCC-7830 **SHREDDER INDOOR SKI & SNOWBOARD SCHOOL** – Consider Parking Modification on parcel no. 005-02-0017-000 (8351 Rhonda Dr.). Property is located on the west side of Ronda Drive between Joy Road and Koppernick Road. Proposed use is an indoor ski and snowboard school.

5. 058-SPX-7868 **HUNTINGTON BANK** – Consider Site Plan on parcel no. 058-99-0003-717 (45375 Ford Rd.). Property is located on the south side of Ford Road between Sheldon Road and Canton

Center Road. Proposed development is a new dumpster enclosure.

MISCELLANEOUS *Staff reports, commission and liaison comments*

6. 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

*****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.*

- 137-SLU-7857 **MARATHON UHAUL** – Consider Special Land Use on parcel no. 137-99-0012-712 (41479 Michigan Ave.). Property is located on the south side of Michigan Avenue between Lilley Road and Haggerty Road. Proposed use is the addition of U-Haul services to an existing Marathon gas station.
- 047-COND-7874 **TOP CANTON LLC** – Consider Conditional Rezoning on parcel nos. 047-99-0018-703, 048-99-0008-000 (5910 Edinburgh Dr.), 048-99-0010-000, and 048-99-0012-003. Property is located on the north side of Ford Road between Interstate 275 and Lotz Road. Proposed is conditional rezoning from C-4 (CP Overlay) to C-3 (CBD Overlay).
- 047-PDP-7876 **TOP CANTON LLC** – Consider Preliminary PDD on parcel nos. 046-99-0002-004, 047-99-0018-703, 048-99-0008-000 (5910 Edinburgh Dr.), 048-99-0010-000, 048-99-0012-003, and 049-99-0012-004. Property is located on the north side of Ford Road between Interstate 275 and Lotz Road. Proposed use is indoor/outdoor recreation facility, hotel, and two fast food restaurants.
- 131-SLU-7877 **DABAJA PROPERTIES** – Consider Special Land Use and Site Plan on parcel no.
131-SPC-7878 131-99-0005-701. Property is located on the north side of Michigan Avenue between Canton Center Road and Beck Road. Proposed is the addition of a multi-tenant shopping center with 1 drive-through unit.
- 005-SPX-7883 **RONDA DUMPSTER ENCLOSURES** – Consider Site Plan on parcel no. 005-01-0010-300 (8464 Ronda Dr. and 8462 Ronda Dr.). Property is located on the east side of Ronda Drive between Joy Road and Koppernick Road. Proposed is two dumpster enclosures for existing industrial buildings.
- 044-DIR-7891 **IKEA CANTON** – Consider Site Plan on parcel no. 044-99-0017-706 (41640 Ford Rd.) and 044-99-0017-707 (41690 Ford Rd.). Property is located on the north side of Ford Road between Haggerty Road and Lilley Road. Proposed is a mechanical equipment

renovation for the existing facility and the removal of 3 parking spaces.

057-DIR-7893

RUSTY NAIL LOUNGE – Consider Site Plan on parcel nos. 057-01-0037-301, 057-01-0042-301, 057-01-0043-301, (43845 Ford Rd.), 057-01-0168-301, 057-01-0164-000, 057-01-0165-000, 057-01-0166-000, and 057-01-0167-000. Property is located on the south side of Ford Road between Sheldon Road and Morton Taylor Road. Proposed is the creation of an outdoor dining space and resurfacing of the existing parking lot.