

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
September 11, 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, September 11, 2023. Chair Zuber called the meeting to order at 7:01 P.M. and led the Pledge of Allegiance to the Flag.

ROLL CALL:

Members Present: Cruz, Foster, Janowski, Okon, Singh (arrived after roll call), Watkins,
Weber, Zuber

Absent: Eggenberger (prior notice given)

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

TOWNSHIP CONSULTANTS PRESENT: Courtney Agrusa, Attorney with Foster Swift
Collins & Smith PC

Mr. Sloan stated Mr. Singh notified Staff that he will be arriving late this evening.

ACCEPTANCE OF AGENDA

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

COMMUNICATIONS

Mr. Sloan stated no additional communications have been received.

PUBLIC HEARINGS

1. 040-SLU-7843 **RAISING CANE'S** – Consider Special Land Use for parcel no. 040-99-0001-703 (44250 Ford Rd.). Property is located on the north side of Ford Road between Sheldon Road and Morton Taylor Road. Proposed use is for a fast-food drive-through restaurant.

Mr. Sloan summarized the staff report, dated September 11, 2023, Item #1. Mr. Sloan showed the Traffic Management Plan submitted today from the applicant and stated the plan allows for approximately 50 auxiliary spaces. Mr. Sloan stated Staff recommends deferring action on the application pending receipt of additional information and further Staff review. Mr. Sloan said Staff recommends holding the Public Hearing, having a discussion on all the elements of the site, and deliberating on the application.

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

Public Hearing opened at 7:18 P.M.

Mr. Tom Szafranski (Kimley-Horn and Associates, Inc., 4201 Winfield Rd., Ste. 600, Warrenville, IL, 60555), stated he is the Civil Engineer representing Raising Cane's. Mr. Szafranski stated Raising Cane's wants to ensure that the traffic flow is good for all parties involved and he summarized the traffic flow plan.

Chair Zuber asked for clarification on the plan sheet that shows the stacking of vehicles for normal days versus the grand opening and what each color car denotes.

Mr. Szafranski stated that the green cars on the plan sheet would not be counted as part of the stacking number as part of the normal peak lunch or dinner hour.

Chair Zuber asked how orders will be taken.

Mr. Szafranski stated that crew members will utilize tablets to take orders from vehicles prior to getting to the menu board to allow the kitchen to expedite orders.

Ms. Crystal Ferrell (True North Development Group, LLC., 20885 w 887 Rd., Cookson, OK, 74427) stated she is the Property Development Consultant for Raising Cane's. Ms. Farrell stated Raising Cane's belief is in quality food and giving back to the community.

Chair Zuber asked for public comments and there were none.

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

Public Hearing closed at 7:27 P.M.

Mr. Watkins asked for additional details related to a sidewalk gap located near the subject site.

Mr. Sloan showed an ariel photo of the subject site that shows an existing sidewalk west of the building that allows pedestrians to travel northward to an existing crosswalk to a building located north of the subject site. Mr. Sloan said the applicant is proposing to add a sidewalk near the existing crosswalk.

Mr. Singh asked what the average traffic volume is based on Raising Cane's locations that are similar to the proposed location.

Mr. Szafranski stated studies related to the drive through showed the peak stacking is 24 – 26 cars and this site will accommodate that number. Mr. Szafranski said a traffic study for the proposed site was conducted for peak and primary trips to the location and showed approximately 30 – 50 visits depending on the time and day.

Chair Zuber asked if the parking requirements at other locations have been factored into what will be necessary for this site and if he agrees with recommendations by Staff to reduce parking.

Mr. Szafranski stated he agrees with the recommendation to reduce parking.

Mr. Janowski asked if comparisons for the proposed site and other Raising Cane's locations have similar traffic volumes.

Mr. Szafranski said he is not certain and would need to double check the data.

Mr. Singh asked if other locations are using the same type of stacking that is being proposed for this site.

Mr. Szafranski said yes.

Mr. Okon stated he is hesitant to reduce parking based on the proposed number of seats inside and the number of possible employees.

Mr. Weber stated the northern property line boundary cuts into the roadway and asked if that will cause traffic congestion. Mr. Weber is okay with eliminating the additional parking on the west side of the building. Mr. Weber asked where the nearest existing Raising Cane's is located and if the car stacking at that location is problematic.

Further discussion took place regarding the nearest Raising Cane's location with a drive-through lane.

Mr. Weber stated he is worried about the on-property traffic management.

Ms. Foster stated she thinks this is a good plan and has no issue with having parking spaces removed. Ms. Foster said she would like input from the Public Safety Department regarding the on-site vehicle stacking plan. Ms. Foster stated she is curious about the early morning hours of operation and would like to know if any research has been done to see if the proposed hours of operation are warranted for the Canton area.

Mr. Cruz stated that the eastbound left turn lane concerns him. Mr. Cruz stated he recommends the applicant submit an overall plan that shows all the entrances and access points with adjacent properties so items, such as sidewalk connections, will be easily seen. Mr. Cruz stated he is concerned with the entrance to the site being problematic for people exiting the drive. Mr. Cruz stated he foresees a possibility of potential traffic congestion on the roadway for people coming from the northeast area of the development that want to enter the drive-through line.

Mr. Szafranski stated it is not anticipated that the drive-through will be full, apart from the grand opening, the plans represent how many potentially could be stacked. Mr. Szafranski stated a crew member would manage and direct traffic if it is necessary. Mr. Szafranski stated regarding the left turn into the site, MDOT (Michigan Department of Transportation) is planning to add a center median down Ford Road which will not allow people to make a left turn into the site.

Further discussion took place regarding the Ford Rd. MDOT plan and the proposed property

boundary line along Ford Rd. in front of the subject site once the project is completed.

Mr. Cruz asked for clarification regarding an exit lane in the drive-through lane.

Mr. Szafranski stated that the exit is for people who have changed their mind about going through the drive-through lane.

Mr. Cruz asked if the adjacent property owners are the same.

Mr. Sloan stated Harvard Square Holdings owns the subject site, the site to the west and north of the subject site, and Walgreens.

Further discussion took place regarding cross access agreements for the properties surrounding the subject site.

Mr. Cruz stated he would like to see data to support the elimination of the number of parking spaces requested by the applicant.

Further discussion took place regarding the parking standards for this site being met.

Mr. Janowski stated he would like more data regarding the stacking of cars in the drive-through lane.

Chair Zuber stated she agrees that additional parking for the proposed development is not necessary. Chair Zuber said she agrees with Mr. Cruz that the right turn onto Ford Rd. may be problematic. Chair Zuber stated she would like to see additional landscape islands added to the area northeast of the site, the roadway leading to Lowe's, to help eliminate confusion and improve the safety of that area.

Mr. Weber stated doing something at the proposed site that is similar to the Toledo Raising Cane's site could help alleviate concerns the Planning Commission has expressed relating to people exiting the drive-through lane onto Ford Rd.

Further discussion took place regarding traffic flow on the subject site.

Motion by Watkins, supported by Singh, to defer action on the Special Land Use application for a fast-food drive-through restaurant at 44250 Ford Rd. (parcel no. 040-99-0001-703), pending receipt of revised plans and an auxiliary traffic management plan that addresses the information noted by staff in its review letter to the Planning Commission.

Amended motion by Watkins, supported by Singh, to include all items as discussed related to traffic as submitted and to be submitted within the framework of the motion.

Mr. Watkins stated including signage for a right turn only exit sign out of the site along with the previously mentioned landscaping island improvements will greatly improve the functionality of the development.

Chair Zuber asked Mr. Watkins if he is suggesting the applicant add a landscape island at the entrance to force a right turn upon entering the site.

Mr. Watkins said yes.

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

Nays: None

Absent: Eggenberger

Mr. Weber asked if MDOT would need to approve the entry change to the site that is being requested.

Mr. Sloan stated yes, MDOT will need to review anything south of the public right-of-way.

Further discussion took place regarding input from MDOT being necessary.

Chair Zuber stated the approval of the minutes were not included on the agenda and requested a motion be made to approve the previous Planning Commission meeting minutes.

APPROVAL OF THE MINUTES OF AUGUST 7, 2023

Motion by Okon, supported by Janowski, to approve the Minutes of August 7, 2023, as presented. Ayes all present on a voice vote. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

2. 002-SPC-7392 **MOBIL GAS STATION AND CONVENIENCE STORE** – Consider Site Plan on 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 September 11, 2023, Item #2. Mr. Sloan stated staff recommends deferring action on the Site Plan pending receipt of revised plans that address the information noted by staff in its review letter to the Planning Commission. If the application is deferred to the October 2, 2023 Planning Commission meeting, this will be before the October 12, 2023 (ZBA) Zoning Board of Appeals meeting, so deferring action to October 2nd will not result in any delay of the application being considered by the Township Board of Trustees.

Mr. Rocky Yaldo (8773 N. Haggerty Rd., Canton, MI, 48187) is the project representative and stated the decision to do an addition to the exiting building rather than constructing a new building

was made based on the construction time and costs.

Mr. Janowski stated he likes the plan.

Mr. Cruz stated he doesn't like the location of the customer parking being away from the building, especially the ADA (Americans with Disabilities) spaces.

Chair Zuber asked if the crosswalk could turn to the sidewalk in front of the building sooner than what is currently shown on the plans so people who need assistance won't have to cross in front of a vehicle that is located at the first gas pump.

Mr. Yaldo said yes. Mr. Yaldo stated the doors to the building will be shifting about 20 feet and the proposed parking will be closer to the entry doors.

Mr. Alex Orman (Orman Engineering, LLC., 5476 Vivian Lane, Waterford, MI, 48327) is the Engineer for the project and stated the existing ADA parking spots are located on the north side of the building. Mr. Orman said because the entry door location will be south of the existing doors the proposed ADA parking spots will be closer to the new entry doors.

Mr. Cruz asked if additional plan revisions and reviews are still necessary.

Mr. Sloan stated that is correct. Mr. Sloan said most of the revisions required are minor except for the building elevations. Mr. Sloan stated a future Planning Commission review of this project will be helpful. Mr. Sloan made the building elevation plan sheet visible for the Planning Commissioner's.

Further discussion took place regarding the elevations and landscaping.

Mr. Yaldo stated he can submit color renderings to show the landscaping and elevations for the development.

Mr. Weber commented about some of the plan designs. Mr. Weber asked if the car wash is being removed. Mr. Weber stated the plans show a lot of landscaping and asked if the landscaping will be maintained.

Mr. Yaldo stated the car wash will be removed. Mr. Yaldo said the site has maintained the landscaping for the past 27 years and will continue to do so.

No additional comments or concerns from the Planning Commissioners.

Motion by Watkins, supported by Okon, to defer action on the Site Plan for the redevelopment of the automobile filling station at 8773 N. Haggerty Rd. (parcel 002-99-0002-707), pending receipt of revised plans that address the information noted by staff in its review letter to the Planning Commission.

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

Nays: None
Absent: Eggenberger

MISCELLANEOUS

3. Discuss Master Plan

Ms. Schlutow summarized the staff memorandum titled, Canton Township Master Plan, dated September 11, 2023.

Chair Zuber stated a letter was received via email from SJ and signed Joseph indicating concerns about the flooding that was experienced on August 24, 2023, and requested that more thought is given to storm water management within Canton Township.

Ms. Schlutow stated that storm water maintenance is an item that will be looked at in depth to see if there is anything that can be done during the development phase to help mitigate the immediate issues from storms of that nature.

PUBLIC COMMENT

None.

ADJOURN

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

Meeting adjourned at 8:51 P.M.

Kelly Dandy
Recording Secretary