



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

Monday, January 8, 2024
6:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES OF DECEMBER 18, 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 HEARINGS

1. 070-PDP-7975 **HARVEST ARBOR** – Consider Preliminary PDD for parcel no. 070-99-0002-702. Property located at the southeast corner of Ford Road and Napier Road. Proposed use is a development of 51 detached single-family residences.
2. 049-RZ-8027 **IMAC PROPERTIES, LLC.** – Consider rezoning for 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 from MRD, Mid-Rise Development and Corporate Park Overlay District to C-4, Interchange Service District. Property is located on the south side of Ford Road between Interstate 275 and Lotz Road.
3. **ZONING ORDINANCE TEXT AMENDMENT** – Zoning Board of Appeals and Related Standards
4. **ZONING ORDINANCE TEXT AMENDMENT** – Electric Vehicle Charging Infrastructure

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

5. 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.

NEW BUSINESS

6. 046-SPC-7992 **SCHULER HYDROFORMING** – Consider Site Plan for parcel no. 046-99-0008-728 (7145 Commerce Blvd.). Property is located on the west side of Commerce Boulevard between Koppernick Road and Warrant Road. Proposed is addition to an existing industrial building.

MISCELLANEOUS *Staff reports, commission, and liaison comments*

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.*

- 020-SLU-8048 **FAITH BAPTIST CHURCH OUTDOOR PAVILION** – Consider Special Land Use
020-DIR-8047 and Site Plan on parcel no. 020-99-0009-000 (47500 Warren Rd.). Property is located
at the northwest corner of Beck Rd. and Warren Rd. Proposed is the construction of an
outdoor pavilion.
- 094-SPD-8057 **AUTUMN RIDGE APARTMENTS (Phase 111)** – Consider Site Plan on parcel nos.
094-99-0001-001, and 049-99-0001-002 (250 Lotz Rd.). Property is located on the west
side of Lotz Road between Cherry Hill Road and Palmer Road. Proposed two 8-unit
apartment buildings with attached garages, and site improvements.
- 049-PDDA-8065 **SPRINGS AT WILLOW CREEK** – Consider PDD Amendment and Site Plan
049-SPD-8063 on parcel nos. 049-99-0001-712, 049-99-0001-713, 049-99-0001-714, and 049-99-
0001,716. Property is located on the east side of Lotz Road between Cherry Hill Road
and Ford Road. Proposed is the construction of 280 apartment units and clubhouse.
- 132-PDDA-8072 **WALMART (MI AVE.)** – Consider PDD Amendment on parcel nos. 132-99-0003-707,
and 132-99-0003-703 (45555 Michigan Ave.). Property is located at the southwest
corner of Michigan Avenue and Belleville Road. Proposed PDD Amendment for parking
modification.