



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

**Monday, May 6, 2024**  
**7:00 P.M.**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES OF April 1, 2024**

**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 COMMENT** *An individual may speak for a maximum of three (3) minutes. Persons wishing to speak must provide their name and address for the record.*

**PUBLIC HEARINGS**

1. 070-PDQ-8216      **HARVEST ARBOR** – Consider Final PDD and Preliminary Site Plan for parcel no. 070-99-0002-702 (no address). Property located at the southeast corner of Ford Road and Napier Road. Proposed use is a residential development with 51 detached single-family homes.  
070-SPP-8215

2. 052-VCON-8227      **CHERRY HILL PRESERVE CONDOMINIUM VARIANCES** – Consider Variances to Condominium Ordinance for parcel number nos. 052-99-0042-000, 052-99-0044-001 and 052-99-0044-002 (39540 Cherry Hill Rd.). Property is located on the north side of Cherry Hill Road between Lotz Road and Canton Township’s eastern boundary. Proposed use is single-family residential development requesting a variance from Section 82-124(4) and (6)(b) of the Condominium Ordinance to allow the non-boulevard cul-de-sac to have a diameter under 110 feet and be the only point of access to the proposed residential development pursuant to Section 82-7 of the Condominium Ordinance.

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

3. Zoning Ordinance Discussion – Electric Vehicle Infrastructure

**NEW BUSINESS**

4. 138-SPX-8189      **CANTON TOWNSHIP FIRE STATION NO. 4** – Consider Site Plan for parcel no. 138-99-0009-702. Property located on the southwest corner of Michigan Avenue and South Lilley Road. Proposed use is a new fire station.

5. 141-ADS-7416      **S&J ASPAHLT** – Consider Site Plan Amendment for parcel nos. 141-99-00012-000 (39603 Michigan Ave.) and 141-99-0013-000 (39571 Michigan Ave.). Property is located on the south side of Michigan Avenue between South Lotz Road and Hannan Road. The proposed Site Plan Amendment is to install a solid metal fence instead of the wood fence that was previously approved.
6. 014-ADS-8182      **CANTON HIGH SCHOOL ADDITION** – Consider Site Plan for parcel nos. 014-99-0001-702, and 013-99-0007-701 (8415 N Canton Center Rd.). Property located on the west side of N. Canton Center Road between Sheldon Center Road and Joy Road. Proposed use is an addition to the Phase III building for a multi-purpose room to include team room, concessions, and restrooms. Pursuant to The Revised School Code (Act 451 of 1976), the site plan review is for recommendations and comments.

**MISCELLANEOUS**      *Staff reports, commission, and liaison comments*

7. Discuss Master Plan

**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](http://www.canton-mi.org)

- 047-PDQ-8237      **TOP CANTON LLC.** – Consider Final PDD, Preliminary Site Condominium, and Site Plan on parcel no. 038-99-0008-704. Property is located on the north side of Ford Rd.,  
047-SPP-8241      between I-275 and Lotz Rd. Proposed use is a multi-tenant commercial development  
047-SPC-8242      including outdoor recreation and golf entertainment venue, hotel, 2 restaurants with drive-thru facilities, and existing retail building.
- 129-ZCSS-8244      **THE HOME DEPOT (MICHIGAN AVE.)** – Consider Seasonal Sales permit for parcel no. 129-99-0001-701 (45900 Michigan Ave.). Property is located on the north side of Michigan Avenue between South Canton Center Road and Beck Road. Proposed use is seasonal sales for lawn & garden products including mulch, soil, live goods (plants), sod and wheelbarrows.
- 141-SLU-8263      **CANTON BANQUET & CONVENTION CENTER** – Consider Special Land Use for parcel no. 141-99-0027-716 (4127 S. Lotz Rd.). Property is located on the east side of Lotz Road between Michigan Avenue and Van Born Road. Proposed use is a banquet center. Special Land Use was granted in 2022 but has since expired.
- 006-ZCOD-8261      **CUPSNCHAI** – Consider Temporary Outdoor Dining for parcel no. 006-99-0019-701 (43339 Joy Rd.). Property is located at the southeast corner of Morton Taylor Road and Joy Road. Proposed use is a temporary outdoor dining permit and includes barrier fence, chairs, and patio furniture.