

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS - SPECIAL MEETING
November 20, 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, November 20, 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, Okon, Singh (left at 8:35 P.M.),
Weber, Zuber

Absent: Janowski, Watkins (prior notice given by both)

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

APPROVAL OF MINUTES OF OCTOBER 16, 2023

Motion by Weber, supported by Foster, to approve the minutes of October 16, 2023, as presented. Ayes all present on a voice vote. Motion carried.

ACCEPTANCE OF AGENDA

Motion by Eggenberger, 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 included housing types and corridors. Further discussion focused on five (5) specific areas related to Commercial Corridors & Infill

Design: commercial density on Ford Rd., the Corporate Park Overlay District (CPOD), the Michigan Avenue Innovation Network (MAIN), conceptual infill designs, and corridor aesthetics and enhancements.

The Planning Division staff continued their discussion from the October 16, 2023 Planning Commission meeting related to Housing & Neighborhoods, reviewing options for alternative residential design/façade materials, and the draft goals and objectives statements. The Planning Commission agreed to allow some flexibility for single-family residential designs and façade materials and provided no major comments on the draft goals and objectives statements, as provided.

Further discussion took place regarding Commercial Corridors & Infill Design, the Planning staff provided a summary of responses received during the public engagement events, activities, as well as feedback received from the stakeholder discussion and the Master Plan Advisory Board.

2. Zoning Ordinance Discussion – Fences

Mr. Sloan summarized the staff memorandum titled, Ordinance Amendment – Fences and Walls dated November 20, 2023.

Further discussion took place about regulating underground fences for keeping of animals, including underground electric fences. There were additional questions about fence materials.

3. Zoning Ordinance Discussion – Signs

Mr. Michels summarized the staff memorandum titled, Zoning Ordinance Amendment – Signs, dated November 20, 2023.

Further discussion took place regarding the inclusion of awning sign area as wall sign area and to potentially allow additional sign area in a situation where both sign types are being proposed.

The Planning Commission expressed interest in exploring ways to allow for limited on-premise electronic message center signs accessory for gas stations given the uniqueness of their use and the adjacent traffic patterns.

The Planning Commission showed support to allow limited on-premise wall signs for buildings located adjacent to I-275 and apply current sign regulations for these situations.

General support by the Planning Commission was shown for the Sign Ordinance revisions and draft text as presented by Staff.

Further discussion took place regarding developing regulation standards for wall projecting signs and making revisions to backlit channel signs and internally illuminated channel signs. Staff will solicit feedback from the Building & Inspection Services Division and Ordinance Enforcement Division regarding the allowance of both backlit and internally lit signs on the site

and allowable lighting methods and intensities.

NEW BUSINESS

None.

MISCELLANEOUS

None.

PUBLIC COMMENT

None.

ADJOURN

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

Meeting adjourned at 9:10 P.M.

Kelly Dandy
Recording Secretary