

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
July 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, July 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, Foster, Janowski, Lee, Singh, Watkins, Weber,
Zuber

Absent: None

STAFF PRESENT: Patrick Sloan, Community Planner and Erin Schlutow, Senior Planner

APPROVAL OF THE MINUTES OF JUNE 3, 2024

Motion by Weber, supported by Watkins, to approve the Minutes of June 3, 2024, as presented. Ayes all present on a voice vote. Motion carried, 9-0.

ACCEPTANCE OF AGENDA

Motion by Lee, supported by Weber, to approve the agenda as presented. Ayes all present on a voice vote. Motion carried, 9-0.

COMMUNICATIONS

Mr. Sloan stated no additional communications were received. Mr. Sloan said separate transmittals were sent regarding the Master Plan and façade changes that are unrelated to agenda items.

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.

Chair Zuber asked for public comments and there were none.

PUBLIC HEARINGS

None.

OLD BUSINESS

None.

NEW BUSINESS

1. 133-DIR-8305 **OAKDALE RECOVERY CENTER** – Consider Site Plan amendment for

parcel no. 133-02-0040-005 (43825 Michigan Ave.). Property is located on the south side of Michigan Avenue between Sheldon and Morton Taylor Road. Proposed use is an amendment to the existing site plan to remove 8 parking spaces and add an outdoor play area.

Mr. Sloan summarized the staff report, dated July 1, 2024, Item #1. Mr. Sloan said Staff recommends approval of the site plan amendment and approval of 56 parking spaces, subject to all State, County, and Township requirements, and subject to the following conditions:

1. That the proposed fence does not exceed a height of 6 feet;
2. That the fixtures on the south side of the building be modified to meet the requirements of Section 2.13 of the Zoning Ordinance; and
3. Pursuant to Section 4.01(C)(6) of the Zoning Ordinance, if Planning Services Division staff determines in the future that the parking demand exceeds the capacity of the parking lot, then the property owner must construct parking spaces necessary for future traffic after obtaining site plan approval for the same pursuant to Section 27.02 of the Zoning Ordinance.

Mr. Joseph Loskill (Fusco, Shaffer & Pappas, Inc., 550 E. Nine Mile Road, Ferndale, MI, 48220) the architect summarized the project.

The Commissioners voiced support for the project.

Discussion was held regarding amending the parking standards of the Zoning Ordinance in the future.

Motion by Watkins, supported by Singh, to approve the site plan amendment and approval of 56 parking spaces for Oakdale Recovery Center at 43825 Michigan Ave. (parcel 133-02-0040-005), subject to all State, County, and Township requirements, and subject to the following conditions:

1. That the proposed fence does not exceed a height of 6 feet;
2. That the light fixtures on the south side of the building be modified to meet the requirements of Section 2.13 of the Zoning Ordinance; and
3. Pursuant to Section 4.01(C)(6) of the Zoning Ordinance, if Planning Services Division staff determines in the future that the parking demand exceeds the capacity of the parking lot, then the property owner must construct parking spaces necessary for future traffic after obtaining site plan approval for the same pursuant to Section 27.02 of the Zoning Ordinance.

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

Nays: None

Absent: None

Motion carried, 9-0.

Mr. Sloan stated the application will proceed with building permit review.

MISCELLANEOUS

2. Discuss Master Plan

Ms. Schlutow asked the Commissioners for additional comments regarding Master Plan documents discussed at the June 3 and June 17, 2024, meetings and there were none. Ms. Schlutow stated the previously discussed documents will proceed to McKenna for formatting.

Ms. Schlutow summarized the Master Plan documents that were emailed to the Commissioners on Friday June 28, 2024, a PowerPoint presentation was given, discussion was held, and feedback was given regarding Mixed Use Nodes, Community Infrastructure, and Demographics.

Discussion was held regarding the Commissioners feedback being incorporated into the documents presented and then having the documents proceed to McKenna for formatting.

ADJOURN

Motion by Watkins, supported by Weber to adjourn the meeting. Ayes all present on a voice vote. Motion carried, 9-0.

Meeting adjourned at 8:13 P.M.

Kelly Dandy
Recording Secretary