

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
June 3, 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, June 3, 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: Eggenberger, Janowski, Lee, Singh, Watkins, Weber, Zuber

Absent: Cruz, Foster (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 MAY 6, 2024

Motion by Weber, supported by Watkins, to approve the Minutes of May 6, 2024, as presented. Ayes all present on a voice vote. Motion carried, 7-0.

ACCEPTANCE OF AGENDA

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

COMMUNICATIONS

Mr. Sloan stated no additional communications were 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.

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

PUBLIC HEARINGS

1. 049-RZ-8219 **GRAND RIVER ROAD – BRIGHTON, LLC REZONING** – Consider Rezoning for parcel no. 049-99-0001-708 (39413, 39415, 39453 and 39479 Ford Rd.). from C-3, Regional Commercial and Corporate Park Overlay District to C-3, Regional Commercial and Central Business District Overlay. Property is located on the south side of Ford Road between Lotz Road and the eastern boundary of Canton Township.

Mr. Sloan summarized the staff report, dated June 3, 2024, Item #1. Mr. Sloan said Staff recommends approval of the proposed rezoning.

Ms. Jessica Gilbert (Krieger Klatt Architects, Inc., 2120 E. Eleven Mile Rd., Royal Oak, MI, 48067) is the architect for the development and stated the proposed development is for a children's recreation center and is a similar use to what is currently located near the subject side.

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

Public Hearing opened at 7:09 P.M.

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

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

Public Hearing closed at 7:10 P.M.

Mr. Lee asked for clarification on what the space will be used for.

Mr. Yilin Yin (prospective tenant) stated the space will be used for an indoor playground for kids and showed conceptual design pictures for the proposed indoor playground (T&B Play).

There were no additional comments or concerns from the Planning Commission.

Motion by Singh, supported by Lee, to recommend approval of the request to rezone 049-99-0001-708 (39413, 39415, 39453 and 39479 Ford Rd.) from C-3, Regional Commercial and Corporate Park Overlay District to C-3, Regional Commercial and Central Business District Overlay, as the proposal meets the following standards of Section 27.06(D)(4) of the Zoning Ordinance:

1. The proposed amendment is in accordance with the basic intent and purpose of the Zoning Ordinance.
2. The proposed amendment is consistent with Canton's Comprehensive Plan, which recommends the subject site to be C-3, Regional Commercial and CBD Overlay.
3. The proposed amendment will not grant special privileges or set an inappropriate precedent, as it is consistent with the Comprehensive Plan, the intent and purpose of the Zoning Ordinance, and surrounding land uses.
4. The proposed amendment is consistent with the existing land uses of surrounding properties and is consistent with the trends in land development in the general vicinity.

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

Nays: None

Absent: Cruz, Foster

Motion carried, 7-0

2. 141-SLU-8263 **CANTON BANQUET AND 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.

Mr. Sloan summarized the staff report, dated June 3, 2024, Item #2. Mr. Sloan stated Staff recommends approval for the reasons stated in the staff analysis, subject to the items noted in the staff review being addressed or corrected at the time of site plan review. Mr. Sloan said the staff analysis notes findings related to Section 27.3(C), Special Land Use standards, that have been met.

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

Public Hearing opened at 7:22 P.M.

Mr. Bill Bains (Canton Banquet & Convention Center, 34935 Schoolcraft Rd., Ste. 207, Livonia, MI, 48150) is the owner and stated that he is available to answer any questions.

Mr. Edward Chojnowski (4220 S. Lotz, Canton, MI, 48188) stated he lives across the street from the subject site and is concerned about the amount of tree removals that will be necessary to create parking space for the development. Mr. Chojnowski said the addition of lighting for the development will negatively impact the aesthetics of his property.

There were no additional public comments.

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

Public Hearing closed at 7:24 P.M.

Chair Zuber stated the lighting concern voiced by Mr. Chojnowski will be addressed in detail during Site Plan review.

Mr. Sloan stated that the Zoning Ordinance requires that all light fixtures be downward facing and shielded so the light will shine downward and not outward. The site plan will require a complete lighting and photometric plan, and will need to comply with the zoning requirements. Mr. Sloan stated there will be a significant amount of tree removal proposed to construct the proposed parking lot and create the detention pond for the development. Mr. Sloan said tree mitigation and the full landscape plan will be reviewed in detail during the site plan review.

Mr. Weber asked why there was a delay in the project.

Mr. Bains stated the project was delayed due to material cost unpredictability.

Ms. Eggenberger asked if there is a way to ensure projects move forward after tree removals have occurred.

Mr. Sloan stated the Township can hold performance guarantee funds from developers for required tree planting on the site, and in situations where projects do not move forward after tree removals have occurred the Township can use the performance guarantee funds to plant trees.

Mr. Watkins asked what the ratio is between the convention center and the parking needed.

Mr. Sloan stated the ordinance parking standards require 1 parking space per 2 people based on the building occupancy plus 1 space per employee. Mr. Sloan said the building occupancy is typically determined by the Building Official or the Fire Marshal, and that number is calculated once a detailed floor plan is reviewed. Mr. Sloan said the parking requirements will be fine-tuned during site plan review.

There were no additional comments or concerns from the commissioners.

Motion by Watkins, supported by Lee, to move to recommend approval of the special land use for a banquet and convention center use on parcel 71-141-99-0027-716 at 4127 S. Lotz Rd. as illustrated on the Special Land Use Plans, as the request meets the Special Land Use criteria of the Canton Township Zoning Ordinance, subject to specific design criteria being addressed or corrected at the time of site plan review.

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

Nays: None

Absent: Cruz, Foster

Motion carried, 7-0

OLD BUSINESS

None.

NEW BUSINESS

3. 095-ADS-8000 **CRESCENT ACADEMY INTERNATIONAL** – Consider Site Plan for parcel no. 095-99-0010-705 (40440 Palmer Rd.). Property is located on the north side of Palmer Road between Interstate 275 and Lotz Road. Proposed is a 1-story addition to existing educational structure for multi-purpose area.

Mr. Sloan summarized the staff report, dated June 3, 2024, Item #3. Mr. Sloan said Staff recommends approval of the Site Plan amendment for the building addition at the subject site, subject to all State, County, and Township requirements, and subject to Wayne County response to the Traffic Impact Assessment prior to Canton Township Engineering review of the plans.

Dr. Mahmood Hai (Crescent Academy International, 40440 Palmer Rd., Canton, MI, 48188) is the founder of the academy and said the proposed addition will be used as an auditorium for the kids.

Mr. Janowski stated the building block being proposed is fitting because it is consistent with the block used on the existing structure.

Mr. Weber asked if the school has regular sporting events.

Dr. Hai stated regular sporting events do take place, and it is not a high school.

Further discussion took place regarding adequate parking space.

Mr. Watkins stated the addition is fitting for the space.

No additional comments for concerns from the Planning Commission.

Motion by Lee, supported by Singh, to approve the Site Plan amendment for the building addition at 40440 Palmer Rd. (parcel no. 095-99-0010-705), subject to all State, County, and Township requirements, and subject to Wayne County response to the Traffic Impact Assessment prior to Canton Township Engineering review of the plans.

Amended motion by Lee, supported by Singh, to include in the previous motion: including the modification proposed from Section 26.06 of the Zoning Ordinance for building materials of the addition.

Mr. Watkins asked what the old gymnasium will be used for.

Dr. Hai stated the long-term plan is to demolish the old gymnasium.

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

Nays: None

Absent: Cruz, Foster

Motion carried, 7-0.

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

4. 038-ADS-8218 **DEVZ PLAZA** - Consider Site Plan for parcel no. 038-99-0008-704 (6624 N. Canton Center Rd.). Property is located on the east side of North Canton Center Road between Hanford Road and Warren Road. Proposed is an addition to the east side of the existing building.

Mr. Sloan summarized the staff report, dated June 6, 2024, Item #4. Mr. Sloan said Staff recommends approval of the Site Plan amendment for the building addition at 6620 N. Canton Center Rd., subject to all State, County, and Township requirements.

Ms. Beth Williams (Innovative Construction Systems, LLC., 3779 Strathmore, Oakland Twp., MI, 48363) is the project representative and stated the site presented some minor issues which have been resolved.

Mr. Watkins asked if a cross connection exists with the neighboring property, Central City Dance.

Mr. Dev Mata (6624 N. Canton Center Rd., Canton, MI, 48187) the owner of Devz Pharmacy stated yes, the Fire Department required the cross connection.

The commission voiced support for the project.

Motion by Singh, supported by Lee, to approve the Site Plan amendment for the building addition at 6620 N. Canton Center Rd. (parcel no. 038-99-0008-704), subject to all State, County, and Township requirements.

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

Nays: None

Absent: Cruz, Foster

Motion carried, 7-0.

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

5. 132-SFP-8276 **FFM – OIL EXCHANGE BUSINESS CONDOMINIUM** - Consider Final Condominium Site Plan for parcel no. 132-99-0010-712 (45449 Michigan Ave., 45455 Michigan Ave., and 45495 Michigan Ave.). Property is located at the southeast corner of Michigan Avenue and South Canton Center Road. Proposed is to create a two-unit condominium to facilitate separate ownership of the two existing buildings located on the site. No site changes are proposed.

Mr. Sloan summarized the staff report, dated June 3, 2024, Item #5. Mr. Sloan stated Staff recommends approval of the FFM – Oil Exchange Business Condominium site plan on the subject tax parcel, subject to any modifications required by the Township legal counsel to the Master Deed and Bylaws prior to Township Board approval.

Mr. Watkins asked where the underground tanks for each property unit are located.

Mr. Dan Fleckenstein (Fleck's Fresh Marts, LLC., 8373 Silver Lake Rd., Linden, MI, 48451) the owner of Unit one stated in attendance with him is the owner of Unit two. Mr. Fleckenstein said everything regarding the gas station/convenience store, with exception of the shared dumpster, is located within the Maintenance Responsibility Division line for Unit one.

There were no further questions or concerns from the Planning Commission.

Motion by Janowski, supported by Weber, to recommend approval of the FFM – Oil Exchange Business Condominium site plan on tax parcel 71-132-99-0010-712, subject to any modifications required by the Township legal counsel to the Master Deed and Bylaws.

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

Nays: None

Absent: Cruz, Foster

Motion carried, 7-0.

Chair Zuber stated the applicant will proceed to the Township Board for final action.

MISCELLANEOUS

6. Discuss Master Plan

Ms. Schlutow stated 5 Master Plan documents were e-mailed to the Commissioners regarding

Mission, Vision, Value statements, defining what a Master Plan is and key planning terms, public engagements activities, the Future Land Use Map with specialty planning areas, and the Future Land Use Map with mixed use nodes. A PowerPoint presentation was given.

Discussion was held on the Master Plan documents supplied to the Commission except for the Mixed-Use Nodes which will be discussed at the June 17, 2024, workshop meeting.

Discussion was held regarding continuing education opportunities.

ADJOURN

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

Meeting adjourned at 9:03 P.M.

Kelly Dandy
Recording Secretary