

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
March 4, 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, March 4, 2024. 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, Foster, Janowski, Lee, Watkins, Weber, Zuber

Absent: Eggenberger, Singh (prior notice given by both)

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 February 5, 2024

Motion by Watkins, supported by Lee, to approve the Minutes of February 5, 2024, as presented. Ayes all present on a voice vote. Motion carried, 7-0.

ACCEPTANCE OF AGENDA

Mr. Sloan stated that the public comment section of the agenda has been moved from the end of the agenda to the beginning of the agenda to give members of the public the opportunity to speak on non-agenda related matters without having to wait until the end of the meeting.

Motion by Weber, supported by Lee, to approve the agenda as presented. Ayes all present on a voice vote. Motion carried, 7-0.

COMMUNICATIONS

No additional communications 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.

Mr. Dan McCausland (2011 Lotz Rd., Canton, MI, 48187) said he attended a Master Plan Open House and observed new zoning being proposed for various areas. Mr. McCausland stated he would like to see a hearing process take place prior to any zoning changes taking place.

Mr. Weber stated the Master Plan is a guideline the Township uses for future planning and prior to any rezoning being implemented. For rezonings, there is a process that needs to take place that includes notification to the public, a public hearing, and Township Board of approval.

Ms. Schlutow stated what was showcased at the Master Plan Open House was a proposed Future Land Use Map and not a Zoning Map. Ms. Schlutow stated the Zoning Map is not being changed currently as part of the Master Plan update. Ms. Schlutow said the general uses for various areas and zoning changes will be investigated at a later date and any zoning changes will follow the required process that is currently in place for rezonings and/or zoning map amendments.

PUBLIC HEARINGS

1. ZONING ORDINANCE TEXT AMENDMENT – Fences, Walls, and Borders.

Mr. Sloan summarized the staff report, dated March 4, 2024, Item #1. Mr. Sloan stated Staff recommends approval of the ordinance and if the ordinance is recommended for approval tonight this will proceed to the Township Board of Trustees for 2 readings before action is taken on whether to adopt the ordinance.

Discussion was held regarding a correction to a diagram at the end of the staff report.

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

Public Hearing opened at 7:16 P.M.

Mr. Cruz asked if a survey will be required for fence permits.

Mr. Sloan said surveys will be required. If a survey is on file, the Building and Inspection Services Division will determine the adequacy of it.

Discussion was held regarding possibly not requiring a homeowner to obtain a formal survey prepared by a licensed surveyor due to the expense and wait time to have a formal survey generated. Most subdivision and condominium lots should have a survey on file. The Building and Inspection Services Division will administer this requirement and determine what type of survey is adequate to ensure accuracy of lot lines.

No public comments were received.

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

Public Hearing closed at 7:23 P.M.

No additional comments or concerns from the Planning Commissioners.

Motion by Janowski, supported by Foster, to recommend approval of the amendment to the Zoning Ordinance to amend Section 1.03 (Definitions) and Section 2.20 (Fences), and approval of the amendment to the Code of Ordinances to amend Chapter 78, Article V (Fences, Walls, and Borders), as stated in the attached ordinance proposal, subject to modifications to proposed graphics in accordance with the text.

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

Nays: None

Absent: Eggenberger, Singh

Mr. Sloan stated the Planning Commission's recommendation of the amendments will proceed to the Township Board of Trustees for action.

OLD BUSINESS

None.

NEW BUSINESS

2. 074-SPX-8156 **CHERRY HILL/RIDGE PARKING LOT** – Consider Site Plan for parcel nos. 074-99-0002-702 (50525 Cherry Hill Rd.) and 074-99-0002-703 (50523 Independence St.). Property is located on the south side of Cherry Hill Road between South Ridge Road and Denton Road. Proposed use is expansion of Canton Township's parking lot.

Mr. Sloan summarized the staff report, dated March 4, 2024, Item #2. Mr. Sloan said Staff recommends approval of the site plan. Mr. Sloan stated in attendance tonight is Jeanette Aiello, Canton Township's Project & Operation Supervisor, Claire Martin, from OHM Advisors, and Jon LaFever, Canton Township's Community Development Director.

Ms. Jeanette Aiello stated staff is aware that parking is needed for residents and visitors of Cherry Hill Village. Ms. Aiello stated if the proposed parking lot is approved staff plans to start the bidding process quickly to establish parking for future events and development needs.

Ms. Claire Martin (OHM Advisors, 34000 Plymouth Rd., Livonia, MI, 48150) said drainage at the southern end of the project has been addressed and the site will accommodate extra ADA (Americans with Disabilities Act) spaces than required.

Mr. Lee asked if wayfinding signage will be included in the proposed project.

Ms. Martin stated a proposed signage plan has been submitted and includes public parking "P" signs directing people from all access points.

Mr. Lee asked if the parking will be free.

Ms. Aiello stated parking in the proposed lot will be free and wayfinding signage is proposed and additional wayfinding signage will be added as the Village continues to be developed.

Discussion was held regarding access points and obtaining current and future easements.

Mr. Cruz stated he would like to see a walkway from the northern ADA spaces that connect to the sidewalk to the east for easier accessibility.

Ms. Martin said that addition can be made easily.

Ms. Foster said normally she is not in favor for increasing parking space but in this situation, parking is desperately needed in that area.

Mr. Lee asked if the residents in the area are in favor of the parking lot.

Ms. Aiello stated when the Town Square project was proposed a parking structure was included on the conceptual renderings, and many residents were not supportive of the structure. Ms. Aiello said residents have voiced support for the currently proposed parking lot.

Mr. Weber asked if the parking lot will have parking time limits or any restrictions.

Mr. Sloan stated a general ordinance most likely applies to parking time limits.

Motion by Weber, supported by Lee, to approve the site plan for Cherry Hill & Ridge-South Parking Lot at 50525 Cherry Hill Rd. and 50523 Independence St. (parcels 074-99-0002-702 and 074-99-0002-703, respectively), subject to all State, County, and Township requirements, including the lighting requirements of Section 2.13 of the Zoning Ordinance and the landscaping requirements of Article 5 of the Zoning Ordinance.

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

Nays: None

Absent: Eggenberger, Singh

Motion carried, 7-0.

Chair Zuber said the application will proceed with project bidding and Township permitting.

MISCELLANEOUS

3. Master Plan

Ms. Schlutow stated the last Master Plan open house took place Thursday, February 29th, the event attendance, participation, and feedback exceeded expectations and the event was successful. Ms. Schlutow said a summary report containing the community input will be generated and shared with the Commission in the next few weeks.

Ms. Foster stated she was unable to attend the open houses but heard a lot of positive feedback regarding the process.

Ms. Schlutow stated the materials displayed at the open houses are available on the Township's website on the Master Plan page until March 17, 2024, and a public comment section is also available on the page to allow for public comments.

ADJOURN

Motion by Watkins, supported by Weber to adjourn the meeting. Ayes all present on a voice vote. Motion carried, 7-0.

Meeting adjourned at 7:52 P.M.

Kelly Dandy

Recording Secretary