

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
August 12, 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, August 12, 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, Watkins, Weber, Zuber

Absent: Foster, Singh (prior notice given from both)

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

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

APPROVAL OF THE MINUTES OF JUNE 17, 2024

Motion by Watkins, supported by Weber, to approve the Minutes of June 17, 2024, as presented. Ayes all present on a voice vote. Motion carried, 7-0.

APPROVAL OF THE MINUTES OF JULY 1, 2024

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

ACCEPTANCE OF AGENDA

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

COMMUNICATIONS

Mr. Sloan stated no additional communications were received.

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

1. 068-RZ-8318 **CHERRY HILL & BECK REZONING** – Consider Rezoning for parcel no. 068-99-0007-0001 (48030 Cherry Hill Rd.) from RR, Rural Residential to R-2, Single Family Residential. Property is located on the north side of Cherry Hill and west of North Beck Road. Proposed rezoning is for a future

residential development application.

Mr. Sloan summarized the staff report, dated August 12, 2024, Item #1. Mr. Sloan said Staff recommends approval of the rezoning based on the Standards of the Zoning Ordinance.

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

Public Hearing opened at 7:15 P.M.

Mr. Mike Noles (The Umlor Group, 49287 West Rd., Wixom, MI, 48393) stated he is representing Pulte Homes of Michigan and in attendance with him is Mr. Kirk Thomas (Pulte Homes of Michigan, LLC., 2800 Livernois, Bldg. D, Suite 320, Troy, MI, 48083). Mr. Noles showed a presentation that summarized the rezoning request and the proposed future development.

Chair Zuber stated the plans show a stub road and asked if there are plans to connect the stub road to a future development.

Mr. Noles stated there are no plans currently to connect the stub road. Mr. Noles said the stub street was added to allow for the possibility of future connectivity.

Mr. Sloan stated Canford Park to the west of the subject site also contains a stub road and if there is a development between Canford Park and the subject site the possibility will exist to connect the sites.

Chair Zuber asked for 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 7:26 P.M.

Mr. Watkins asked what the contract purchase status is of the subject parcels.

Mr. Noles stated that all the parcels are under contract and are subject to full entitlements to close on the property.

Mr. Watkins asked what Pulte's timeline for the proposed development is.

Mr. Noles stated most likely 1 year.

Mr. Lee asked what the price point for the proposed homes will be.

Mr. Noles stated the price point will range between \$400,000.00 and the low \$500,000.00's.

Ms. Eggenberger asked what the cost for HOA (Homeowner Association) fees will be.

Mr. Noles was unsure of the cost but provided estimates based on anticipated services.

Mr. Weber stated he has concerns with the Traffic Study. Mr. Weber stated the traffic on Cherry Hill Rd. is increasing, the infrastructure around the high schools is poor, and he would like Wayne County to be proactive regarding the infrastructure and traffic concerns in Canton. Mr. Weber asked what flooding ramifications could exist with the proximity of the proposed development to Mott Drain.

Mr. Sloan stated a conceptual storm water management plan is contained within the concept plan for the proposed development which will be reviewed and will be required to meet the standards of Wayne County and Canton Township at the time of site plan review.

Mr. Cruz stated his main concern is the increase to traffic at Geddes Rd. and Beck Rd. that the proposed development will create. Mr. Cruz stated he would like the applicant to include taper and deceleration lanes to Beck Road at the time of site plan review.

Mr. Janowski stated he would like consideration given to potential flooding concerns for the proposed residential homes at the subject site.

Motion by Watkins, supported by Lee, to recommend approval of the request to rezone parcel no. 068-99-0007-001 from RR, Rural residential to R-2, Single Family Residential, as the proposal meets the standards of Section 27.06(D)(4) of the Zoning Ordinance as stated in the staff report.

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

Nays: None

Absent: Foster, Singh

Motion carried, 7-0.

OLD BUSINESS

None.

NEW BUSINESS

2. 011-DIR-8307 **CHILDRENS WORLD** – Consider Site Plan amendment for parcel no. 011-99-0019-001 (7437 N. Sheldon Rd.). Property is located on the west side of Sheldon Road between Warren Road and Joy Road. Proposed landscaping amendments.

Mr. Sloan summarized the staff report, dated August 12, 2024, Item #2. Mr. Sloan said Staff recommends approval of the site plan amendment.

Ms. Stephanie Girard (Childrens World, 7437 Sheldon Rd., Canton, MI, 48187) the Director of Childrens World summarized the lighting and landscape revisions being proposed at the site.

No comments or concerns from the Planning Commissioners.

Motion by Lee, supported by Weber, to approve the site plan landscaping revisions for the Childrens World child care center at 7437 N. Sheldon Road on parcel no. 011-99-0019-001 as

illustrated on the proposed landscape plan, including the noted modifications from Article 5 of the Zoning Ordinance pursuant to Section 5.07.

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

Nays: None

Absent: Foster, Singh

Motion carried, 7-0.

3. 098-ADS-8197 **MCWS MEDINA ACTIVITY CENTER ADDITION** – Consider Site Plan Amendment for parcel no. 098-99-0020-702 (1905 S. Haggerty Rd.) and 098-99-0022-000 (2009 S. Haggerty Rd.). Property is located on the southeast corner of South Haggerty Road and Palmer Road. Proposed addition to existing structure.

Mr. Sloan summarized the staff report, dated August 12, 2024, Item #3. Mr. Sloan said Staff recommends approval of the Site Plan amendment for the building addition at the site, including approval of 374 parking spaces and approval of a modification from the minimum foundation landscape depths on the north and south sides of the addition as proposed on the plans pursuant to Section 5.07 of the Zoning Ordinance, and subject to the following conditions being met prior to Township Board review of the site plan:

1. Revising the landscape plan and correcting discrepancies pursuant to Article 5;
2. Revising the tree survey and removal plan pursuant to Article 5A, with the mitigation plan being subject to review by the Township Board;
3. Revising the lighting plan to comply with Section 2.13.

Mr. Haaris Ahmed (Muslim Community of Western Suburbs (MCWS) (1905 Haggerty Rd., Canton, MI, 48188) is the president of MCWS and summarized what the proposed activity center will be used for.

Mr. Watkins stated the plans show parking on the south side of the site increasing the capacity to almost 400 spots and asked how event parking would be handled.

Mr. Ahmed stated there will be people directing traffic for large events.

Mr. Cruz asked who makes the decision to allow a property owner to use Township property for a stormwater pond.

Mr. Sloan stated the Township Board would make the decision through a legal agreement, such as a sales agreement or a drainage easement agreement.

Mr. Ahmed stated the goal is to incorporate a design element, such as a walking path, around the pond to create an amenity.

Mr. Cruz stated the east side of the parking area on the plan sheet shows a 1 ½ ft. – 2 ft. green belt from the south property line and asked if that area complies with the Zoning Ordinance.

Mr. Sloan stated for industrial and commercial property, parking is allowed to go to the edge of the

property line.

Mr. Cruz asked if an easement would need to be obtained from MDOT (Michigan Department of Transportation) to plant the trees shown on the landscaping plan on east side of the site.

Mr. Sloan stated that the Township property extends to the area of the tree plantings in question.

Mr. Cruz asked if the number of landscaping islands in the parking lot shown on the plan sheets are correct.

Mr. Sloan stated staff comments have been sent to the applicant requesting the square footage of each parking lot island where there is landscaping. Mr. Sloan said if the applicant can meet the standard and show that on the plans the application would be able to proceed to Township Board for action, if the applicant can't meet the standard, a modification could be requested from the Planning Commission.

Mr. Cruz asked if bike racks are included in the plan.

Mr. Ahmed said currently they are not but voiced support for adding bike racks to the site.

Mr. Janowski voiced support for the project. Mr. Janowski stated there is a lot of pavement being proposed and he would like to see an evaluation of the parking area done to determine if less pavement would be sufficient. Mr. Janowski stated the addition of deciduous column trees to the building landscape could soften the appearance of the large building façade.

Chair Zuber voiced support for the design and use of the addition.

Motion by Watkins, supported by Weber, to recommend approval of the Site Plan amendment for the building addition at 1905 S. Haggerty Rd. and 2009 S. Haggerty Rd. (parcel nos. 098-99-0020-702 and 098-99-0022-000), including approval of 374 parking spaces and approval of a modification from the minimum foundation landscape depths on the north and south sides of the addition as proposed on the plans pursuant to Section 5.07 of the Zoning Ordinance, and subject to the following conditions being met prior to Township Board review of the site plan:

1. Revising the landscape plan and correcting discrepancies pursuant to Article 5;
2. Revising the tree survey and removal plan pursuant to Article 5A, with the mitigation plan being subject to review by the Township Board;
3. Revising the lighting plan to comply with Section 2.13.

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

Nays: None

Absent: Foster, Singh

Motion carried, 7-0.

4. 057-DIR-7893 **RUSTY NAIL LOUNGE** – Consider Site Plan Amendment for parcel nos. 057-01-0168-301, 057-01-0164-000, 057-01-0165-000, 057-01-0166-000, 057-01-0167-000, 057-01-0037-301, 057-01-0042-301, and 057-01-0043-

301 (43845 Ford Rd.). Property is located on the south side of Ford Road between Sheldon Road and Morton Taylor Road. Proposed use is to resurface/expand the parking lot, create outdoor dining areas, and other site changes.

Mr. Sloan summarized the staff report, dated August 12, 2024, Item #4. Mr. Sloan said Staff recommends the approval of the Site Plan, including approval of the outdoor dining area to be 6 feet from the Ford Rd. right-of-way as proposed on the plans, approval of the 18-foot-high light poles, and approval of the noted modifications from Article 5 of the Zoning Ordinance for the landscaping, and subject to the following conditions:

1. That the owner combines all eight (8) subject parcels;
2. Planting additional evergreen screening east of parking space #54;
3. Revising the signage pursuant to Article 6A of the Zoning Ordinance and showing a conforming monument sign on the plans, with the timing of removal of the pole sign to be mutually agreed upon between the applicant, the Planning Services Division, and Township legal counsel through a recorded legal agreement;
4. Removing or screening the oil container to comply with Section 2.14 of the Zoning Ordinance.

Mr. Evan Priest (Michael L. Priest & Associated, Inc., 40655 Koppernick, Canton, MI, 48187), the project representative, stated the site is nonconforming and it has been challenging to address compliance standards while making improvements to the site.

Mr. John Johnson (Rusty Nail Lounge, 43845 Ford Rd., Canton, MI, 48187), the owner, stated he originally wanted to resurface the parking lot to improve the appearance of the site, and the patio area was already in use. Mr. Johnson stated the project became more complicated than he anticipated due to the project scope.

Mr. Cruz asked if Wayne County required a detention area.

Mr. Priest said yes.

Further discussion took place regarding Wayne County's requirements.

Mr. Weber stated he is concerned about the construction for the Ford Rd. boulevard and how it could impact the front setbacks of the subject site.

Further discussion took place regarding the Ford Rd. construction project, MDOT's scope, and the right-of-way.

No additional comments or concerns were noted from the Planning Commissioners.

Motion by Weber, supported by Eggenberger, to recommend approval of the Site Plan amendment for Rusty Nail at 43845 Ford Rd. (parcel nos. 057-01-0037-301, 057-01-0042-301, 057-01-0043-301, 057-01-0168-301, 057-01-0167-000, 057-01-0166-000, 057-01-0165-000, and 057-01-0164-000), including approval of the outdoor dining area to be 6 feet from the Ford Rd. right-of-way as proposed on the plans pursuant to Section 6.10(D), footnote (e) of the Zoning Ordinance, approval of the 18-foot-high light poles, and approval of the noted

modifications from Article 5 of the Zoning Ordinance pursuant to Section 5.07, and subject to the following conditions:

1. That the owner combines all eight (8) subject parcels;
2. Planting additional evergreen screening east of parking space #54;
3. Revising the signage pursuant to Article 6A of the Zoning Ordinance and showing a conforming monument sign on the plans, with the timing of removal of the pole sign to be mutually agreed upon between the applicant, the Planning Services Division, and Township legal counsel through a recorded legal agreement;
4. Removing or screening the oil container to comply with Section 2.14 of the Zoning Ordinance.

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

Nays: None

Absent: Foster, Singh

Motion carried, 7-0.

Mr. Sloan stated the applicant will make any necessary revisions to the plans before the Township Board of Trustees reviews the site plan application.

MISCELLANEOUS

5. Discuss Master Plan

The Planning Commission decided to defer the Master Plan discussion to the Planning Commission Workshop meeting being held on Monday, August 19, 2024, at 6 P.M.

Ms. Schlutow stated all documents regarding the Master Plan discussion for this evening were sent to the Commission last week and additional documents will be sent this week for the workshop meeting.

ADJOURN

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

Meeting adjourned at 9:07 P.M.

Kelly Dandy
Recording Secretary