

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS- REGULAR MEETING
December 4, 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, December 4, 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: Eggenberger, Foster, Janowski, Okon, Watkins, Weber, Zuber

Absent: Cruz, Singh (prior notice given)

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

APPROVAL OF MINUTES OF NOVEMBER 6, 2023

Motion by Eggenberger, supported by Watkins, to approve the minutes of November 6, 2023, as presented. Ayes all present on a voice vote. Motion carried.

ACCEPTANCE OF AGENDA

Motion by Weber, supported by Eggenberger, 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 summarized a staff Memorandum titled Master Plan Discussion, dated December 4, 2023.

Further discussion took place regarding Commercial Corridors & Infill Design. Staff explained the current façade material requirements in the Zoning Ordinance and showed some examples

of commercial and industrial buildings in Canton that have received building material modifications from the Planning Commission. Discussion was held regarding types of building materials, building material cost, and possible alternatives to the current 50% brick requirement.

Discussion was held regarding Neighborhood Node Conceptual Designs for the Lotz and Cherry Hill Road area. Concerns were voiced regarding the potential increased traffic on Cherry Hill Road and support shown for a mixed use of retail, office, and residential for the area.

Positive feedback was given regarding the neighborhood Node Conceptual Designs for the Lotz and Warren Road area.

2. Zoning Ordinance Discussion – Electric Vehicle Charging Infrastructure – Set Public Hearing

Mr. Sloan summarized the staff report, dated December 4, 2023, Item #2.

Motion by Watkins, supported by Singh, to set the public hearing for the proposed amendment to Article 4.00 of the Zoning Ordinance to include provisions for Electric Vehicle Charging Infrastructure, as provided for in the attached ordinance proposal.

3. Zoning Ordinance Discussion – Variances and Appeals

Mr. Sloan summarized the staff report dated December 4, 2023, Item #3.

Motion by Watkins, supported by Eggenberger, to move to set the public hearing for the proposed amendment to the sections of the Zoning Ordinance noted in the above staff report related to Zoning Board of Appeals, variances, modifications, and nonconformities, as provided for in the attached ordinance proposal.

NEW BUSINESS

None.

MISCELLANEOUS

None.

PUBLIC COMMENT

None.

ADJOURN

Motion by Weber, supported by Watkins to adjourn the meeting. Ayes all present on a

voice vote. Motion carried.
Meeting adjourned at 8:09 P.M.

Kelly Dandy
Recording Secretary