

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
December 18, 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, December 18, 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, Janowski, Okon, Singh, Watkins,
Weber, Zuber

Absent: None

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

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

APPROVAL OF THE MINUTES OF NOVEMBER 20, 2023

Motion by Watkins, supported by Weber, to approve the Minutes of November 20, 2023, as presented. Ayes all present on a voice vote. Motion carried.

APPROVAL OF THE MINUTES OF DECEMBER 4, 2023

Motion by Weber, supported by Eggenberger, to approve the Minutes of December 4, 2023, as presented. Ayes all present on a voice vote. Motion carried.

ACCEPTANCE OF AGENDA

Motion by Singh, supported by Watkins, 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 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.

None.

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.

Mr. Sloan summarized the staff report, dated December 18, 2023, Item #1, and Item #2. Mr. Sloan stated that Staff recommends approval of the Conditional Rezoning Application. Mr. Sloan stated once the Planning Commission reviews the Conditional Rezoning application and holds the public hearing, if the recommendation is for approval, the Conditional Rezoning application will proceed to the Township Board of Trustees for review and final action. Mr. Sloan stated because the Conditional Rezoning is a Zoning Amendment the Township Board of Trustees will hold two readings.

Mr. Sloan said Staff recommends deferring action on the Preliminary Plan Development District (PDD) application pending receipt and review of Wade Trim's letter regarding the Traffic Impact Study (TIS). Mr. Sloan stated the TIS is expected in the next few weeks and should be ready to review at the next available Planning Commission meeting. Mr. Sloan said in the future if the Preliminary PDD is approved by the Planning Commission the application will go before the Township Board of Trustees for final action.

Mr. Sloan stated in the future, if the Township Board approves the Conditional Rezoning application and the Preliminary PDD application the applicant's next step will be to submit a Final Plan Development District (PDD) application. Mr. Sloan said the Final PDD application will be reviewed by the Planning Commission, a Public Hearing will be held, and if a recommendation of approval is obtained then the application will proceed to the Township Board of Trustees for final action. Mr. Sloan stated the applicant's final step would be to submit a Site Plan application if the Preliminary and Final PDD applications are approved. Mr. Sloan stated a lot of the details required for a Site Plan application are already shown on the PDD application.

Motion by Weber, supported by Watkins, to open the public hearing. Ayes all present on a voice vote, 9-0.

Public Hearing opened at 7:38 P.M.

Mr. Steve Robinson (Broder & Sachse Real Estate, 3663 Woodward Ave., Suite 550, Detroit, MI, 48201) stated that he is the project developer and introduced Mr. Kevin Nowak (ARCO/Murray Construction, 113 N May St. Fl. 2, Chicago, IL, 60607) representing Top Golf. Mr. Robinson stated the project development process started in May of 2022, all the project tenants are in attendance and are available to answer any questions.

Mr. Dan McCausland (2011 N. Lotz Rd., Canton, MI, 48187) stated he is excited to see this project take place. Mr. McCausland stated the project should be approved and the Corporate Park Overlay should be removed.

Mr. Robert McCausland (2011 N. Lotz Rd., Canton, MI, 48187) stated he is a fan of Top Golf and supports the project. Mr. McCausland would like to see regional detention in the area that would help drainage in the north and west.

Chair Zuber asked for other public comments and there were none.

Motion by Weber, supported by Okon, to close the public hearing. Ayes all present on a voice vote, 9-0.

Public Hearing closed at 7:49 P.M.

Mr. Watkins asked for additional details regarding the landowner and the developer.

Mr. Robinson stated a partnership between Broder & Sachse Real Estate and a few others has been set up to purchase from the contract seller, Mr. Robert Jacobs and his family, The Tile Shop building and vacant land.

Mr. Watkins asked if they will be seeking any abatements and asked for details regarding the building phases.

Mr. Robinson stated the northern site of the property will require wetland mitigation and intersection lighting improvements, and any available abatements will be requested.

Mr. Singh asked if the entire Corporate Park Overlay District could be eliminated so new developers coming into the area won't need to request the overlay to be removed.

Mr. Sloan stated Staff has discussed a timeframe to eliminate the Corporate Park Overlay District (CPOD) and what CPOD should be replaced with. We would like to address this in more detail once the new Master Plan is adopted this year.

Mr. Singh asked if Canton residents could receive a discount at the golf facility.

Mr. Nowak said the fees are typically a flat rate for everyone and a military discount is applied if applicable.

Mr. Okon stated the project looks good and has no concerns with the rezoning. Mr. Okon stated he would like to see the PDD tabled until the traffic study can be reviewed.

Ms. Eggenberger stated she is amazed that they found a way to have Chick-fil-A on Ford Rd.

Mr. Weber stated he likes the project but has concerns about an additional traffic light on Ford Rd. in that area. Mr. Weber wants to make sure that more parking spaces aren't being created than are necessary and that he appreciates the parking surface reduction that has already been made.

Ms. Foster stated she is happy to see a development that will draw people to Canton. Ms. Foster said she has concerns related to increased traffic and will wait to see what the Traffic Impact Study reveals. Ms. Foster asked if there are any I-275 signage issues.

Mr. Sloan stated the applicant has proposed 2 multi-tenant signs, one is proposed along Ford Rd. and a second sign has been proposed along I-275. Mr. Sloan said there are concerns related to the size, area, and height with the proposed sign along I-275. Mr. Sloan said there

are concerns regarding on-site signage.

Ms. Foster asked if there is event space available for use within the golf facility.

Mr. Nowak stated event space is available on the 3rd floor of the facility.

Mr. Cruz stated it's a great project and a great use of space. Mr. Cruz asked if a Warren Rd. access point was explored.

Mr. Robinson stated they are unable to have a Warren Rd. access point due to the I-275 limited access right-of-way, wetlands, and significant topography. Mr. Robinson said they are looking to create an emergency vehicle access point from Warren Rd.

Mr. Cruz asked if The Tile Shop will remain.

Mr. Robinson stated The Tile Shop will remain and a new tenant will take over the vacant space in the same building.

Mr. Cruz stated a new tenant could have a more intense use than The Tile Shop does, and he has concerns about the Traffic Study taking that into consideration. Mr. Cruz said he would like the applicant to be mindful about pedestrians crossing near the subject site.

Mr. Sloan stated the Traffic Study recommends pedestrian activated signals at the Lotz Rd. intersection.

Further discussion took place regarding wetland mitigation.

Mr. Cruz stated he would like Engineering to look at the utility demand and supply for the area.

Mr. Sloan stated Staff will talk with the Engineering Division regarding the water and sewer demand.

Mr. Janowski stated his main concern is having only one access point into the complex.

Mr. Weber asked if a secondary access behind Gordon Foods could be obtained through a shared access agreement.

Chair Zuber asked that if Chick-fil-A has a lot of stacking, will traffic be able to gain access to the hotel and Top Golf.

Mr. Robinson stated as a group they have no concerns with vehicle stacking from Chick-fil-A.

Chair Zuber asked for clarification regarding the ground pole sign.

Mr. Nowak stated that is an internal sign for the customers and is not illuminated.

Further discussion took place regarding the Chick-fil-A vehicle stacking.

Chair Zuber asked what their timeframe is open the facilities.

Mr. Robinson stated their goal is to break ground next summer and to open the following spring.

Mr. Watkins asked if any consideration was given to purchase the parcel of property to the east of the subject site.

Mr. Robinson said they did talk to the property owner but decided the purchase of the parcel would not be beneficial to the project.

Motion by Okon, supported by Singh, to recommend approval of the request to rezone, with the conditions proposed by the applicant, parcel nos. 047-99-0018-703, 048-99-0008-000, 048-99-0010-000; 048-99-0012-003, and 048-99-0012-004 from C-4, Interchange Service, C-3, Regional Commercial, and Corporate Park Overlay District to C-3, Regional Commercial and Central Business District Overlay as permitted in Section 27.07 of the Zoning Ordinance, as the proposal meets the standards of Section 27.07 and Section 27.06(D)(4) of the Zoning Ordinance as stated in the staff report.

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

Nays: None

Absent: None

Mr. Sloan stated the application will proceed to the Township Board of Trustees in January for the first reading.

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.

Motion by Eggenberger, supported by Okon, to open the public hearing. Ayes all present on a voice vote, 9-0.

Public Hearing opened at 8:24 P.M.

Mr. Dan McCausland (2011 N. Lotz Rd., Canton, MI, 48187) stated he would like to reiterate that the Corporate Park Overlay District should be removed because it doesn't work, and it limits development.

Mr. Robert McCausland (2011 N. Lotz Rd., Canton, MI, 48187) stated the Corporate Park Overlay District puts too many constraints on development and needs to be removed.

There were no other public comments.

Motion by Weber, supported by Singh, to close the public hearing. Ayes all present on a voice vote, 9-0.

Public Hearing closed at 8:29 P.M.

Mr. Sloan stated that the applicants submitted the traffic study many months ago. Mr. Sloan stated MDOT (Michigan Department of Transportation) is working on finalizing the Ford Rd. Boulevard design and traffic models. The Township's traffic consultant (Wade Trim) recently received MDOT's new data and they are in the process of reviewing MDOT's data in conjunction with the traffic study. They can compare that to the applicants traffic study and submit their findings to us. Wade Trim will have its review letter to Canton soon.

Motion by Okon, supported by Eggenberger, to defer action on the Preliminary PDD application (application #047-PDP-7876), pending receipt and review of Canton Township's traffic engineering consultant's letter regarding the traffic impacts of the proposed development, at which time the Planning Commission can make findings of fact in accordance with Section 27.04 of the Zoning Ordinance, including findings regarding the traffic impact.

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

Nays: None

Absent: None

OLD BUSINESS

3. 073-SPC-7293 **GREENLAND & SAI** – 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.

Mr. Sloan summarized the staff report, dated December 18, 2023, Item #3. Mr. Sloan stated if the Planning Commission is satisfied with either of the proposed building design options, then Staff recommends approval of the building design and Site Plan amendments for the subject use on the parcel.

Mr. Najim Saymuah (CDPA Architects, 6 Parkland Blvd., Suite 676, Dearborn, MI, 48126) is the project representative and stated the applicant is not satisfied with the appearance of the framed brick portions of the building and explained possible options.

Discussion took place regarding details for the building modification possibilities.

Chair Zuber stated she likes option 1 shown in the staff report.

Further discussion took place regarding the building construction and issues presented that resulted from bad weather.

Mr. Singh asked what the projected completion date is and if the project is on schedule.

Mr. Saymuah stated they are on schedule and the completion date is projected to be July of 2024 with interior construction starting in mid-January.

No additional comments or concerns from the Planning Commissioners.

Motion by Okon, supported by Watkins, to recommend approval of metal panels building design and Site Plan amendments for the grocery store and bakery on parcel no. 073-99-0001-706, subject to all State, County, and Township requirements.

Further discussion took place regarding the Planning Division reviewing the artwork and amending the original motion. Planning Division staff does not consider the artwork (trees) to be signage because it is not directing attention, does not include lettering or text, and does not include imagery related to an on-site or off-site use.

Motion amended by Okon, supported by Watkins, to include in the previous motion, metal panels subject to Planning Division review.

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

Nays: None

Absent: None

NEW BUSINESS

None.

MISCELLANEOUS

4. Discuss Master Plan

Ms. Schlutow summarized the staff memorandum titled, Canton Township Master Plan, dated December 18, 2023. Ms. Schlutow showed a PowerPoint presentation to showcase draft conceptual designs for infill development on Ford Rd. within the Downtown Development Authority (DDA) corridor and surrounding communities Master Plans.

Mr. Weber stated he would like to make sure a proper maintenance schedule is taken into consideration for any new green space additions contained within the DDA corridor.

Ms. Schlutow stated a maintenance plan stipulation would be addressed in the proper legal documents prior to any construction.

Further discussion took place regarding appreciation for outdoor dining opportunities in the designs, the limitations of infill development within existing parking areas, and benefits of incorporating new ideas into the existing corridors. Janowski stated that he liked the previously discussed Neighborhood Node designs more than the proposed Ford Rd. infill designs.

5. Surrounding Communities Master Plans

Ms. Schlutow summarized the staff memorandum titled, Surrounding Communities Master Plans, dated December 18, 2023.

Ms. Schlutow stated the Master Plan process discussion will continue with focus on corridors, nodes and design and new discussion points being sustainability and green infrastructure. Ms. Schlutow said Open House sessions to showcase public engagement events and activities, solicit feedback on conceptual designs, and identify priorities related to housing types, sustainable design, etc., are tentatively scheduled for February 22, 2024, at the Summit on the Park and February 29, 2024, at the Canton Township Administration Building.

Further discussion took place regarding the inclusion of the Michigan Avenue corridor as it relates to the Master Plan.

PUBLIC COMMENT

Mr. Dan McCausland (328 N. Haggerty Rd., Canton, MI, 48187) stated as a 43-year Canton resident he has never seen such a comprehensive study of the Master Plan and thanked Ms. Schlutow for her efforts. Mr. McCausland stated a lot of innovative discussions took place during the Master Plan Study Sessions, and restrictions should be lightened so innovation can happen.

ADJOURN

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

Meeting adjourned at 9:13 P.M.

Kelly Dandy
Recording Secretary