

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
May 6, 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, May 6, 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, Foster, Lee, Watkins, Weber, Zuber

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

STAFF PRESENT: Patrick Sloan, Community Planner

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

APPROVAL OF THE MINUTES OF APRIL 1, 2024

Motion by Watkins, supported by Lee, to approve the Minutes of April 1, 2024, as presented. Ayes all present on a voice vote. Motion carried, 7-0.

ACCEPTANCE OF AGENDA

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

COMMUNICATIONS

Mr. Sloan stated additional communications were received related to specific agenda items and they will be noted during the staff reviews.

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.

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

PUBLIC HEARINGS

1. 070-PDQ-8216 **HARVEST ARBOR** – Consider Final PDD and Preliminary Site Plan for
070-SPP-8215 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.

Mr. Sloan summarized the staff report, dated May 6, 2024, Item #1. Mr. Sloan said a communication was sent earlier today to the Planning Commissioners regarding a meeting in April that took place with the applicant, Township staff, and 3 Township Trustees to discuss the proposed architecture,

site design, amount of brick, separation distance between homes, side yard setbacks, and front entry garages verses side entry garages. The Township Supervisor and Planning Commission Chair also discussed the elevations previously. Mr. Sloan stated the applicant proposes front entry garages on all units, and some nearby developments have front entry garages. Mr. Sloan stated Staff recommends approval of the Final PDD and Preliminary Site Plan on the subject parcel, as provided in the Planned Development District Agreement and plan documents, subject to the modifications noted in the staff analysis related to the building elevations and PDD Agreement.

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

Public Hearing opened at 7:11 P.M.

Mr. Mike Noles (The Umlor Group, 49287 West Rd., Wixom, MI, 48393) is representing M/I Homes and stated the layout and plan features have not changed and revolve around sustainability and preservation of natural features. Mr. Noles said the concept is to create more open space with less impervious area and more storm water management area which creates smaller lots resulting in the setback modifications requested. Mr. Noles stated the Final PDD is consistent with the Preliminary PDD with exception of added length to the acceleration/deceleration lane and a 650-foot passing lane. Mr. Noles stated that additional architectural designs were requested previously by the Planning Commission which resulted in 2 new designs being added to the proposed development.

Mr. Joel Kuhn (50712 Southford Rd., Canton, MI, 48187) stated his first concern is that the housing being proposed is 2/3 less value than the nearest neighbors. Mr. Kuhn said he is unsure if the development fully follows Canton's intent to develop the corner and public benefit to maximize the tax base. Mr. Kuhn stated the 40% open space only benefits the property owners of the development and would like to see a community benefit that benefits the entire community. Mr. Kuhn said he has concerns related to the Traffic Study and believes the traffic will not dissipate and a large portion of traffic will travel east. Mr. Kuhn stated the lack of electrical infrastructure in the area is a concern. Mr. Kuhn said he encourages the Township to take the time to engage with MDOT (Michigan Department of Transportation) to resolve Township traffic concerns and encourages the Planning Commission to hold DTE accountable to answer questions related to electrical infrastructure now that a PDD is being proposed. Mr. Kuhn asked the Commission to defer action on the application until all questions can be answered.

Mr. Ryan Zonca (51320 Ford Rd., Canton, MI, 48187) asked if the development's entry point is closer to Napier Road than previous plans showed.

Mr. Sloan stated the entry point was further east on previous plans. Mr. Sloan said the applicant shifted the entry point westward to preserve a wetland on the northeast part of the property.

Mr. Zonca stated he has concerns about the entry point of the development being moved closer to his driveway and the move creating added wait time for him to be able to exit his drive. Mr. Zonca asked if putting in a center lane would be an option instead of the deceleration/acceleration lanes being proposed. Mr. Zonca asked if there should be fewer homes built so the setbacks for the R-2 zoning area can be met. Mr. Zonca asked if a sewer line could be placed along Ford Road in case septic tanks in the area surrounding the development fail to allow existing

homeowners to potentially tap into it.

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

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

Public Hearing closed at 7:30 P.M.

Chair Zuber asked Mr. Noles to address the concerns raised regarding the proposed developments projected home values being less than the surrounding homes.

Mr. Noles stated the nearby Westridge development is million-dollar homes, and these homes are projected to be in the \$650,000 to \$750,000 price range. Mr. Noles said the main differences between the Westridge homes, and this development are lot sizes and side entry garages. Mr. Noles said a sewer line stub that is proposed along Ford Road would be available for Canton residents. Mr. Noles said a passing lane and adding an acceleration/deceleration lane has been added to the design plans per the Planning Commission's request to mitigate traffic concerns and that was not warranted by the Traffic Study. Mr. Noles stated if DTE does not have the capacity to provide adequate service to the development DTE will charge them for upgrades for the necessary equipment so they will have capacity for the development.

Mr. Watkins asked how far the development's entry point was moved from the original plan.

Mr. Noles stated the entry point originally lined up with lot number 3.

Mr. Lee asked who the current property owner is.

Mr. Noles stated M/I Homes has a contract to purchase with the trust and the trust is the heir to the historical property owner.

Ms. Eggenberger stated she likes the addition of wiring that would be necessary for homeowners to easily add solar panels and electrical vehicle charging stations to their homes if they would like to. Ms. Eggenberger stated she does not want to see only million-dollar homes being built in Canton.

Mr. Weber stated he has traffic concerns, especially with traffic increasing in the area overall. Mr. Weber agreed with Ms. Eggenberger's statements about home values and affordability. Weber noted that this land will be developed at some point, and that he prefers the front entry garage style with the decorative doors.

Ms. Foster stated she is concerned about the high volume of traffic in the area. Ms. Foster said she agrees with comments voiced regarding electrical infrastructure improvements. Ms. Foster said the Commission and elected officials need to make sure discussions take place with MDOT and DTE to work toward making improvements. Ms. Foster said she likes the new elevations being presented better than the previously presented designs and thanked the applicant for being responsive to items the Commission has asked for.

Mr. Cruz asked for clarification regarding the definition for Definite Benefit as it relates to a

PDD (Planned Development District).

Mr. Sloan summarized the Zoning Ordinance section related to Definite Benefits and noted the elements of the development that meet the criteria for Definite Benefits.

Further discussion took place regarding what qualifies as a Definite Benefit.

Further discussion took place regarding sidewalk gaps around the proposed development.

Mr. Cruz asked if the end of the sanitary line west of Antrim Way would be required by the Township to be continued across the frontage to allow residents with septic tanks the option to connect to it.

Mr. Sloan stated he will consult with the Engineering Services Division regarding what they require.

Further discussion took place regarding Welcome to Canton signs.

Chair Zuber stated she appreciates that the developer has included solar panel wiring and that the homes will be less than \$1,000,000.00.

Motion by Watkins, supported by Lee, to recommend approval of the Harvest Arbor Final Planned Development District and Preliminary Site Plan on parcel no. 070-99-0002-702, as provided in the PDD Agreement and plan documents, subject to modifications to the elevations to have masonry to the first-floor ceiling line on all elevations and modifications to the PDD Agreement to the satisfaction of Township Planning Division staff and legal counsel.

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

Nays: None

Absent: Janowski, Singh

Motion carried, 7-0

Mr. Sloan stated the application will proceed to the Township Board of Trustees for final action. If the Township Board of Trustees approves the Final PDD and Preliminary Site Plan, the applicant will proceed to Final Site Plan review.

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.

Mr. Sloan summarized the staff report, dated May 6, 2024, Item #2. Mr. Sloan stated Staff recommends approval of the proposed variances to the Condominium Ordinance to permit the non-boulevard cul-de-sac road for Cherry Hill Preserve to be less than 110 feet in diameter provided the cul-de-sac width complies with the applicable Fire Code.

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

Public Hearing opened at 8:14 P.M.

Ms. Alice Friend (204 Redfield Ct., Canton, MI, 48188) stated she lives across the street from the proposed development. Ms. Friend stated she is concerned about the traffic on Cherry Hill Rd. Ms. Friend asked if this development would include Definite Benefits.

No public comments were received.

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

Public Hearing closed at 8:17 P.M.

Mr. Sloan stated the proposal is for 19 detached condominium units and is a permitted use in the R-4 zoning district with no discretionary standards that would be included in a Planned Development District (PDD) or a Special Land Use. Mr. Sloan said the Township's Engineering Services Division reviewed the plans and taking into consideration the previously approved plans it was determined that a Traffic Impact Study was not required. Mr. Sloan said Cherry Hill Rd. is a Wayne County road and the applicant will be required to get a permit from the County to connect to Cherry Hill Rd. Mr. Sloan stated if Wayne County sees a capacity issue, they have the authority to require improvements to be made.

Further discussion took place regarding the requirements that need to be obtained for a PDD and Site Plan. Because the project is not a PDD, Definite Benefits are not applicable.

Mr. Sloan stated the Wayne County Department of Public Services can be contacted regarding road capacity concerns.

Mr. Cruz asked why the sidewalk is not extending to the end of the property line.

Mr. Sloan stated the Township's Engineering Services Division will review the sidewalk gap and he will consult with them. Mr. Sloan stated there could be an impediment with the natural features that prevents the sidewalk from continuing to the property line.

Further discussion took place regarding a Final Site Plan application that will need to be submitted by the applicant and reviewed by the Planning Commission prior to the development being approved.

Mr. Cruz stated the water main has a long dead end that typically will not be approved by EGLE because water will stagnate and if there is a break in the line that will create issues with water supply needed for fire suppression measures to be taken if necessary.

Mr. Weber agreed with any conditions that would be required by the Fire Marshal.

Mr. Lee stated he is concerned about the number of wetlands on the subject site and if it is a good buildable site.

Further discussion took place regarding what the previously approved development at the subject site consisted of.

Motion by Watkins, supported by Weber, to move to recommend approval of variances to Section 82-124(4) and Section 82-124(6)(b) of the Condominium Ordinance to permit the non-boulevard cul-de-sac road of Cherry Hill Preserve be less than 110 feet in diameter on parcel nos. 71-052-99-0042-000, 71-052-99-0044-001, and 71-052-99-0044-002, provided the cul-de-sac complies with the applicable Fire Code.

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

Nays: None

Absent: Janowski, Singh

Motion carried, 7-0

OLD BUSINESS

3. ZONING ORDINANCE TEXT AMENDMENT – Electric Vehicle Charging Infrastructure

Mr. Sloan summarized the staff report, dated May 6, 2024, Item #3. Mr. Sloan stated a Public Hearing was held January 8, 2024, and public notices were sent regarding Articles 4 and included Articles 17.00, 18.00, 22.00, and 23.00. Mr. Sloan said at the January meeting the motion to approve did not include all the Articles discussed and only referred to Article 4. Mr. Sloan stated Staff recommends approval of the amendment to the Zoning Ordinance to add Section 4.03 and amend Articles 17.00, 18.00, 22.00, and 23.00, which include provisions for Electric Vehicle Charging Infrastructure, as stated in the attached ordinance proposal.

Motion by Watkins, supported by Lee, to move to recommend approval of the amendment to the Zoning Ordinance to add Section 4.03 and amend Articles 17.00, 18.00, 22.00, and 23.00, which include provisions for Electric Vehicle Charging Infrastructure, as stated in the attached ordinance proposal.

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

Nays: None

Absent: Janowski, Singh

Motion carried, 7-0

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.

Mr. Sloan summarized the staff report, dated May 6, 2024, Item #4. Mr. Sloan said Staff recommends approval of the site plan for Fire Station #4 on the subject tax parcel, subject to all State, County, and Township requirements, including compliance with the lighting, landscaping, signage, and dumpster enclosure requirements of the Zoning Ordinance, except those modifications recommended pursuant to Section 2.16(B) of the Zoning Ordinance for land use and modifications approved pursuant to Section 5.07 of the Zoning Ordinance for the required foundation and frontage shrubs to be located elsewhere in a front yard area.

Mr. Mike Malone (Partners in Architecture, PLC., 65 Market Street, Mt. Clemens, MI, 48043) stated also in attendance with him is the project architect, Mr. Nathaniel Ringholz (Partners in Architecture, PLC.) and Mr. Jamie Strassner (Canton Township's Deputy Fire Chief). Mr. Malone stated excluding the hose tower the proposed fire station will look the same as Fire Station No. 2 and a color rendering was displayed.

Mr. Cruz asked if the addition of sidewalks would be required on Lilley Rd.

Mr. Sloan stated that the applicant is proposing sidewalks on the west side of Lilley Rd. from Michigan Ave. southward to the northern entrance drive and the sidewalk will terminate there. Mr. Sloan said Staff did not recommend continuation southward of the sidewalk because it leads to the landfill. Mr. Sloan said in the future if the landfill is repurposed for recreational use or another use that allows for public access, the Township could add sidewalks and funding would be provided from an existing sidewalk fund.

Mr. Ringholz stated the Fire Department has future plans for the area south of the station and when that area is developed there will be the opportunity to add sidewalks.

Ms. Foster said she is happy to see the fire station being built and it has been planned for a long time. Ms. Foster also stated she is happy that the fire station will be using alternative energy sources. Ms. Foster thanked the State of Michigan for funding the fire station and thanked State Representative Puri and State Senator Polehanki for the appropriation of funds.

Mr. Lee asked if there would be a reduction in insurance costs.

Deputy Fire Chief Strassner stated that the additional fire station will positively impact the Township's insurance rating.

The Commissioner's voiced support for the project.

Motion by Watkins, supported by Eggenberger, to approve the site plan for Fire Station #4 on tax parcel 138-99-0009-702, subject to all State, County, and Township requirements, including compliance with the lighting, landscaping, signage, and dumpster enclosure requirements of the Zoning Ordinance, except those modifications recommended pursuant to Section 2.16(B) of the Zoning Ordinance for land use and modifications approved pursuant to Section 5.07 of the Zoning Ordinance for the required foundation and frontage shrubs to be located elsewhere in a front yard area.

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

Nays: None

Absent: Janowski, Singh

Motion carried, 7-0.

Mr. Sloan stated the application will proceed with project bidding and Township permitting subject to Township Board approval.

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.

Mr. Sloan summarized the staff report, dated May 6, 2024, Item #5. Mr. Sloan said Staff recommends approval of the site plan amendment for S&J Asphalt Paving at the subject site pursuant to Section 5.08(A)(4) of the Zoning Ordinance to permit the screening fence on the approved site plan to be solid steel as proposed, provided the fencing is maintained to prevent rust, corrosion, and deterioration.

Mr. Dillon Fagan (D.J. Maltese Construction, 412 N. Main St., Plymouth, MI, 48170) is the project manager and said the applicant is proposing a different fence for security purposes.

No additional comments from the Planning Commission.

Motion by Watkins, supported by Lee, to approve the site plan amendment for S&J Asphalt Paving at 39571 Michigan Ave. (parcel 141-99-0013-000) and 39603 Michigan Ave. (parcel 141-99-0012-000) pursuant to Section 5.08(A)(4) of the Zoning Ordinance to permit the screening fence on the approved site plan to be solid steel as proposed, provided the fencing is maintained to prevent rust, corrosion, and deterioration.

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

Nays: None

Absent: Janowski, Singh

Motion carried, 7-0.

Mr. Sloan stated the applicant will proceed to the Building & Inspection Services Division for a permit.

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.

Mr. Sloan summarized the staff report, dated May 6, 2024, Item #6. Mr. Sloan stated Staff recommend the following changes to the site plan:

1. Providing traffic control signage along the drive loop and elsewhere as needed;
2. Providing a photometric plan and light specifications sheets, and that all fixtures be downward facing in accordance with Section 2.13 of the Zoning Ordinance except for the large stadium lights;
3. Considering evergreen landscaping north and east of the proposed stadium;
4. Replacing any existing chain link fencing with vinyl-coated chain link fencing, if replacement is proposed;
5. Providing elevations renderings of the proposed stadium and outdoor storage building, if available, and using exterior materials for the outdoor storage building that match the primary building on site; and
6. Providing additional details to ensure the rooftop units are screened pursuant to Section 2.26 of the Zoning Ordinance.

Mr. Weber expressed concerns with additions taking place to the buildings and uses on the P-CEP campus without upgrades to traffic circulation based on the large number of students accessing the campus. Mr. Weber stated that although the Planning Commission's comments are advisory, he would not be supportive of the project without traffic and circulation improvements for the site.

Discussion was held regarding the school's governing body.

Mr. Cruz asked why the school plans to remove the internal connecting road between Canton High School and Salem High School.

Further discussion was held regarding the removal of the internal connecting drive between Canton High School and Salem High School, potential alternatives, and the long-term impacts of removing the interconnecting drive.

Motion by Watkins, supported by Lee, to recommend the following changes to the site plan for Canton High School at 8415 N. Canton Center (tax parcel 013-99-0007-701):

1. Providing traffic control signage along the drive loop and elsewhere as needed;
2. Providing a photometric plan and light specifications sheets, and that all fixtures be downward facing in accordance with Section 2.13 of the Zoning Ordinance except for the large stadium lights;
3. Considering evergreen landscaping north and east of the proposed stadium;
4. Replacing any existing chain link fencing with vinyl-coated chain link fencing, if replacement is proposed;
5. Providing elevations renderings of the proposed stadium and outdoor storage building, if available, and using exterior materials for the outdoor storage building that match the primary building on site; and
6. Providing additional details to ensure the rooftop units are screened pursuant to Section 2.26 of the Zoning Ordinance.

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

Nays: None

Absent: Janowski, Singh

Motion carried, 7-0.

MISCELLANEOUS

7. Discuss Master Plan

Mr. Sloan stated Master Plan documents have been drafted and are being reviewed internally by Staff. Mr. Sloan stated Ms. Schlutow will have a more in-depth update for the May 20, 2024, workshop or after.

Mr. Weber asked for clarification regarding the Top Canton applications received in the past month.

Mr. Sloan stated the previous application submitted by Top Canton was for the Preliminary PDD and Top Canton has now applied for Final PDD. Mr. Sloan said the application is being reviewed internally and will come before the Planning Commission in the future, possibly at the July meeting.

Further discussion took place regarding Wayne County reviewing projects that will have an impact on traffic to the Ford Rd. area.

ADJOURN

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

Meeting adjourned at 9:18 P.M.

Kelly Dandy
Recording Secretary