

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
August 7, 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, August 7, 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, Weber, Zuber
Absent: Watkins (prior notice given)

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

TOWNSHIP CONSULTANTS PRESENT: Laura Genovich, Attorney with Foster Swift
Collins & Smith PC

APPROVAL OF THE MINUTES OF JUNE 28, 2023

Motion by Weber, supported by Foster, to approve the Minutes of June 28, 2023, as presented. Ayes all present on a voice vote.

APPROVAL OF THE MINUTES OF JULY 10, 2023

Motion by Weber, supported by Foster, to approve the Minutes of July 10, 2023, as presented. Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA

Mr. Sloan stated the applicant for Wendy's, item 3 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.

Chair Zuber requested Staff to give notification to Wendy's to not submit to come before the Planning Commission until they are able to proceed with their project.

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

Mr. Sloan stated no additional communications have been received.

Mr. Sloan said Staff is working with APA (American Planning Association) and MAP (Michigan

Association of Planning) to renew and update subscriptions. Mr. Sloan stated consideration should be given to scheduling additional Planning Commission work study meetings in the future to discuss Master Plan and Zoning Ordinance Amendments.

PUBLIC HEARINGS

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.

Mr. Sloan summarized the staff report, dated August 7, 2023, Item #1. Mr. Sloan said Staff has reviewed the 10 criteria contained within the Zoning Ordinance requirements for rezoning requests and have found that the criteria have been met. Mr. Sloan said that some of the natural feature impacts need to be determined by outside agencies during the permit process and that the proposed rezoning complies with the Future Land Use Map of the Master Plan. Mr. Sloan stated Staff recommends approval of the request to rezone the subject parcel to R-2 as it meets the standards of the Zoning Ordinance for rezoning.

Discussion took place regarding the possibility of requesting a variance versus rezoning of the subject parcel.

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

Public Hearing opened at 7:11 P.M.

Mr. Admirim Nameti (42301 Gloria Dr., Canton, MI, 48187), the applicant, stated he had nothing further to add to Mr. Sloan's summary of the rezoning application.

Chair Zuber asked for public comments and there were none.

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

Public Hearing closed at 7:12 P.M.

Mr. Cruz asked if the applicant is aware of the wetlands that are located on the property.

Mr. Nameti stated if he needs to go through the process with EGLE (Michigan Department of Environment, Great Lakes, and Energy), he is willing to do that.

Further discussion took place regarding permit requirements.

Mr. Cruz asked if the property is rezoned, and Mr. Nameti decides to not build on the site, will the rezoning remain.

Mr. Sloan stated the property would stay rezoned and the same rules would apply.

No additional comments or concerns from the Planning Commissioners.

Motion by Eggenberger, supported by Singh, to recommend approval of the request to rezone parcel no. 71-121-99-0007-000 from R-1, Single Family Residential to R-2, Single Family Residential, as the proposal meets the standards of Section 27.06(D)(4) of the Zoning Ordinance as stated in the staff report.

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

Nays: None

Absent: Watkins

Mr. Sloan stated the application will proceed to the Township Board of Trustees for two readings because it is a Zoning Ordinance amendment, and the Township Board will take final action. Mr. Sloan said Staff will coordinate with the applicant regarding the schedule for upcoming meetings.

OLD BUSINESS

2. 070-RZ-7754 **FORD AND NAPIER REZONING** – Consider Rezoning for parcel no. 070-99-0003-702 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 August 7, 2023, Item #2.

Mr. Mike Noles (Umlor Group, 49287 West Rd., Wixom, MI, 48393) stated he is representing M/I Homes. Mr. Noles summarized feedback received from various entities regarding questions the Planning Commissioners had when this request was reviewed by them previously. Mr. Noles summarized the rezoning and site plan process. Mr. Noles requested recommendation of approval of the rezoning application.

Mr. Cruz stated running utility lines will be a challenge because of the wetlands located on the southwest corner of the property. Mr. Cruz asked if the number of proposed lots will be lowered based on the location of the wetlands.

Mr. Noles stated it is a possibility that the number of lots could change. Mr. Noles said the intent is to contain the wetlands within the development's 38% of open space in the southwest corner of the subject site. Mr. Noles stated some reconfiguration of the lots might be necessary to run utility lines.

Mr. Cruz stated Wade Trim recommends a right turn lane at the exit of the subject site and asked Mr. Noles for feedback regarding the Traffic Impact Study (TIS).

Mr. Noles stated he believes the TIS recommends a left turn lane but indicated that a right turn lane would be beneficial. Mr. Noles said that road improvements will be investigated further at the time of site plan review.

Further discussion took place regarding the benefits of having acceleration, deceleration, and left turn lanes added to the entry and exit area of the proposed development.

Ms. Foster stated she agrees with the comments made by Mr. Cruz regarding traffic lane improvements. Ms. Foster thanked Staff for providing information to the Commission that was requested previously.

Mr. Weber stated the rezoning meets the necessary requirements and does not see any reason to deny the request. Mr. Weber said he agrees with previous comments regarding traffic lane improvements.

Ms. Eggenberger thanked Staff for providing information requested previously by the Commission and looks forward to the site plan process to see the traffic lane improvements they will propose.

Mr. Okon thanked Staff for providing information requested previously by the Commission and said he thinks this will be a good project.

Chair Zuber stated she feels for the people who spoke against the rezoning at the previous meeting; however, there is no reason to deny the rezoning. Chair Zuber stated the adjacent property, Westridge Estates, was rezoned to R-2 several years ago.

Mr. Sloan stated a collection of parcels were rezoned in the 2000's to R-2 and had previously been zoned RA and R-1, so there has been precedent in the area of rezoning to R-2.

Chair Zuber stated for the public's knowledge, the Planning Commission needs to make decisions based on findings of fact and if the adjacent properties have all previously been rezoned to the same zoning as the applicant is requesting currently, it is difficult to justify denying it.

Motion by Weber, supported by Foster, to recommend approval of the request to rezone parcel no. 070-99-0002-702 from RA, Rural Agricultural to R-2, Single Family Residential, as the proposal meets the standards of Section 27.06(D)(4) of the Zoning Ordinance as stated in the staff report.

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

Nays: None

Absent: Watkins

Mr. Sloan stated the application will proceed to the Township Board of Trustees for final action and it will have two readings because it is a Zoning Ordinance amendment. Mr. Sloan stated if the rezoning application is successful, the applicant will come back to the Planning Commission for a Planned Development District review and Site Plan review.

NEW BUSINESS

3. 005-ZCC-7830 **SHREDDER INDOOR SKI & SNOWBOARD SCHOOL** – Consider Parking Modification on parcel no. 005-02-0017-000 (8351 Ronda 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.

Mr. Sloan summarized the staff report, dated August 7, 2023, Item #4. Mr. Sloan stated Staff recommends approval of the 68 existing parking spaces as illustrated on the parking site layout plan for the existing and proposed uses subject to all State, County, and Township requirements and subject to the following (3) conditions:

1. Pursuant to the Zoning Ordinance, if the 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 if there is a demonstrated demand that exceeds the capacity of the lot the first condition of approval will allow the Township to enforce the production of a site plan that would allow for the overflow parking to be accommodated on the site through the addition of parking spaces and there is sufficient space on the lot to meet that standard.
2. Removal of the fence separating the east and west buildings to allow overflow parking for the west building to park on the east side of the site with better visibility to the front door. Mr. Sloan stated the fence can be completely removed or substantially reduced, previously the fence was necessary due to security concerns because of helicopters launching from that area of the site.
3. Submittal of a new lighting and photometric plan that complies with Section 2.13 of the Zoning Ordinance.

Mr. Mikey Duffield (Shredder Canton, 8351 Ronda Dr., Canton, MI, 48187) stated he is the owner of Shredder and summarized the training operation.

Mr. Weber asked if this would typically be handled through a variance request.

Mr. Sloan stated Canton's Zoning Ordinance allows the Planning Commission to grant parking modifications without the need for a variance.

Mr. Weber asked if there is a planned use for the helicopter pad and if it could be used for additional parking.

Mr. Duffield stated there is room there for additional parking if needed. Mr. Duffield said Shredder will be occupying half of the building and a fence company will occupy the remaining half. Mr. Duffield stated the fence company currently has plans to use the pad for their needs.

Mr. Weber stated he agrees with the removal of the fence.

Mr. Singh asked for clarification on where the additional 7 parking spaces will be located.

Mr. Sloan made a plan sheet viewable to the commissioners and stated there is room to add 7 additional parking spaces on the west side of the building. Mr. Sloan said Staff is not

recommending those parking spaces to be added at this time. Mr. Sloan stated if the area becomes over parked Staff prefers to review the site after the businesses have become established to better address any possible shortfalls.

Mr. Weber asked how many kids will be in each class.

Mr. Duffield stated they will allow 4 kids per class and each class will consist of a 40-minute block of time, with 20 minutes per each class resulting in a maximum of 8 kids in the building at a time.

Chair Zuber asked if the adjacent building occupants have agreed to share parking.

Mr. Duffield stated it is one parcel and the landlord has a shared parking agreement in place.

Mr. Weber asked what time classes will be held throughout the day.

Mr. Duffield stated classes will be held all day depending on demand.

Motion by Janowski, supported by Weber, to approve the 68 existing parking spaces as illustrated on the parking site layout plan for the existing and proposed uses at 8341-8349 Ronda Dr. and 8351 Ronda Dr. (parcel 005-02-0017-000), subject to all State, County, and Township requirements and subject to the following conditions: (1) 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; (2) Removal of the fence separating the east and west buildings to allow overflow parking for the west building to park on the east side of the site with better visibility to the front door; and (3) Submittal of a new lighting and photometric plan that complies with Section 2.13 of the Zoning Ordinance.

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

Nays: None

Absent: Watkins

4. 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.

Mr. Sloan summarized the staff report, dated August 7, 2023, Item #5. Mr. Sloan stated Staff recommends approval of the amended site plan for the financial institution use, including approval of 51 parking spaces, and approval of the dumpster enclosure.

Mr. Justin Remner (520 Concord Dr., White Lake, MI, 48386) is representing Huntington Bank and will answer any questions the commission has.

Mr. Cruz asked why the proposed location was picked for the placement of the dumpster.

Mr. Remner stated they didn't want to place the dumpster toward the access road front to the south.

Mr. Sloan stated Staff wanted to dumpster to be at least 25 feet away from the southern lot line to allow for better traffic flow in and out of the site and less visibility of the dumpster from the access drive.

Mr. Weber suggested the 3 parking spaces between the southern lot line and the proposed dumpster enclosure area be removed for landscaping.

Mr. Sloan stated the parking modification could be further reduced to allow for the removal of the 3 parking spaces adjacent to the southern lot line to allow for possible landscaping if Huntington Bank chooses to add landscaping to that portion of the site in the future.

Further discussion took place regarding the number of parking spaces the reduction should be.

Motion by Singh, supported by Okon, to approve the site plan amendment application for the dumpster enclosure for the financial institution use on parcel no. 058-99-0003-717 at 45375 Ford Road, including approval of 48 parking spaces pursuant to Section 4.01(C)(6) of the Zoning Ordinance.

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

Nays: None

Absent: Watkins

Mr. Sloan stated the applicant will proceed to the Engineering Services Division and the Building & Inspections Services Division for permitting. Mr. Sloan said Staff can discuss with Huntington Bank if they would like to remove the additional 3 parking spaces and explain that they are authorized to do so.

MISCELLANEOUS

5. Discuss Master Plan

Ms. Schlutow summarized the staff memorandum titled, Canton Township Master Plan, dated August 7, 2023.

Mr. Janowski stated he saw some negative communications on Facebook regarding the proposed parking structure in Cherry Hill Village and asked for feedback on that topic.

Ms. Schlutow stated the Cherry Hill Town Square project is conceptual at this point. Ms. Schlutow said currently the parking garage is acting as a place holder on the conceptual drawings. Ms. Schlutow stated currently we know additional parking will be necessary and we don't want to see parking overflow into residential areas or for people to not want to go to

Cherry Hill Village because parking is an issue. Ms. Schlutow stated parking will be studied in more detail once the development advances to site plan review.

Mr. Weber asked if more surface parking will be located on the space currently occupied by a large garage that the Township recently purchased.

Ms. Schlutow stated yes, the intent is to have some surface parking at that location.

Mr. Weber asked how much additional parking is anticipated at this point.

Ms. Schlutow stated currently the conceptual drawings include several new buildings and developments that include restaurants and outdoor dining spaces, some of which will generate a larger parking demand. Ms. Schlutow said the demand of parking will be reliant based on what private developers propose for the various spaces available.

Mr. Weber asked if there is currently an effort being made to see what types of businesses are interested in coming to the area.

Ms. Schlutow stated that there has not been anything formally submitted although developers have shown interest for various projects.

Mr. Weber asked if the residents in the area has been receptive to the changes being made.

Ms. Schlutow stated overall the resident's expressed excitement in the development. Ms. Schlutow said some concerns regarding traffic and parking were raised and the possibility exist to potentially partner with other areas of the Township for shuttle services.

Mr. Weber stated that the Township Supervisor mentioned the possibility of a microbrewery/distillery coming to the area and asked if the Village Arts Factory Building could be used for that.

Ms. Schlutow stated the Village Arts Factory will remain at its current location and the building will be renovated using a portion of the ARPA (American Rescue Plan Act) grant money the Township has received.

Further discussion took place regarding the sale and leasing of space at the Village Arts Factory.

Mr. Singh asked if there are any plans to pave Napier Rd.

Mr. Sloan stated he has not heard of any paving plans for Napier Rd.

Further discussion took place regarding the zoning differences between Canton Township and Superior Township.

Ms. Foster stated she doesn't like the idea of having a parking garage in Cherry Hill Village,

but one should be considered if there is a need for one.

Ms. Schlutow stated if a parking structure does become necessary, concerns related to one have been heard and plans can be made to mitigate the impact to residents.

Ms. Schlutow asked if anyone had any thoughts or comments about the draft goals and objectives as they are written. Ms. Schlutow said if anyone thought of anything afterward, they could email her.

Discussion took place regarding scheduling study session meetings for the 3rd Monday of the month and Staff will follow up with an email to the Planning Commissioners to determine the dates and times that is conducive for everyone.

PUBLIC COMMENT

None.

ADJOURN

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

Meeting adjourned at 8:34 P.M.

Kelly Dandy
Recording Secretary