

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
January 8, 2024**

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, January 8, 2024. Chair Zuber called the meeting to order at 6:00 P.M. and led the Pledge of Allegiance to the Flag.

ROLL CALL:

Members Present: Cruz, (arrived at 6:03P.M.), Foster, Janowski, Lee, Singh, Watkins,
(arrived at 6:53 P.M.), Weber, Zuber

Absent: Eggenberger

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 DECEMBER 18, 2023

Motion by Weber, supported by Singh, to approve the Minutes of December 18, 2023, as presented. Ayes all present on a voice vote. Motion carried, 6-0.

ACCEPTANCE OF AGENDA

Motion by Singh, supported by Weber, to approve the agenda as presented. Ayes all present on a voice vote. Motion carried, 6-0.

Commissioner Cruz arrived at 6:03 p.m.

COMMUNICATIONS

Mr. Sloan stated a communication related to an application has been received and will be discussed during review of the application it is associated with.

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. 070-PDP-7975 **HARVEST ARBOR** – Consider Preliminary PDD for parcel no. 070-99-0002-702. Property is located at the southeast corner of Ford Road and Napier Road. Proposed use is a development of 51 detached single-family residences.

Mr. Sloan summarized the staff report, dated January 8, 2024, Item #1. Mr. Sloan stated that Staff recommends approval of the Preliminary PDD on the subject parcel provided in the Planned Development District Agreement and documents, subject to the modifications noted in the staff letter for the landscape plan and PDD Agreement.

Mr. Sloan stated the Planning Commission is a recommending body and whatever the Planning Commission recommends for the preliminary PDD will go to the Township Board of Trustees for review and final action. Mr. Sloan said if the Preliminary PDD application is approved the applicant will come back to the Planning Commission and the Township Board of Trustees with a Final PDD application that has more refined plans and incorporates any conditions of Preliminary PDD approval.

Mr. Mike Noles (The Umlor Group, 49287 West Rd., Wixom, MI, 48393) is the project sponsor and he showed a presentation that showed the home front elevations, the steps the applicant has already taken to move the development forward, summarized the development, and proposed road changes to address traffic concerns.

Discussion took place regarding a discrepancy between a sheet in the presentation and the plans contained in the Planning Commission packet.

Motion by Weber, supported by Singh, to open the public hearing. Ayes all present on a voice vote, 7-0.

Public Hearing opened at 6:24 P.M.

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

Motion by Weber, supported by Singh, to close the public hearing. Ayes all present on a voice vote, 7-0.

Public Hearing closed at 6:25 P.M.

Mr. Janowski asked if the houses are proposed to be straight in line or offset.

Mr. Noles stated the layout of the neighborhood is curved to offset a straight and cavernous feel. Mr. Noles said M/I Homes will offer 4 different home styles and each style will have a different footprint which will create an appealing street view.

Mr. Cruz stated at a previous meeting Mr. Noles said the applicant would add either a longer eastbound taper lane or a shorter deceleration lane for safety purposes but the plans shown tonight do not reflect those changes. Mr. Cruz said he can support this development if Mr. Noles agrees to honor those changes and have them reflected on revised plans.

Mr. Noles said absolutely.

Mr. Cruz asked if the applicant has proposed any improvements to the Township park at the northwest corner of Ford Rd. and Ridge Rd.

Mr. Noles stated the applicant has not proposed any Township park improvements.

Mr. Cruz stated the plans show an emergency access drive from Napier Rd. and asked if this could be converted to a second access point.

Mr. Noles stated that because the development is small, consideration was not given to more than one entry point.

Mr. Sloan stated staff can check with the Public Safety Department to make sure the required access standards are being obtained.

Mr. Noles stated when the plans proceed to the Engineering Division for final review, he supports looking at converting the emergency access drive to a full secondary access point.

Mr. Weber stated he has concerns about the 55 MPH speed limit on Ford Rd. by Napier Rd. Mr. Weber said he would like to see a dedicated lefthand turn lane on Ford Rd. that spans from Ridge Rd. to Napier Rd. Mr. Weber stated he would have preferred a different type of architecture.

Mr. Singh asked if Canton Township can request the speed limit to be reduced in the Ford Rd. and Napier Rd. area.

Mr. Sloan stated Staff can discuss with MDOT (Michigan Department of Transportation) regarding the process of doing a study for the Ford Rd./Napier Rd. area to possibly reduce the speed.

Mr. Lee asked what the price point is.

Mr. Noles stated a price point has not been set yet but will probably start in the high \$400,000.00's.

Mr. Lee said he believes first floor master bedroom models are becoming a trend because people want to age in place and wanted to bring it to Mr. Noles' attention.

Chair Zuber stated she would have liked seeing different architecture. Chair Zuber stated the Magnolia and Monterey floor plans are identical and asked if that was an oversight.

Mr. Noles stated that is an error and it will be corrected on the plans.

Mr. Noles stated he discussed the architecture with the applicant, and they are intending to design some new and more creative elevations, add some additional floor plans, and potentially include a first-floor master suite option. Those will be presented on a future version as plans are refined.

Motion by Foster, supported by Lee, to recommend approval of the Harvest Arbor Preliminary Planned Development District on parcel no. 070-99-0002-702, as provided in the PDD Agreement and plan documents, subject to any required modifications to the landscape plan and PDD Agreement prior to Final PDD review.

Ayes: Cruz, Foster, Janowski, Lee, Singh, Weber, Zuber

Nays: None

Absent: Eggenberger, Watkins

Commissioner Watkins arrived at 6:53 p.m.

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.

Mr. Sloan summarized the staff report, dated January 8, 2024, Item #2. Mr. Sloan stated Staff recommends denial of zoning the site to C-4 without an overlay district as proposed in the application. Mr. Sloan said the Planning Commission may recommend approval or denial, or the Planning Commission may defer action on the application pending review of information received at the public hearing or receipt of additional information necessary to make a recommendation. Mr. Sloan said a rezoning cannot be approved with conditions unless such conditions are specifically offered by the applicant in a Conditional Rezoning application. Mr. Sloan stated based on Staff's analysis, we recommend denial of C-4 zoning for the subject parcels. Mr. Sloan said Staff would recommend approval of an application for C-3 and CBD Overlay, as recommended by the Comprehensive Plan, but such an action would have to be part of a separate application with a new public hearing. Mr. Sloan stated if the parcels are not rezoned to C-4, the applicants may still apply for their prospective uses, including a gas station, through the PDD process.

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

Public Hearing opened at 6:52 P.M.

Mr. Dan McCausland (IMAC Properties, 2011 N. Lotz Rd., Canton, MI, 48187, co-owner) summarized his experience with the Corporate Park Overlay District (CPOD) and gave examples of existing developments within the CPOD. Mr. McCausland said IMAC Properties is requesting the parcels indicated to be rezoned to the C-4, Interchange Service District which is the legal underlaying base zoning the property had in the past. Mr. McCausland summarized IMAC Properties proposed future plan for the site being requested for rezoning.

Mr. Robert McCausland (IMAC Properties, 2011 N. Lotz Rd., Canton, MI, 48187, co-owner) stated the proposed development for the subject site is pivotal and beneficial for Canton.

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 7:07 P.M.

Mr. Weber said he agrees with the applicant regarding the removal of the CPOD and likes the proposed development. Mr. Weber asked what the procedure would be to allow a filling station in the C-3 district if the site is rezoned to C-3 instead.

Mr. Sloan stated if filling stations are added to C-3 as a Special Land Use that would require a text amendment to the Zoning Ordinance and a public hearing would be held. Mr. Sloan said if the C-3 district was amended to allow gas stations as special land uses, then all C-3 areas within the Township would be eligible to apply for a gas station special land use if they met the development standards.

Mr. Weber stated he is open to the proposed development but wants to follow the correct procedures to allow it.

Ms. Foster stated she agrees with the staff report and recommendations made by Staff.

Mr. Cruz asked when the Master Plan will be changed.

Ms. Schlutow stated possibly June or July although currently there is not a formal adoption date.

Mr. Cruz asked if this application is denied what other avenues are available to the applicant to develop the property.

Mr. Sloan stated the applicant could apply for a PDD, which would be difficult if the underlining zoning isn't supportive of the use but not impossible. Mr. Sloan said the C-3 zoning with the Central Business District Overlay would be more favorable because filling stations exist in the C-3 District, just under different circumstances. Mr. Sloan stated if the application is approved for C-4, Staff would recommend including the Central Business District Overlay because of the design standards included in it that are unique to the Ford Rd. corridor.

Further discussion took place regarding the zoning and overlay that would be necessary to allow the applicant to proceed with their proposed development.

Mr. Lee asked for clarification on if the proposed development is focused on EV (electric vehicles) or a gas station.

Mr. Dan McCausland stated that the focus is on EV but it will be both.

Mr. Lee stated he is supportive of this because EV is the future.

Mr. Singh stated he likes the proposed project and asked what it would take to get this done.

Mr. Sloan stated C-3 with the Central Business District Overlay is recommended under the current Master Plan. Mr. Sloan said if a PDD (Planned Development District) is proposed with that zoning, it would allow the Township to have additional control over the application for any modifications or definite benefits that are proposed. However, if the site is zoned C-4, the applicants could apply for a special land use for a gas station without a PDD.

Mr. Singh asked if C-3 without a Central Business District Overlay could be entertained for this application.

Mr. Sloan stated Staff would still recommend applying the Central Business District Overlay

design standards to the subject site to ensure consistency along the corridor.

Further discussion took place regarding the best zoning and overlays for a gas station at the subject site and the impact the different zoning and overlays could have on the area.

Chair Zuber stated she would like to find a way to approve the application without setting a bad precedent.

Mr. Janowski stated he likes the proposed project and wants to support it but would like to see the applicant pursue the C-3 zoning with a PDD to allow the Township to have additional options for review.

Mr. Cruz stated proper procedure needs to be followed regarding the application.

Motion by Foster, supported by Janowski, to recommend denial of the request to rezone parcels 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.) from MRD, Mid-Rise Development and Corporate Park Overlay District to C-4, Interchange Service District, as the proposal does not meet the following standards of Section 27.06(D)(4) of the Zoning Ordinance:

1. The proposed amendment is not in accordance with the basic intent and purpose of the Zoning Ordinance.
2. The proposed amendment is inconsistent with Canton's Comprehensive Plan, which recommends the subject site to be C-3, Regional Commercial and CBD Overlay.
3. While conditions have changed since the Zoning Ordinance was adopted, the Comprehensive Plan recommends C-3 and CBD Overlay on the subject site to replace the Corporate Park Overlay District and the MRD, Mid-Rise Development District.
4. Rezoning the subject site to C-4 would grant special privileges because it is not supported by the Comprehensive Plan and there are no C-4-zoned properties without an overlay district (CPOD or CBD) anywhere along Ford Rd.
5. The proposed amendment will set an inappropriate precedent, especially for commercially-zoned parcels in the CPOD, because it is contrary to the policies of the Comprehensive Plan and could be a precursor for other owners in the CPOD to make the same application.
6. The C-4 district is inconsistent with the existing land uses of surrounding property and is inconsistent with the trends in land development in the general vicinity, including commercial properties developed under the design standards of an overlay district.

Ayes: Cruz, Foster, Janowski, Watkins, Zuber

Nays: Lee, Singh, Weber

Absent: Eggenberger

Motion carried, 5-3.

Mr. Sloan stated the Planning Commission has made a recommendation and the application will proceed to the Township Board of Trustees for action.

3. **ZONING ORDINANCE TEXT AMENDMENT** – Zoning Board of Appeals and Related Standards

Mr. Sloan stated that a draft ordinance is contained in the packet in strikethrough format and if the Planning Commission recommends approval, the draft document will be converted to the ordinance format for the Township Board to consider. Mr. Sloan said Staff recommends approval.

Motion by Weber, supported by Watkins, to open the public hearing. Ayes all present on a voice vote, 8-0.

Public Hearing opened at 7:47 P.M.

There were no other public comments.

Motion by Weber, supported by Singh, to close the public hearing. Ayes all present on a voice vote, 8-0.

Public Hearing closed at 7:47 P.M.

No additional comments or concerns from the Planning Commissioners

Motion by Foster, supported by Janowski, to recommend approval of the amendment to the Zoning Ordinance to amend the Preamble, Ordinance Title, Section 1.03 (Definitions), Section 2.18 (Signs), Article 3.00 (Nonconformities), Section 4.01 (Off-Street Parking Requirements), Article 6.00 (Site Development Standards Applicable to Specific Uses), Article 6A.00 (Signs), Article 7.00 (Performance Standards), Article 8.00 (Establishment of Zoning Districts and Map), Article 27.00 (General Procedures and Related Standards), and Section 29.04 (Zoning Board of Appeals), and to add Section 27.12 (Public Hearings) and Section 27.13 (Public Notices), as stated in the attached ordinance proposal. Ayes all present on a voice vote. Motion carried, 8-0.

4. **ZONING ORDINANCE TEXT AMENDMENT** – Electric Vehicle Charging Infrastructure

Mr. Sloan summarized the staff report, dated January 8, 2024, Item #4.

Mr. Sloan stated Staff's recommendation is approval, subject to any Planning Commission changes or modifications to the draft ordinance text. Sloan noted two areas for additional discussion could be whether to require installations for new residences or at new or redeveloped gas stations.

Motion by Weber, supported by Singh, to open the public hearing. Ayes all present on a voice vote, 8-0.

Public Hearing opened at 7:53 P.M.

Mr. Dan McCausland (2011 N. Lotz Rd., Canton, MI, 48187) stated this agenda item shows that the Township is behind and needs to catch up.

Mr. Robert McCausland (2011 N. Lotz Rd., Canton, MI, 48187) stated the Township follows others

and Auburn Hills' regulations were written in 2011.

There were no other public comments.

Motion by Singh, supported by Watkins, to close the public hearing. Ayes all present on a voice vote, 8-0.

Public Hearing closed at 7:55 P.M.

Chair Zuber stated the proposed requirement regarding conduit and panel capacity in a single-family residence and requiring EV charging stations for new gas stations and redeveloped gas stations makes sense.

Motion by Watkins, supported by Lee, to recommend approval of the amendment to the Zoning Ordinance to add Section 4.03 which includes provisions for Electric Vehicle Charging Infrastructure, as stated in the attached ordinance proposal. Ayes all present on a voice vote. Motion carried, 8-0.

OLD BUSINESS

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.

Mr. Sloan summarized the staff report, dated January 8, 2024, Item #5. Mr. Sloan stated Wade Trim, Canton Township's Traffic Engineering Consultant, sent a response letter dated January 5, 2024, regarding the Traffic Study submitted by the applicant. Mr. Sloan summarized the Wade Trim response letter and stated the letter was distributed to the Planning Commissioners. Mr. Sloan said if the Planning Commission is satisfied with the application and the traffic analysis at this time, Staff recommends approval of the Preliminary PDD, subject to the following conditions:

1. Traffic improvements, including traffic signal and signal optimizations, must comply with the recommendations of the Traffic Impact Study and Wade Trim, as well as the requirements of MDOT;
2. Each fast food drive-through restaurant must have one (1) loading space that complies with Section 4.02 of the Zoning Ordinance;
3. Deferring a final decision on the installation of sidewalk along the Warren Rd. frontage to Final PDD review;
4. Deferring a final decision on the proposed modifications to the sign standards of Article 6A of the Zoning Ordinance to Final PDD review, and that the PDD Agreement explicitly state that the signs are on-premise signs that can only advertise on-site uses within the PDD;
5. Deferring a final decision on the proposed modification to the lighting standards of Section 2.13 of the Zoning Ordinance to Final PDD review.

Mr. Steve Robinson (Broder & Sachse Real Estate, 3663 Woodward Ave., Suite 550, Detroit, MI, 48201) representing Top Gold, stated he had nothing additional to add.

Mr. Watkins asked for clarification regarding when the response letter from Wade Trim was received.

Mr. Sloan stated the response letter was dated January 5, 2024, and Staff received it today, January 8, 2024.

Mr. Watkins asked what the applicants can do in the right-of-way area from the Warren Road overpass to the subject site given the jurisdiction is with MDOT (Michigan Department of Transportation).

Mr. Robinson stated it is their understanding that there is only room for an emergency ingress/egress and the geometrics available will not qualify to allow a full-service roadway or intersection. Mr. Robinson said wetlands located in that area further complicates matters.

Further discussion took place regarding the placement of the emergency access drive and an ariel view of the location was shown.

Mr. Lee asked if Ford Rd. east of I-275 was included in the boulevard project.

Mr. Sloan stated the Ford Rd. improvement project consists of the area between Haggerty Rd. to a few hundred feet west of Sheldon Rd.

Mr. Singh asked if a shared access point from Warren Rd. was possible.

Mr. Sloan stated the applicant would need to either purchase the property or obtain an easement from the adjacent property owner to put in an access drive from Warren Rd. east of the site.

Mr. Robinson stated they have explored this option and will continue to do so.

Mr. Weber stated he loves the project but is concerned with having only 1 access point. Mr. Weber stated a possible access point could take place east of the subject site across the Gordon Foods property and then line the driveway up with the Sam's Club driveway.

Ms. Foster stated she has seen a lot of online feedback from residents regarding traffic, wetlands, and conservation of green space. Ms. Foster is concerned about on-site traffic.

Mr. Robinson stated on-site traffic has a backup plan and a secondary backup plan. Mr. Robinson stated staggering the opening dates of the businesses can assist with high volume on-site traffic.

Further discussion took place regarding the on-site traffic stacking plan.

Ms. Foster stated as the project moves forward through the planning phases, she would like to hear more details regarding the tenants staggering their opening dates. Ms. Foster said she appreciates that the proposed plan is to keep a lot of green space.

Mr. Robinson stated one main objective when planning this development was to maintain a lot of green space. Mr. Robinson said there is a large tree line east of I-275 that is not part of this project and the wetland area on the southwest corner is being preserved.

Further discussion took place regarding wetlands, preservation of wetlands and woodlands, and the woodland and tree report contained in the Planning Commission packet.

Ms. Leslie Accardo (PEA Group, 45 West Grand River Ave., Suite 501, Detroit, MI, 48226) representing Chick-fil-A stated the Novi and Shelby Twp., locations were both open during COVID for drive-through only traffic which resulted in high volumes. Ms. Accardo said since COVID additional locations have opened and traffic volumes are much lower.

Mr. Cruz asked for clarification on the emergency access point and why it can't be used as a full-service access point.

Mr. Eric Lord (Atwell Group, Two Towne Square, Suite 700, Southfield, MI, 48076) stated the limited width of the area only allows enough space for an emergency access point that will be a one-lane road for emergency vehicles to come in and out of the subject site. Mr. Lord said the space available cannot accommodate a full-service access point which would be required to provide two-way traffic and turn lanes. Mr. Lord said there has been a lot of coordination regarding the Ford Rd. improvement project and how that all integrates with the proposed development. Mr. Lord said MDOT has not stated whether there is a need for an additional full access drive at this location. Mr. Lord stated the proposed access works according to the applicant's and the Township's traffic engineers.

Mr. Cruz stated he has concerns regarding the Chick-fil-A overflow stacking interfering with other on-site traffic.

Mr. Robinson stated the tenants have all talked through additional on-site stacking plans to avoid vehicle stacking on an on-site road.

Further discussion took place regarding on-site stacking, options for on-site stacking during the opening phase, and the proposed tenants being committed to working together to alleviate any traffic concerns that may arise.

Mr. Cruz asked if people would be able to access the site through Sandhurst St.

Mr. Robinson said Sandhurst St. is a private drive and a cross access easement is in place between the applicant and The Tile Shop.

Further discussion took place regarding the Traffic Impact Study (TIS), MDOT's findings, signal optimization, and having the Planning Commission review TIS findings.

Mr. Janowski asked about the entrance proposal and what changes Wade Trim requested.

Mr. Lord stated that Wade Trim agreed with Atwell's most recent response and entrance proposal design.

Mr. Robinson stated the traffic study was completed last June, the review process was completed over a period of 6 months, and Atwell and Wade Trim agree that the proposed plan works. Mr. Robinson said he will continue to investigate a Warren Rd. access point in the future.

Motion by Watkins, supported by Lee, to recommend approval of the Preliminary PDD application (application #047-PDP-7876) on parcel no. 047-99-0018-703; 048-99-0008-000; 048-99-0010-000; 048-99-0012-003; 048-99-0012-004; and 046-99-0002-004, as provided in the Planned Development District Agreement and plan documents, subject to the following conditions:

1. Traffic improvements, including traffic signal and signal optimizations, must comply with the recommendations of the Traffic Impact Study and Wade Trim, as well as the requirements of MDOT, including investigation of a northern entry from Warren Rd. with conclusions approved by the Township;
2. Each fast food drive-through restaurant must have one (1) loading space that complies with Section 4.02 of the Zoning Ordinance;
3. Deferring a final decision on the installation of sidewalk along the Warren Rd. frontage to Final PDD review;
4. Deferring a final decision on the proposed modifications to the sign standards of Article 6A of the Zoning Ordinance to Final PDD review, and that the PDD Agreement explicitly state that the signs are on-premise signs that can only advertise on-site uses within the PDD;
5. Deferring a final decision on the proposed modification to the lighting standards of Section 2.13 of the Zoning Ordinance to Final PDD review.

Ayes: Cruz, Foster, Janowski, Lee, Singh, Watkins, Weber, Zuber

Nays: None

Absent: Eggenberger

Motion carried, 8-0.

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 Koppnick Road and Warren Road. Proposed is addition to an existing industrial building.

Mr. Sloan summarized the staff report, dated January 8, 2024, Item #6. Mr. Sloan stated that Staff recommends approval of the amended site plan for Schuler Hydroforming on the subject parcel located at 7145 Commerce Blvd., including approval of 131 parking spaces pursuant to Section 4.01(C)(6) of the Zoning Ordinance. subject to all State, County, and Township requirements and subject to the following conditions:

- (1) Pursuant to Section 4.01(C)(6) of the Zoning Ordinance, if Planning Services Division staff determines that the parking demand exceeds the capacity of the parking lot, then the property owner must construct parking spaces necessary for future traffic after obtaining site plan approval for the same pursuant to Section 27.02 of the Zoning Ordinance;
- (2) The applicant must provide an updated lighting and photometric plan that complies with Section 2.13 of the Zoning Ordinance; and
- (3) The landscaping plan must comply with Article 5 of the Zoning Ordinance.

Schuler Hydroforming representatives were in attendance to answer any questions.

No comments or concerns from the Planning Commissioners.

Motion by Watkins, supported by Lee, to approve the amended site plan for Schuler Hydroforming on parcel no. 046-99-0008-728 at 7145 Commerce Blvd., including approval of 131 parking spaces pursuant to Section 4.01(C)(6) of the Zoning Ordinance. subject to all State, County, and Township requirements and subject to the following conditions:

- (1) Pursuant to Section 4.01(C)(6) of the Zoning Ordinance, if Planning Services Division staff determines that the parking demand exceeds the capacity of the parking lot, then the property owner must construct parking spaces necessary for future traffic after obtaining site plan approval for the same pursuant to Section 27.02 of the Zoning Ordinance;
- (2) The applicant must provide an updated lighting and photometric plan that complies with Section 2.13 of the Zoning Ordinance; and
- (3) The landscaping plan must comply with Article 5 of the Zoning Ordinance.

Ayes: Cruz, Foster, Janowski, Lee, Singh, Watkins, Weber, Zuber

Nays: None

Absent: Eggenberger

Motion carried, 8-0.

MISCELLANEOUS

None.

PUBLIC COMMENT

Mr. Dan McCausland (328 N. Haggerty Rd., Canton, MI, 48187) said thank you to the Planning Commissioners for the dialogue regarding the projects this evening.

ADJOURN

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

Meeting adjourned at 9:00 P.M.

Kelly Dandy
Recording Secretary