

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS- SPECIAL MEETING
October 16, 2023**

A Special 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 16, 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, Janowski, Okon, Singh, Watkins (arrived 7:45 P.M. after roll call),
Weber, Zuber

Absent: Eggenberger, Foster (prior notice given)

STAFF PRESENT: Patrick Sloan, Community Planner, Erin Schlutow, Senior Planner, Gavin Beckford, Economic Development & Downtown Development Authority Manager

APPROVAL OF MINUTES OF SEPTEMBER 18, 2023

Motion by Okon, supported by Singh, to approve the minutes of September 18, 2023, as presented. Ayes all present on a voice vote. Motion carried.

ACCEPTANCE OF AGENDA

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

COMMUNICATIONS

No additional communications received.

PUBLIC COMMENT

None.

PUBLIC HEARINGS

None.

OLD BUSINESS

1. Discuss Master Plan

Ms. Schlutow gave a Master Plan presentation that focused on housing types, and neighborhood amenities. Discussion took place regarding encouraging people to make improvements to

existing homes and properties, and possible improvement incentives. Further discussion took place regarding micro-housing, rental housing, housing affordability, and building more single level housing. Additional topics discussed were the Plymouth-Canton Community School district boundaries and P-CCS schools being schools of choice.

2. Zoning Ordinance Discussion – Electric Vehicle Charging Infrastructure

Mr. Sloan summarized the staff memorandum titled, Ordinance Amendment – Electric Vehicle Charging Infrastructure dated October 16, 2023, and gave an update from the previous Master Plan workshop. Mr. Sloan stated a joint meeting with the Planning Commission and the Township Board of Trustees will take place in November.

3. Zoning Ordinance Discussion – Variances and Appeals

Mr. Michels summarized the staff memorandum titled, Zoning Ordinance Amendment – Zoning Board of Appeals and Miscellaneous, dated October 16, 2023.

Further discussion took place regarding whether an applicant should request a modification from the Planning Commission before requesting a variance from the Zoning Board of Appeals (ZBA).

The Planning Commission showed support for the proposed requirement related to recording variances with Wayne County.

Discussion was held regarding applicants being responsible for providing details for the subject site in case there is a need for ZBA site inspections prior to the meeting.

Further discussion took place regarding expiration dates of variances, appealing ZBA decisions, and the possibility of placing public hearing notices on the Township's website.

Staff will do research to ensure that the proposed ordinance amendments are consistent with State law.

The Planning Commission noted that appeals for Special Land Use and Planned Development Districts would be determined by the court system and not the ZBA.

NEW BUSINESS

4. Zoning Ordinance Discussion – Signs

Mr. Sloan summarized the staff memorandum titled, Zoning Ordinance Amendment – Signs, dated October 16, 2023.

The Planning Commission showed support for expanded definitions and renderings being included in the proposed amendment allowing for clarity of what is being regulated.

Mr. Sloan stated Staff will continue to work on other sections of the Sign Ordinance for discussion at future Planning Commission meetings.

MISCELLANEOUS

None.

PUBLIC COMMENT

None.

ADJOURN

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

Meeting adjourned at 9:08 P.M.

Kelly Dandy
Recording Secretary