



CANTON TOWNSHIP PLANNING COMMISSION – SPECIAL MEETING
Canton Township Administration Building
1150 S. Canton Center Rd.
Canton, MI 48188

Monday, December 18, 2023
7:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Cruz, Eggenberger, Foster, Janowski, Okon, Singh, Watkins, Weber, and Zuber

APPROVAL OF MINUTES OF NOVEMBER 20, 2023

APPROVAL OF MINUTES OF DECEMBER 4, 2023

ACCEPTANCE OF AGENDA: Additions or Deletions

COMMUNICATIONS *Summary of materials provided to the Planning Commission, including emails received after packets were distributed, magazines, publications, or other materials provided to the Commissioners.*

PUBLIC COMMENT *Public comment on agenda items only. An individual may speak for a maximum of three (3) minutes. A representative for a group may speak for five (5) minutes. Persons wishing to speak must provide their name and address for the record.*

PUBLIC HEARINGS

1. 047-COND-7874 **TOP CANTON, LLC.** – Consider Conditional Rezoning for parcel nos. 047-99-0018-703; 048-99-0008-000 (5910 Edinburgh Dr.); 048-99-0010-000; 048-99-0012-003; and 048-99-0012-004 (40150 Ford Rd.) from C-4, Interchange Service, C-3, Regional Commercial, and Corporate Park Overlay District to C-3, Regional Commercial and Central Business District Overlay. Property is located on the north side of Ford Road between Interstate 275 and Lotz Road. Proposed use is a hotel and 2 fast food drive-through restaurants, and includes the existing multi-tenant commercial building at 40150 Ford Rd.
2. 047-PDP-7876 **TOP CANTON, LLC.** – Consider Preliminary PDD for parcel nos. 047-99-0018-703; 048-99-0008-000 (5910 Edinburgh Dr.); 048-99-0010-000; 048-99-0012-003; 048-99-0012-004 (40150 Ford Rd.); and 046-99-0002-004. Property is located on the north side of Ford Road between Interstate 275 and Lotz Road. Proposed use is an indoor/outdoor recreation facility (golf driving range), hotel, and 2 fast food drive-through restaurants, and includes the existing multi-tenant commercial building at 40150 Ford Rd.

OLD BUSINESS *Items that have been postponed from a previous meeting or items returning to the Planning Commission for modification or review.*

3. 073-SPC-7293 **GREENLAND & SAJ** – Consider Site Plan for parcel no. 073-99-0001-706 (49491 Cherry Hill Rd.). Property is located on the south side of Cherry Hill Road between Denton

Road and Ridge Road. Proposed is for a building design modification.

NEW BUSINESS

None.

MISCELLANEOUS *Staff reports, commission, and liaison comments*

4. Master Plan

5. Surrounding Communities Master Plans

PUBLIC COMMENT *An individual may speak for a maximum of three (3) minutes. A representative for a group may speak for five (5) minutes. Persons wishing to speak should provide their name and address for the record.*

ADJOURN

Canton Township Planning Commission Meetings are broadcast on cable government access television
Comcast -Channel 12 - Wide Open West -Channel 10 (Tues. and Thurs. 9:00 p.m.)

CHARTER TOWNSHIP OF CANTON ACCESS TO PUBLIC MEETINGS

In accordance with the Americans with Disabilities Act, individuals with disabilities who require special accommodations, auxiliary aids or services to attend or participate at the meeting/hearing should contact the Human Resources Department at 734-394-5260. Reasonable accommodations can be made with advance notice.

A complete copy of the Access to Public Meetings Policy is available at www.canton-mi.org

*****FOR REFERENCE ONLY*****

NEW APPLICATIONS RECEIVED – *The following are new applications received by the Planning Services Division since the prior Planning Commission meeting. Plans must be reviewed administratively by the Planning Services Division prior to being placed on the Planning Commission's agenda, as applicable.*

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| 010-SLU-8007
010-SPC-8008 | <u>THE LEARNING EXPERIENCE</u> – Consider Special Land Use and Site Plan on parcel no. 010-99-0015-701. Property is located on the east side of Canton Center Road between Joy Road and Sheldon Center Road. Proposed use is the construction of a children's Day Care Center. |
| 136-SPI-8024 | <u>BENIPAL WAREHOUSE</u> – Consider Site Plan on parcel no. 136-99-0001-000 (4891 Sheldon Rd.). Property is located on the east side of Sheldon Road between Michigan Avenue and Van Born Road. Proposed new construction of a one-story warehouse. |
| 049-RZ-8027 | <u>IMAC Properties, LLC.</u> – Consider rezoning on parcel nos. 049-99-0011-701, 049-99-0011-702 (2222 Al Smith Ave.), 049-99-0016-002 (2105 Lotz Rd.), 049-99-0016-005 (39933 Ford Rd.), 049-01-0014-301, 049-01-0014-302 (2235 Al Smith Ave.), 049-01-0014-303 (2223 Al Smith Ave.), and 049-01-0014-304 (2211 Al Smith Ave.). Property is located on the south side of Ford Road between Interstate 275 and Lotz Road. Proposed zoning district is Interchange Service District (C-4). |