

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
April 1, 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, April 1, 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, Eggenberger, Janowski, Lee, Singh, Watkins, Weber, Zuber

Absent: Foster (prior notice given)

STAFF PRESENT: Patrick Sloan, Community Planner, Erin Schlutow, Senior Planner, Jon LaFever, Community Development Director, Jeanette Aiello, Project & Operation Supervisor, and Emma Kramer, Resident Service Advocate

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

APPROVAL OF THE MINUTES OF February 26, 2024

Motion by Watkins, supported by Weber, to approve the Minutes of February 26, 2024, as presented. Ayes all present on a voice vote. Motion carried, 8-0.

APPROVAL OF THE MINUTES OF March 4, 2024

Motion by Watkins, supported by Weber, to approve the Minutes of March 4, 2024, as presented. Ayes all present on a voice vote. Motion carried, 8-0.

ACCEPTANCE OF AGENDA

Chair Zuber stated the applicant for Ridge Creek, Item #3 has requested to be removed from the agenda and postponed the public hearing.

Mr. Sloan stated members of the public in attendance can still speak regarding Ridge Creek during the public comment section of the agenda.

Motion by Watkins, supported by Lee, to approve the agenda as amended, removing Ridge Creek, Item #3 from the agenda, and renumbering the agenda items accordingly. Ayes all present on a voice vote. Motion carried, 8-0.

COMMUNICATIONS

No additional communications received.

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 must provide their name and address for the record.

Mr. Richard Choi (50039 Pelham Ct., Canton, MI, 48187) said he is also representing Mr. and Mrs. Jason Walker (50149 Baychester Blvd., Canton, MI, 48187). Mr. Choi stated he wanted to address two concerns regarding the proposed Ridge Creek development. Mr. Choi said over 25 years ago the Singh Development was granted a 1,000-foot easement across the Westchester HOA (Homeowners Association) that runs adjacent to the proposed Ridge Creek development, for a future sewer connection. Mr. Choi stated he is concerned about the removal of trees where the sewer system is being proposed and the creation of maintenance access points across Westchester's property to maintain the sewer system. Mr. Choi shared photos of the area where the sewer system is being proposed and asked if a better location could be determined for the proposed sewer system. Mr. Choi stated his second concern is that the proposed sewer system will displace over 950 trees based off a 2017 tree survey he saw. Mr. Choi said many residents in Westchester purchased properties based on the greenery behind their home and the Walker's thought that there would be no development behind their home.

Mr. Weber stated he would like to see the Easement Agreement from 25 years ago and asked if Mr. Choi was aware of who signed the easement agreement.

Mr. Choi stated he did not know who signed the easement agreement.

Mr. Weber asked the Walker's if the Singh Development put in writing that the property behind their home would not be developed.

Ms. Monica Walker (50149 Baychester Blvd., Canton, MI, 48187) stated the Singh Development sent her photos of the wooded area behind her home and that was an incentive for her to purchase where she did. Ms. Walker said she found out 2 years ago that the property behind her home could be developed.

Discussion was held regarding properties being developed and what developers tell property owners.

Mr. Sloan stated he would speak to the Ridge Creek applicant about the sewer Access Agreement.

Ms. Monica Viola (290 Dunhill Way Street, Canton, MI, 48188) stated she lives in Rivers Edge which is located behind the proposed Independent Living facility. Ms. Viola said she would like consideration to be given to the flooding that takes place in the area.

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

PUBLIC HEARINGS

1. 074-PDM-8125 **INDEPENDENT LIVING ALLIANCE (ILA)** – Consider Minor PDD for parcel no. 074-99-0010-704 (51333 Cherry Hill Rd.). Property located on the south side of Cherry Hill Road between Ridge Road and Napier Road. Proposed use is an intentional residential community for adults with intellectual and developmental disabilities, which is a similar use to an assisted living facility per the Zoning Ordinance, including 24-hour staffing.

Mr. Sloan summarized the staff report, dated April 1, 2024, Item #1. Mr. Sloan stated Staff recommends approval of the Independent Living Alliance Planned Development District at 51333 Cherry Hill Rd., including the proposed modifications from the Zoning Ordinance, subject to all State, County, and Township requirements, and subject to the following conditions:

1. That the PDD Plans and PDD Agreement include modifications from the front yard setbacks and side yard setbacks of Cherry Hill Village Overlay District Design Guidelines;
2. That the light poles be reduced to comply with Section 2.13(D) of the Zoning Ordinance;
3. That the monument sign design complies with Article 6A of the Zoning Ordinance which includes a masonry base height of 18"-36";
4. That the PDD Agreement be satisfactorily reviewed by Township legal counsel prior to Township Board review of the PDD application.

Mr. Randy Leslie (Independent Living Alliance, P.O. Box 6293, Plymouth, MI, 48170) stated he is the President of Independent Living Alliance (ILA) and in attendance with him tonight is Tom Roberts (Thomas Roberts Architects) and Kevin Heffernan (Stonefield Engineering and Design). Mr. Leslie summarized and explained the need for the type of facility being proposed and said Canton is the perfect location for this facility.

Mr. Tom Roberts (Thomas Roberts Architects, 2927 4th St. Wyandotte, MI, 48192) stated he is the architect for the development and is available to answer any questions.

Mr. Kevin Heffernan (Stonefield Engineering and Design, 607 Shelby Street, Suite 200, Detroit, MI, 48226) stated the development is meant to complement the adjacent residential area. Mr. Heffernan summarized the site designs and amenities. Mr. Heffernan stated a storm water detention basin will be located on the site that is required to meet Wayne County's standards and it will be sized to detain and treat storm water. Mr. Heffernan said the detention basin will help the area with the current flooding issues they experience.

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

Public Hearing opened at 7:36 P.M.

Mr. Ben Arnold (426 Prospect Hill St., Canton, MI, 48188) stated his house is located southeast of the subject site. Mr. Arnold said he does not believe the existing creek can sustain any additional drainage. Mr. Arnold said a soil absorption area will be paved and the runoff will be held in a detention pond that will drain into the existing creek that continues to flood after every storm. Mr. Arnold stated further review of the area is needed before additional development takes place.

Further discussion took place regarding the Wayne County storm system and Wayne County having jurisdiction over the storm system.

Mr. Sloan stated the Township's Engineering Division staff can contact Wayne County for insight regarding the functionality of the storm drainage system in the area. Mr. Sloan said the Planning Staff typically recommends approval being subject to all State, County and Township requirements being met because other areas besides the Planning Services Division requirements need to be satisfied prior to a development being constructed. Mr. Sloan stated this recommendation is added to motions made so developments are required to obtain all the necessary permits and reviews from other governing agencies outside of what the Township administers.

Mr. Pete Seltz (766 Prospect Hill, Canton, MI, 48188) stated he is a former board member of his neighborhood's Homeowners Association (HOA). Mr. Seltz said his HOA board has reached out to Wayne County regarding the ongoing flooding issue in the area and has received no resolution. Mr. Seltz asked that no additional stress be added to an already problematic storm water drainage system by approving the proposed development.

Mr. Kevin Clink (51333 Cherry Hill Rd., Canton, MI, 48188) stated the property and subdivision being discussed was property previously owned by his wife's family for 3 generations and there were never any flooding issues. Mr. Clink described the various waterways in the area and stated he believes the problem is not locally but rather drainage issues downstream.

Chair Zuber stated she is concerned about the addition of impervious areas being added and asked the engineer of the project if that has been considered.

Mr. Heffernan stated impervious areas are being added and water will run faster on pavement than it does on grass. Mr. Heffernan stated full storm water calculations are not required at this phase of the project and the full storm water calculations will be completed for the site plan process. Mr. Heffernan said we are required to have all storm water from improved areas be routed to the detention basin where the water will be held for 48 hours and slowly released, rather than the water freely flowing within seconds. Mr. Heffernan stated this development will improve the flooding issues and not add to them. Mr. Heffernan said permits will need to be obtained from Wayne County and because water will be directly discharged to a body of water a joint permit with the Army Corps of Engineers will also be required. Mr. Heffernan said he was not aware of the overall flooding issue in the area and would not want the residents of ILA to experience the same issues and will work with the County to improve the problems discussed this evening. Mr. Heffernan stated the detention basin is very preliminary and there are different design options that can be implemented to obtain optimal results.

Mr. Cruz asked if the flood plain and FEMA Maps had been considered.

Mr. Heffernan stated the floodplain is contained to the creek embankment, it does rise above the centerline of the creek a few feet and was one of the first items that was considered.

Mr. Cruz asked if an EGLE (Michigan Department of Environment, Great Lakes, and Energy) permit would be required.

Mr. Heffernan stated because the storm water will be discharged to a body of water a joint permit will be required from Wayne County and the U.S. Army Corp of Engineers, and permits will need to be obtained from Wayne County for the detention pond and the storm water treatment.

Mr. Jason Smith (51200 High Meadow Crossing, Canton, MI, 48188) asked for clarification regarding the developmental disabilities of the intended residents of the proposed development and the backgrounds of residents.

Mr. Leslie stated the residents are all great people, many he knows personally. Mr. Leslie stated that there is a thorough resident application process.

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

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

Public Hearing closed at 7:57 P.M.

Mr. Janowski stated he has concerns regarding the lack of landscaping on the east side of the development.

Mr. Cruz stated a watermain and sanitary line shown on a plan sheet are located outside of the development area and the applicant will need to obtain easements from the adjacent property owners and asked if discussions with the property owners to obtain those permissions has taken place.

Mr. Leslie stated communications have started and currently permissions have not been obtained.

Mr. Heffernan stated the only option for the sanitary main connection is to obtain permissions from the adjacent property owner. Mr. Heffernan said the water main connection shown on the plan sheet is the most economical and preferred choice and they are working to obtain the necessary permissions.

Mr. Weber asked if the environment and amenities being proposed will be safe for their intended residents.

Mr. Leslie stated the main objective for ILA is to provide a safe and secure environment for all their residents and that will include 24-hour staffing.

Mr. Weber asked what the Township is doing to mitigate the flooding issues.

Mr. Sloan stated he just received a communication from Canton Township's Resident Service Advocate stating that the Township is working with the US Army Corps of Engineers (USACE) to conduct an extensive survey of the waterways throughout the Township. Mr. Sloan stated USACE does have jurisdiction over all free-flowing waterways in Michigan and the Township has met with USACE today to work on defining the scope of some of the problem areas and can work with USACE to identify this area as well.

Ms. Eggenberger stated the project is a great idea. Ms. Eggenberger stated she has experienced flooding issues and is hopeful that the issue can be resolved.

Mr. Lee stated he likes the development. Mr. Lee said the flooding is a bigger issue than just at this location and the Army Corps of Engineers needs to look at the entire system.

Mr. Singh asked if the retention pond capacity meets Wayne County's minimum standard requirement.

Mr. Heffernan stated the County will require the basin to be able to detain and treat the 100-year storm event.

Further discussion took place regarding Wayne County's storm water detention requirements and if the Township can impose additional requirements.

Mr. Watkins asked if the applicant has obtained all the necessary funding for the development to proceed.

Mr. Leslie stated funding is expected to be secured within the next 12-18 months.

Mr. Watkins stated this development is a great use of land and the Planning Commission review should not be stunted based on flooding concerns that will be addressed later in the process. Mr. Watkins said pressure needs to be applied to the County to resolve the flooding issues.

Ms. Zuber stated the development is great. Ms. Zuber said everyone shares in the flooding issues and it is a problem that is not solely a property developer's issue to resolve.

Further discussion took place regarding the approvals that would be necessary from the Township to approve the Planned Development District (PDD) application before the Commission this evening.

No additional comments or concerns from the Planning Commissioners.

Motion by Watkins, supported by Foster, to recommend approval of the Independent Living Alliance Planned Development District at 51333 Cherry Hill Rd. on parcel no. 074-99-0010-704, including the proposed modifications from the Zoning Ordinance, subject to all State, County, and Township requirements, and subject to the following conditions:

1. That the PDD Plans and PDD Agreement include modifications from the front yard setbacks and side yard setbacks of Cherry Hill Village Overlay District Design Guidelines;
2. That the light poles be reduced to comply with Section 2.13(D) of the Zoning Ordinance;
3. That the monument sign design complies with Article 6A of the Zoning Ordinance which includes a masonry base height of 18"-36";
4. That the PDD Agreement be satisfactorily reviewed by Township legal counsel prior to Township Board review of the PDD application.
5. A full and extensive review by the Army Corps of Engineers as well as additional oversight by Wayne County as it relates to water retention and other water matters.

Mr. Heffernan asked when the approval of the Army Corps of Engineers review and approval would be required to take place. Mr. Heffernan stated they are required to obtain approval from the Army Corps of Engineers at the time of Engineering permitting and if the Planning Commission is going to require that process to take place during the preliminary phase that will set the development timeline back significantly.

Further discussion took place regarding amending the motion.

Mr. Sloan stated he has received a message from Canton Township's Resident Service Advocate who has said the Army Corps of Engineers review is projected to take 18 to 24 months. Mr. Sloan

said the Army Corps of Engineers review is a separate project outside of this project.

Motion amended by Watkins, supported by Singh, to include the following language to condition 5 of the previous motion: satisfactorily resolve in conjunction with the Township any outstanding storm and sanitary water conditions prior to Site Plan review.

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

Nays: None

Absent: Foster

Motion carried, 8-0

2. 010-SLU-8007 **THE LEARNING EXPERIENCE** – Consider Special Land Use and Site Plan for parcel no. 010-99-0015-701 (8670 N. Canton Center Rd.). Property located on the east side on North Canton Center Road between Joy Road and Sheldon Center Road. Proposed use is a childcare center.

Mr. Sloan summarized the staff report, dated April 1, 2024, Item #2. Mr. Sloan stated Staff recommends approval of the Special Land Use and Site Plan for a day care center at 8670 N. Canton Center Road, subject to all State, County, and Township requirements, and subject to the following conditions:

1. That the detention pond shrubs may be located outside of the detention pond perimeter area, pursuant to Section 5.07 of the Zoning Ordinance, but that the required foundation trees be planted along the western foundation wall of the building;
2. That the light pole heights and illumination comply with Section 2.13 of the Zoning Ordinance;
3. That the loading area is not required, pursuant to Section 4.02(B)(7) of the Zoning Ordinance;
4. That the signage comply with Article 6A of the Zoning Ordinance; and
5. That the Traffic Impact Study be submitted to the Wayne County Department of Public Services, and that Wayne County consider requiring a left-turn passing lane.

Mr. Someshwar Baldawa (Ganges Property Group, LLC., 114 Merion Dr., Canton, MI, 48188) stated he is excited to bring the proposed development to Canton.

Ms. Jill Bauer (Fishbeck, 39500 MacKenzie Drive, Suite 100, Novi, MI, 48377) the traffic consultant for the proposed development stated the Traffic Impact Study (TIS) has been submitted to Wayne County and they agree with the submitted study and the left turns will be monitored and “no left turn” signs could be added in the future for peak hours if needed.

Mr. Glenn Soerens (Michael L. Priest & Associates, 40655 Koppernick Road, Canton, MI, 48187) the civil engineer for the proposed development stated the site has no engineering issues.

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

Public Hearing opened at 7:40 P.M.

No public comments were received.

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

Public Hearing closed at 7:40 P.M.

Ms. Eggenberger asked what is being proposed regarding the existing trees on the property.

Mr. Sloan stated in the Landscape Plan submitted, the applicant proposes to remove trees that are classified as Landmark trees and non-landmark regulated trees, and they are proposed to be mitigated according to Article 5A of the Zoning Ordinance.

Ms. Eggenberger asked how the applicant can assist those visiting the site what the safest entry and exit points will be.

Ms. Bauer stated typically the applicant would create a traffic management plan that would include those coming to the site to enter from the south and turn right into the site.

Mr. Weber said this would be the 4th student/daycare facility in the area and thinks a different location would be more suitable for the development. Mr. Weber stated he does not like the removal of all the trees at the subject site or the additional volume of traffic this development will add to the area.

Mr. Cruz asked if the TIS revealed any issues with exiting the site.

Ms. Bauer said the TIS did not result in any concerns with exiting the site.

Further discussion took place regarding traffic enforcement for those turning left into the subject site, wetland mitigation, and required permitting needed.

Motion by Watkins, supported by Singh, to recommend approval of the Special Land Use and Site Plan for a day care center at 8670 N. Canton Center Road on parcel no. 010-99-0015-701, subject to all State, County, and Township requirements, and subject to the following conditions:

1. That the detention pond shrubs may be located outside of the detention pond perimeter area, pursuant to Section 5.07 of the Zoning Ordinance, but that the required foundation trees be planted along the western foundation wall of the building;
2. That the light pole heights and illumination comply with Section 2.13 of the Zoning Ordinance;
3. That the loading area is not required, pursuant to Section 4.02(B)(7) of the Zoning Ordinance;
4. That the signage comply with Article 6A of the Zoning Ordinance; and
5. That the Traffic Impact Study be submitted to the Wayne County Department of Public Services, and that Wayne County consider requiring a left-turn passing lane.

Ayes: Cruz, Eggenberger, Janowski, Lee, Singh, Watkins, Zuber

Nays: Weber

Absent: Foster

Motion carried, 7-1

Mr. Sloan stated the application will proceed to the Township Board of Trustees for action.

OLD BUSINESS

None.

NEW BUSINESS

3. 028-SPX-8194 **ZIBIWÉS NATURE AREA** – Consider Site Plan for parcel nos. 028-99-0002-701. Property located on the northwest corner of Ford Road and Ridge Road. Proposed use a Township-initiated public park and nature area.

Mr. Sloan summarized the staff report, dated April 4, 2024, Item #4. Mr. Sloan said Staff recommends approval of the site plan for Zibiwés Nature Area at 6125 N. Ridge Rd., subject to all State, County, and Township requirements, except modifications recommended pursuant to Section 2.16(B) of the Zoning Ordinance for driveway width, parking and driveway surfacing, landscaping, lighting, sign design, and fencing as shown on the plans.

Ms. Jeanette Aiello (Canton Township Project & Operations Supervisor) stated in attendance with her this evening are Stephen Lechman and Jim Epping (Partners in Architecture, PLC., 65 Market Street, Mount Clemens, MI, 48043). Ms. Aiello summarized the development and the history of the subject site.

Mr. Stephen Lechman is the project manager and stated the bulk of this site will remain undeveloped and summarized the amenities that will be added to the site.

Mr. Jim Eppink is the landscape architect for the development and stated the focus is to preserve what is there. Mr. Eppink said they are not removing any trees and will add 60-75 new trees, native species, plants, and rain gardens that will require very little maintenance.

Ms. Eggenberger asked what an interpretive rain garden is.

Mr. Eppink stated signage will be added to explain to visitors what a rain garden is, why it looks like it does, and why it is important to the ecology.

Mr. Cruz asked why the road and parking lot are planned to remain gravel.

Ms. Aiello stated paving a parking lot that size would create a significant amount of storm water that would need to be managed and paving the parking lot would have created additional challenges, and the goal is to keep costs down and to work within the available budget.

Motion by Watkins, supported by Eggenberger, to approve the site plan for Zibiwés Nature Area at 6125 N. Ridge Rd. (tax parcels 028-99-0002-701 and 028-99-0001-001), subject to all State, County, and Township requirements, except modifications recommended pursuant to Section 2.16(B) of the Zoning Ordinance for driveway width, parking and driveway surfacing, landscaping, lighting, sign design, and fencing as shown on the plans.

Ayes: Cruz, Eggenberger, Janowski, Lee, Singh, Watkins, Weber, Zuber
Nays: None
Absent: Foster

Motion carried, 8-0.

Chair Zuber asked what the completion date is projected to be.

Ms. Aiello stated they are hoping to start the bid process this summer and start construction in the fall depending on when the federal funding is received.

4. 072-SPX-8196 **PRESERVATION PARK PAVILION** – Consider Site Plan for parcel no. 072-99-0015-704 (500 N. Ridge Rd.). Property located on the east side of Ridge Road between Ridge Road and Saltz Road. Proposed use a Township-initiated newly constructed pavilion.

Mr. Sloan summarized the staff report, dated April 1, 2024, Item #5. Mr. Sloan said Staff recommends approval of the site plan for the Preservation Park pavilion and site improvements at 500 N. Ridge Rd., subject to all State, County, and Township requirements, except modifications recommended pursuant to Section 2.16(B) of the Zoning Ordinance for driveway width, parking and driveway surfacing, landscaping, and lighting as shown on the plans.

Ms. Jeanette Aiello stated evaluations were conducted to determine the optimal use of the space, what type of structure would be best to replace the Cady-Boyer Barn, and what would be most cost efficient. Ms. Aiello said the goal is to create more green space and make the entire area more usable 7 days a week.

Mr. Weber asked if the intent is to use this pavilion for the Farmer's Market.

Ms. Aiello stated the stalls inside the pavilion will be sellable spaces for the Farmer's Market.

Mr. Singh asked what the construction timeline for the project is projected to be.

Mr. David Boersma (OHM Advisors, 34000 Plymouth Rd., Livonia, MI, 48150) is the Architect, Project Manager, Historic Architect, and State Code Official for the project. Mr. Boersma stated the hope is to start the bidding process in May with construction beginning this summer and a completion date sometime this fall. Mr. Boersma said some of the parking in front of the pavilion will become green space to allow for an activity area and to help with dust control. Mr. Boersma stated the parking lot will be resurfaced with compacted gravel, and hard surface spaces and pathways will be added to the pavilion areas and the Bartlett-Travis House area to make them ADA (Americans with Disabilities Act) compliant.

Mr. Janowski asked for details regarding water runoff.

Mr. Boersma said the sidewalks surrounding the pavilion are sloped and water will run off the sidewalks and be absorbed by the grass areas.

Ms. Claire Martin (OHM Advisors, 34000 Plymouth Rd., Livonia, MI, 48150) said several catch basins are located on the site to allow for drainage.

Further discussion took place regarding the design of the pavilion.

Motion by Watkins, supported by Janowski, to approve the site plan for the Preservation Park pavilion and site improvements at 500 N. Ridge Rd. (tax parcel 072-99-0015-704), subject to all State, County, and Township requirements, except modifications recommended pursuant to Section 2.16(B) of the Zoning Ordinance for driveway width, parking and driveway surfacing, landscaping, and lighting as shown on the plans.

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

Nays: None

Absent: Foster

Motion carried, 8-0.

5. 038-SPC-8136 **PLAYGROUND DAYCARE, LLC** – Consider Site Plan for parcel no. 038-99-0010-703 (6512 N. Canton Center Rd.). Property located on the east side of North Canton Center Road between Hanford Road and Warren Road. Proposed use is a childcare center.

Mr. Sloan summarized the staff report, dated April 1, 2024, Item #6. Mr. Sloan said Staff recommends approval of the Site Plan for a day care center at 6512 N. Canton Center Road, subject to all State, County, and Township requirements, and subject to the following conditions:

1. That the loading area is not required, pursuant to Section 4.02(B)(7) of the Zoning Ordinance;
2. That the frontage along Fox Meadow Drive be supplemented with additional landscaping to meet the frontage landscape requirements where other landscape standards do not apply along that frontage;
3. That the lighting comply with Section 2.13 of the Zoning Ordinance;
4. That any necessary variances for the fencing and dumpster location be obtained prior to Township Board review of the site plan.

Ms. Barb Potter (630 Terrace Lane, Ypsilanti, MI, 48198) stated she is the Architect for the project and in attendance with her is Ms. Jenssie Quintana, Director of Playground Daycare (46035 Graystone Lane, Canton, MI, 48187). Ms. Potter stated the exterior improvements to the dumpster area and existing lighting are to make the site compliant with the current Zoning Ordinance requirements.

Mr. Weber stated he has no issues with a daycare at this location and likes the reusing of an existing building.

Further discussion took place regarding the variances that the applicant applied for, what variance has been granted, and what variances are pending.

Mr. Lee stated Canton has a lot of kids and there is a market for this.

Ms. Quintana stated this development is not just a drop-off type of daycare, this facility will have a specialize curriculum to help prevent development delays in infants.

Motion by Weber, supported by Janowski, to recommend approval of the Site Plan for a

day care center at 6512 N. Canton Center Road on parcel no. 038-99-0010-703, subject to all State, County, and Township requirements, and subject to the following conditions:

1. That the loading area is not required, pursuant to Section 4.02(B)(7) of the Zoning Ordinance;
2. That the frontage along Fox Meadow Drive be supplemented with additional landscaping to meet the frontage landscape requirements where other landscape standards do not apply along that frontage;
3. That the lighting comply with Section 2.13 of the Zoning Ordinance;
4. That any necessary variances for the fencing and dumpster location be obtained prior to Township Board review of the site plan.

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

Nays: None

Absent: Foster

Motion carried, 8-0.

6. 052-SPP-7828 **CHERRY HILL PRESERVE** – Consider Preliminary Site Plan for parcel nos. 052-99-0044-002 (39540 Cherry Hill Rd.), 052-99-0044-001, and 052-99-0042-000. Property located on the north side of Cherry Hill Road between Lotz Road and John Hix Road. Proposed use is detached single-family residential development containing 19 units.

Mr. Sloan summarized the staff report, dated April 1, 2024, Item #7. Mr. Sloan said Staff recommends approval of the Cherry Hill Preserve Preliminary Site Plan for 19 detached single-family residences on parcel nos. 71-052-99-0042-000, 71-052-99-0044-001, and 71-052-99-0044-002, subject to all State, County, and Township requirements, and subject to the following conditions being fulfilled prior to Township Board review of the Preliminary Site Plan:

1. Revisions to the plan that include monument signage;
2. Setting the garages back 22 feet from the sidewalk wherever possible;
3. Obtaining necessary variances from the Zoning Board of Appeals; and
4. Satisfactory review of the Master Deed and Bylaws by Township legal counsel.

Mr. Sloan stated the plans submitted currently show the garages set back 20 feet from the sidewalk area which meets the zoning requirement, staff is recommending the garages be set back 22 feet from the sidewalk area wherever possible to lower the possibility of vehicles encroaching into the sidewalk area.

Mr. Bruce Michael (16285 W. 13 Mile Rd., Southfield, MI) stated he is available to answer any questions.

Mr. Lee asked if the rear of the buildings is crossing into the wetland area.

Mr. Sloan made a plan sheet visible to the Commission that showed the wetland areas that the applicant has proposed to be filled. Mr. Sloan stated the applicant will be required to obtain permits from EGLE (Michigan Department of Environmental, Great Lakes, and Energy) for wetland filling and any required mitigation.

Mr. Michael stated they have submitted to EGLE for wetland filling permits similar to previously

approved permits that have expired.

Mr. Weber asked if filling the wetlands will create water issues for neighboring properties.

Mr. Michael stated the development meets all of Wayne County's 100-year storm retention requirements. Mr. Michael said roof drainage will be captured and directed to storm sewers located behind each building in the development.

Mr. Watkins asked if this development will be within the Plymouth-Canton school district.

Mr. Michael said yes.

Mr. Cruz asked for clarification regarding the water main dead end for the development.

Mr. Michael stated the water main does dead end and was previously approved and permitted by the Canton's Engineering Division and EGLE.

Mr. Lee asked if the original project design was for attached duplex housing.

Mr. Michael said yes, the original project proposed was for duplex units. Mr. Michael said the market changed and construction costs increased significantly due to COVID, which resulted in the project being paused because the affordability component was compromised.

Motion by Lee, supported by Singh, to recommend approval of the Cherry Hill Preserve Preliminary Site Plan for 19 detached single-family residences on parcel nos. 71-052-99-0042-000, 71-052-99-0044-001, and 71-052-99-0044-002, subject to all State, County, and Township requirements, and subject to the following conditions being fulfilled prior to Township Board review of the Preliminary Site Plan:

1. Revisions to the plan that include monument signage;
2. Setting the garages back 22 feet from the sidewalk wherever possible;
3. Obtaining necessary variances from the Zoning Board of Appeals; and
4. Satisfactory review of the Master Deed and Bylaws by Township legal counsel.

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

Nays: None

Absent: Foster

Motion carried, 8-0.

MISCELLANEOUS

7. Discuss Master Plan

Ms. Schlutow stated Master Plan documents are being drafted, upon completion the documents will be forwarded to the commissioners for review and discussion will follow at the May 20, 2024, workshop. Ms. Schlutow stated the April 15, 2024, workshop is canceled due to a scheduling conflict.

ADJOURN

Motion by Watkins, supported by Weber to adjourn the meeting. Ayes all present on a voice vote. Motion carried, 8-0.

Meeting adjourned at 10:05 P.M.

Kelly Dandy
Recording Secretary