

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
October 2, 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, October 2, 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, Janowski, Okon, Watkins, Weber, Zuber

Absent: Foster, Singh (prior notice given by both)

STAFF PRESENT: Patrick Sloan, Community Planner

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

APPROVAL OF THE MINUTES OF SEPTEMBER 11, 2023

Motion by Weber, supported by Watkins, to approve the Minutes of September 11, 2023, as presented. Ayes all present on a voice vote. Motion carried.

ACCEPTANCE OF AGENDA

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

COMMUNICATIONS

Mr. Sloan stated no additional communications have been received.

PUBLIC HEARINGS

None.

OLD BUSINESS

1. 040-SLU-7843 **RAISING CANE'S** – Consider Special Land Use and Site Plan on parcel
040-SPC-7842 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 October 2, 2023, Item #1. Mr. Sloan stated that Staff recommends approval of the Special Land Use and Site Plan for a fast-food drive-through restaurant on the subject parcel, subject to all State, County, and Township requirements and

subject to the removal of the Pre Sell Board unless a variance is approved by the Zoning Board of Appeals. Mr. Sloan said the Zoning Ordinance does not allow for 2 drive-through signs and the 2nd sign in the drive-through area, the Pre Sell Menu Board sign, would require a variance or would need to be removed.

Chair Zuber asked if the Project Sponsor had any additional comments, and he did not.

Mr. Watkins asked what the maximum number of drive-through vehicle stacking is allowed for the site.

Mr. Sloan showed a plan sheet and stated the drive-through area allows for the stacking of 31 on-site cars. North of the western neighboring Walgreens there is additional space for the stacking of 18 cars, and east of Sheldon Rd., northwest of the subject site, an additional 18 stacking spaces is available.

Mr. Okon stated he appreciates the applicant addressing the previous concerns made by the Planning Commissioners at the previous meeting.

Ms. Eggenberger asked if having one-way traffic on the subject site would be beneficial.

Mr. Sloan stated to make the traffic flow on the site one-way, adjustments would need to be made to the plan sheets to allow for angled parking in front and possibly on the side of the building.

Chair Zuber stated they want to encourage people to enter the site from the north side of the building.

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

Mr. Weber asked where the cars that are queued off-site will enter the subject site at.

Mr. Sloan showed a plan sheet and stated that the cars stacked north of the subject site will travel eastward then make a right turn to enter the drive-through line.

Mr. Weber stated he is fully supportive of the project but has concerns about the two-way traffic on the site.

Mr. Jeff Pountney (ADA Architects, 17710 Detroit Rd., Lakewood, OH, 44107) stated he understands that there is a lot of concern regarding the queuing of the vehicles; however, higher car volume is only expected for a few weeks due to the grand opening. Mr. Pountney stated after a few weeks the volume of queuing is expected to fall back to the standard volume. Mr. Pountney stated a one-way traffic flow pattern on the site would not allow people to enter the north end of the site and park without circling the entire site. Mr. Pountney stated one option might be to make the few spaces located in the front of the building to be one-way and prevent people from exiting at the front of the site and that would still allow others to enter the back side of the site to park and get mobile pickups.

Mr. Sloan asked if Mr. Pountney is suggesting that people turning into the site from Ford Rd. would travel in a one-way direction toward the southeast corner of the site.

Mr. Pountney said yes, and he would need to check with their traffic engineer to see if that option is possible.

Mr. Okon stated if the site uses a one-way traffic pattern, people may be forced to enter the site from Ford Rd. and it will create a choke point.

Mr. Cruz stated it will be difficult to navigate between eastbound traffic on Ford Rd. turning left into the subject site and westbound traffic on Ford Rd. turning left at Sheldon Rd. because they may compete for the same middle turn lane on Ford Rd.

Ms. Crystal Ferrell (True North Development Group, LLC., 20885 West 887 Rd., Cookson, OK, 74427) stated Raising Cane's traffic engineers have heard the Planning Commission's concerns and have incorporated those into the current traffic plan. Ms. Ferrell stated traffic flow concerns will be proactively addressed. Ms. Ferrell stated that they have been in contact with MDOT (Michigan Department of Transportation) and are aware of the future Ford Rd. boulevard project.

Mr. Sloan showed a plan sheet that Raising Cane's submitted with the proposed Ford Rd. design that the applicant obtained from MDOT to give them details needed to plan for the subject site accordingly.

Ms. Ferrell stated Raising Cane's will hire people for traffic control during their grand opening.

Further discussion took place regarding improvements to the right-of-way area along Ford Rd.

Mr. Cruz stated he likes the one-way traffic pattern based on the Raising Cane's Toledo location.

Ms. Ferrell stated that their traffic engineers considered the one-way traffic pattern but ultimately determined that the proposed pattern would be better based on this site's specific challenges which differ from the Toledo location. Ms. Ferrell said it is in the best interest of Raising Cane's to have the best possible traffic flow to make it easy for customers and to encourage repeat business.

Mr. Cruz stated he looked at the Taylor Chick-fil-A traffic pattern which uses one-way traffic up to a point and thinks that type of design would work well at this site.

Chair Zuber noted that Mr. Cruz is a Civil Engineer and has professional experience on traffic management matters.

Mr. Cruz stated he is concerned with people entering from the northeast side of the site from the queuing area.

Mr. Sloan showed the queuing plan sheet and stated if cars are stacked northwest of the site, then

a crew member would need to be placed at the northeast entrance to direct traffic.

Further discussion took place regarding the possibility of changing the current proposed on-site traffic flow plan to a partial one-way traffic flow pattern.

Mr. Weber asked the applicant if they intend to apply for a variance for the Pre Sell Menu Board.

Ms. Ferrell stated they intend to apply for a variance.

Chair Zuber stated that making the southwest entrance and across the front of the building one-way traffic (eastbound only) could solve some issues.

Further discussion took place regarding the Zoning Board of Appeals (ZBA) process to obtain a variance, approvals necessary from the Township Board of Trustees, and the deadlines for each meeting.

Further discussion took place regarding options for approving or deferring action on the Special Land Use and Site Plan applications, applying for a variance, and the meeting schedules for Planning Commission and Zoning Board of Appeals future meetings.

Motion by Eggenberger, supported by Weber, to defer action on the Special Land Use and Site Plan pending receipt of revised plans that address on-site traffic concerns noted by the Planning Commission, including one-way traffic flow improvements discussed.

Mr. Weber asked the applicant if they understood what changes the Planning Commission would like to see revised.

Ms. Ferrell stated yes.

Further discussion took place regarding the timing of the future Planning Commission and Zoning Board of Appeals meetings as they relate to this project and what process would be fastest, approving the applications with conditions or deferring action.

Chair Zuber called for a vote on the motion made.

Ayes: Cruz, Eggenberger, Janowski, Watkins, Weber, Zuber

Nays: Okon

Absent: Foster, Singh

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 October 2, 2023, Item #2. Mr. Sloan stated that the

applicant submitted revised elevations today and is requesting relief from the 50% face brick Zoning Ordinance requirement that can be granted by the Planning Commission pursuant to Sec. 26.06 of the Zoning Ordinance. Mr. Sloan said the previous percentages contained in the Planning Commission packet were incorrect; the applicant emailed the correct material percentages today which are, 43% brick, 19% Limestone, 9% CMU (Concrete Masonry Unit), 11% siding, and the remaining is glass. Mr. Sloan stated that the applicant provides separate material percentages for each side of the building. Three sides of the building, the west, north, and south, all have at least 51% brick, and the east facing façade is primarily glass and limestone. Mr. Sloan said Staff did not have the updated calculations for materials at the time the Staff report was completed and the 50% brick recommendation was made.

Chair Zuber stated she is okay with the building elevations.

No additional comments or concerns from the Planning Commissioner's.

Mr. Rocky Yaldo (8773 N. Haggerty Rd., Canton, MI, 48187) is the project representative and had no additional comments.

Motion by Okon, supported by Weber, to recommend approval of the Site Plan for the redevelopment of an automobile filling station on parcel no. 002-99-0002-707 at 8773 N. Haggerty Rd., including approval of landscape modifications pursuant to Section 5.07 for frontage landscape widths and foundation landscaping and approval of driveway spacing modifications pursuant to Section 6.02(C)(4)(a)(1) as illustrated on the site plan, subject to all State, County, and Township requirements and subject to the following conditions:

1. Obtaining variances for the front yard setback of the building from Old Haggerty Rd. and the location of the dumpster enclosure in the front yard;
2. Replacing the light fixtures at the entrance/exit drives with a more decorative fixture; and
3. Approve a modification from the 50% brick requirement of Section 26.06 per the submitted plans.

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

Nays: None

Absent: Foster, Singh

NEW BUSINESS

None.

MISCELLANEOUS

3. Discuss Master Plan

Mr. Sloan summarized the staff memorandum titled, Canton Township Master Plan, dated October 2, 2023.

PUBLIC COMMENT

None.

ADJOURN

Motion by Watkins, supported by Eggenberger to adjourn the meeting. Ayes all present on a voice vote. Motion carried.
Meeting adjourned at 8:07 P.M.

Kelly Dandy
Recording Secretary