



**CANTON ADMINISTRATION BUILDING
1150 S. CANTON CENTER ROAD
CANTON, MI 48188
REGULAR BOARD MEETING
SEPTEMBER 10, 2024**

The Canton Township Board of Trustees will also offer this meeting by video teleconference.

Individuals may attend the meeting in person or join the video teleconference by going to:

<https://us02web.zoom.us/j/84466473380>

Or One tap mobile:

1-646-558-8656 (84466473380#) or 1-646-931-3860 (84466473380#)

Or Telephone:

1-646-558-8656 or 1-646-931-3860

Webinar ID: 844 6647 3380

International numbers available: <https://us02web.zoom.us/j/84466473380>

7:00 P.M.:

CALL TO ORDER

ROLL CALL: BORNINSKI, FOSTER, GANGULY, GRAHAM-HUDAK, SIEGRIST, SLAVENS,
SNEIDEMAN

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

PRESENTATIONS/RECOGNITIONS/RESOLUTIONS

- 1) RECOGNITION OF NATIONAL CIVICS BEE STUDENTS

PUBLIC HEARING

- 1) PUBLIC HEARING AND APPROVAL OF MILLAGE RATES FOR DECEMBER 1, 2024 TAX
LEVY

BOARD AND COMMISSION REPORTS

PUBLIC COMMENT ON AGENDA ITEMS ONLY

APPROVAL OF MINUTES: AUGUST 27, 2024

TREASURER'S REPORT/PAYMENT OF BILLS

CONSENT CALENDAR:

- 1) CONSIDER SECOND READING AND ADOPTION OF AN AMENDMENT TO APPENDIX A
– ZONING OF THE CODE OF ORDINANCES REGARDING CHERRY HILL AND BECK
REZONING (MSD)

- 2) CONSIDER AWARDING A CONTRACT AND PURCHASE ORDER TO REPLACE THE STORE FRONT ENTRY DOORS FOR KICKERS RESTAURANT AT VICTORY PARK (MSD)
- 3) CONSIDER AWARDING A CONTRACT AND PURCHASE ORDER TO REPLACE THE HVAC ROOF TOP UNIT AT DEPARTMENT OF PUBLIC WORKS BUILDING (MSD)

GENERAL CALENDAR:

- 1) CONSIDER APPROVAL OF THE LOTZ ROAD SEWER DISTRICT PUMP STATION REIMBURSEMENT AGREEMENT AND AUTHORIZATION OF THE TOWNSHIP SUPERVISOR TO EXECUTE THE AGREEMENT (MSD)
- 2) CONSIDER SITE PLAN AMENDMENT FOR RUSTY NAIL LOUNGE (MSD)
- 3) CONSIDER SITE PLAN AMENDMENT FOR THE MCWS MEDINA ACTIVITY CENTER ADDITION (MSD)
- 4) CONSIDER AUTHORIZING AGREEMENT WITH MACFEARSUN LLC FOR TACTICAL PERFORMANCE TRAINING (FIRE)
- 5) CONSIDER WAIVING THE BIDDING PROCESS AND APPROVING THE PURCHASE OF EMERGENCY CARE PRODUCTS, ACCESSORIES AND PREVENTATIVE MAINTENANCE FROM STRYKER (FIRE)
- 6) CONSIDER APPROVAL OF A PURCHASE ORDER FOR THE TECHNOLOGY NEEDS FOR THE CHERRY HILL VILLAGE FACTORY BUILDING (CD)

PUBLIC COMMENT

ADMINISTRATIVE COMMENTS

BOARD COMMENTS

ADJOURN

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 Rachelle Howell, Human Resources Manager, 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.cantonmi.gov.

**Charter Township of Canton
Board Proceedings – August 27, 2024**

A regular meeting of the Board of Trustees of the Charter Township of Canton was held Tuesday, August 27, 2024, in-person. Supervisor Graham-Hudak called the meeting to order at 7:00 p.m.

Members Present: Borninski, Foster, Ganguly, Graham-Hudak, Siegrist, Slavens

Members Absent: Sneideman

Adoption of Agenda:

Motion by Siegrist, supported by Foster to adopt the agenda with the addition of Item #G-0. Motion carried unanimously.

Approval of Minutes:

Motion by Siegrist, supported by Borninski to approve the minutes from August 13, 2024. Motion carried unanimously.

Public Comment: Public comment was held.

Payment of Bills:

Motion by Slavens, supported by Borninski to approve the payment of bills as presented. Motion carried unanimously.

CHARTER TOWNSHIP OF CANTON EXPENDITURE RECAP FOR THE TOWNSHIP BOARD MEETING OF August 27, 2024		
101	GENERAL FUND	1,071,720.45
204	ROADS FUND	639,067.66
206	FIRE FUND	493,442.47
207	POLICE FUND	562,318.37
208	COMMUNITY CENTER FUND	55,334.29
219	STREET LIGHTING FUND	25,322.08
230	CABLE TV FUND	7,472.35
246	COMMUNITY IMPROVEMENT FUND	4,900.00
248	DDA - CANTON	13,355.45
260	INDIGENT DEFENSE FUND	40,124.00
261	E-911 UTILITY	2,640.25
265	ORGANIZED CRIME - DRUG ENFORCEMENT	0.00
274	CDBG FUND	31,629.00
276	NSP GRANTS FUND	0.00
284	OPIOID SETTLEMENT FUND	2,452.44
285	AMERICAN RESCUE PLAN ACT	0.00
301	ENERGY PROJECT DEBT SVCE FUND	0.00
302	CAPITAL PROJECT DEBT SERVICE	0.00
401	CAPITAL PROJECTS FUND	7,000.00
402	CAP PROJ - WATER & SEWER	0.00

403	CAP PROJ - ROAD PAVING	23,425.60
404	CAP PROJ - CHV DEVELOPMENT	2,679.00
584	GOLF FUND	57,236.44
592	WATER & SEWER FUND	783,861.31
596	GARBAGE & RUBBISH COLLECTIONS	4,513.73
661	FLEET MAINTENANCE FUND	49,251.42
701	TRUST & AGENCY FUND	93.15
702	CUSTODIAL FUND	19,650.00
736	POST EMPLOYMENT BENEFITS FUND	0.00
852	SPECIAL ASSESSMENT DEBT SERVICE	0.00
TOTAL - ALL FUNDS		3,897,489.46

Resolution:

Item R-1. Resolution Regarding the Radioactive Waste Scheduled to Come to Wayne County

Motion by Graham-Hudak, supported by Borninski to approve the resolution as presented.

**RESOLUTION OF
BOARD OF TRUSTEES
CHARTER TOWNSHIP OF CANTON, MICHIGAN**

Resolution Regarding the Radioactive Waste Scheduled to Come to Wayne County

Whereas Canton Township borders Van Buren Township and is adjacent to the Wayne Disposal Inc. Hazardous Waste Landfill that is preparing to take 6,000 cubic yards of soil and concrete and 4,000 gallons of ground water contaminated with elevated radiation from Niagara Falls Storage Site in Lewiston, New York, which from 1944 until 1952 served as a primary storage location for wastes and byproducts associated with uranium ore refining;

Whereas the U.S. Army Corps of Engineers is working on a multiyear project to remove the elevated radiation wastes from the Niagara site with 25 semitrailer loads a week of the radioactive waste shipped on local highways and roads, beginning in late August through January 2025;

Whereas the Conference of Western Wayne, comprised of eighteen member communities representing over 730,000 residents passed a resolution in opposition to the proposed plan;

Whereas Canton Township officials were not notified of the upcoming transport of radioactive waste through and near our community and public safety issues of this magnitude affect the entire region and surrounding communities in Michigan, putting our residents, motorists and infrastructure in harm's way;

Whereas government officials and residents have no say in what occurs at Michigan Disposal, although it directly impacts the health and welfare of our communities; and

Whereas questions about why the Wayne Disposal site was selected, why local officials and the public were not notified, what safety measures are being taken for the transport and disposal of materials, whether the waste will be tested before landfilling, what protocols and technologies are being used to safely manage and contain the waste, and what ongoing monitoring of materials all remain unanswered; now, therefore be it;

Resolved the Board of Trustees of the Charter Township of Canton formally requests that Wayne Disposal reconsider accepting radioactive waste and the Federal Government seek alternative solutions to disposing of their radioactive and hazardous waste that does not jeopardize our citizens and infrastructure, including changing interstate agreements; and

Further Resolved that Township officials be notified in advance of all transport of the referenced waste, including but not limited to; specific safety measures during transport, routes of the semitrailers and what dates and times these semitrailers will be traveling through our community.

Motion carried unanimously.

Consent Calendar:

Item C-1. Consider Increasing One Blanket Purchase Order for Cruisers, Inc.

Motion by Siegrist, supported by Slavens to approve the budget amendment and to increase purchase order above from \$30,000 to \$60,000.

Increase Revenue:

661-000.695 Fund Balance Appropriation \$30,000

Increase Expenditure:

661-530-393 Inventory Purchased \$30,000

Motion carried unanimously.

Item C-2. Consider Approval of 2024 Budget Adjustments

Motion by Siegrist, supported by Slavens to approve the attached listing of budget adjustments to the 2024 budget. Motion carried unanimously. A complete list of the 2024 Budget Adjustments is available online or from the Clerk's Office during regular business hours.

Item C-3. Consider Second Reading of an Amendment to the Canton Township Code of Ordinances, Chapter 46 Offenses and Misdemeanor Provisions

Motion by Siegrist, supported by Slavens to remove from the table, hold second reading, and adopt an amendment to the Canton Township Code of Ordinances, Chapter 46, Offenses and Misdemeanor Provisions to be effective September 15, 2024. Motion carried unanimously.

Item C-4. Consider Second Reading of an Amendment to the Canton Township Code of Ordinances, Chapter 70 Adoption of Uniform Traffic Code

Motion by Siegrist, supported by Slavens to remove from the table, hold second reading, and adopt an amendment to Chapter 14 of the Canton Township Code of Ordinances, Chapter 70, Adoption of the Uniform Traffic Code to become effective September 15, 2024. Motion carried unanimously.

General Calendar:

Item G-0. Consider Accepting an Institute for Responsive Government Grant for Elections and Approving a Budget Adjustment

Motion by Siegrist, supported by Slavens to approve accepting an Institute of Responsive Government grant in the amount of \$60,000 and authorize the attached budget adjustment.

Increase Expenditures:

101-262.760 Operating Supplies \$60,000

Increase Revenue:

101-000.528 Other Grants \$60,000

Motion carried unanimously.

Item G-1. Consider Award of Contract to Michigan Consulting & Environmental to Perform an Environmental Assessment

Motion by Siegrist, supported by Borninski to approve the budget amendment and contract with Michigan Consulting & Environmental for \$13,760 for environmental review services at Zibiwes Nature Area.

Increase Revenue:

Account #101-752-50.501 Federal Grants \$13,760

Increase Expense:

Account #101-752-99.970_0080 Capital Outlay Land Improvements \$13,760

Motion carried unanimously.

Item G-2. Consider Increasing the Purchase Order to AM HIGLEY for the Public Works Storage Facility Expansion

Motion by Siegrist, supported by Slavens to approve the purchase order increase for AM. HIGLEY to contract the necessary trades to complete the construction of the Public Works Storage Facility in the amount of \$172,714. Motion carried unanimously.

Item G-3. Request Approval for a New Security Camera Headend Server

Motion by Siegrist, supported by Slavens to approve the contract and purchase order to GSI Inc. for the security camera server in the amount of \$59,493. Motion carried unanimously.

Item G-4. Consider Awarding a Contract and Purchase Order to Replace 2 Drinking Fountains at the Village Theater at Cherry Hill

Motion by Siegrist, supported by Slavens to approve the contract and approve a purchase order for Continuum Services, in the amount of \$15,400 to replace 2 drinking fountains at the Village Theater at Cherry Hill. Motion carried unanimously.

Item G-5. Consider Awarding a Contract and Purchase Order to Replace 3 RTUs at Fellows Creek Golf Course

Motion by Siegrist, supported by Borninski to approve the contract and approve a purchase order for Quality Aire Systems, in the amount of \$162,077.75 for the HVAC Unit Replacements at Fellows Greek Golf Course. Motion carried unanimously.

Item G-6. Consider First Reading of an Amendment to Appendix A – Zoning of the Code of Ordinances Regarding Cherry Hill and Beck Rezoning

Motion by Siegrist, supported by Foster to introduce and hold the first reading of the proposed amendment to Appendix A– Zoning of the Code of Ordinances of the Charter Township of Canton as provided in the attached ordinance of Planning Application #068-RZ-8318, which rezones tax parcel no. 068-99-0007-001 from RR, Rural Residential to R-2, Single Family Residential. Further, to table consideration of the amendment for a second reading, which will be held at a future meeting of the Board of Trustees. Motion carried unanimously.

Item G-7. Consider Approving Amendments to the Partners in Architecture Agreement, with an Adjustment to the 2024 Fire Budget

Motion by Siegrist, supported by Foster to approve the budget adjustment and the amendments to the Partners in Architecture agreement to increase the reimbursable cost for geotechnical analysis and include emergency traffic signal design and engineering services.

Increase Revenue:

Account #206-000.695 Fire Fund Balance Appropriation \$62,446

Increase Appropriations:

Account #206-33650.801_0050 Professional Contracted Services \$62,446

Motion carried unanimously.

Item G-8. Consider Authorization of a Permit for Fireworks Display

Motion by Siegrist, supported by Ganguly to authorize the Canton Township Clerk to sign the permit for ACE Pyro, LLC, authorizing their permission to possess, transport and display fireworks in Heritage Park on October 18, 2024 (rain date of October 19, 2024). Motion carried unanimously.

Item G-9. Consider Increase of an Existing Purchase Order to GHD for Completion of the Letter of Map Change to FEMA for Fire Station No. 2

Motion by Siegrist, supported by Slavens to approve the increase in the scope of work to GHD for the completion of the Letter of Map Change in the amount of \$19,476 for Fire Station No. 2. Motion carried unanimously.

Item G-10. Consider Approval of Board Policy TB: 03 Procedure for Conduct of Township Board Meetings and Repealing Operations Policy O:07 and Create Opportunities for YAC Involvement

Motion by Siegrist, supported by Borninski to approve board policy TB: 03 procedure for conduct of township board meetings and repeal operations policy O:07 and create opportunities for YAC involvement in future board meetings. Motion carried unanimously.

Item G-11. Consider Approval Board Policy TB: 04 Ordinance Amendment Preparation Policy and Repealing Operations Policy O: 35

Motion by Siegrist, supported by Slavens to approve board policy TB: 04 ordinance amendment preparation and repeal operations policy O:035. Motion carried unanimously.

Item G-12. Consider Approval of PTO for the Director of Police Services – Police Chief

Motion by Siegrist, supported by Borninski to approve granting the Director of Police Services – Police Chief PTO at the regularly accumulated rate between July 1, 2024 and December 31, 2024, which will equate to 144 additional PTO hours. Motion carried unanimously.

Additional Public comment was held.
Additional Board comment was held.

Adjourn: Motion by Siegrist, supported by Ganguly to adjourn the meeting. Motion carried unanimously.

Michael A. Siegrist, Clerk

Anne Marie Graham-Hudak, Supervisor

**CANTON COMMUNITY
REQUEST FOR BOARD ACTION**

MEETING DATE: September 10, 2024

AGENDA ITEM: PH-1

ITEM: Public Hearing and Approval of Millage Rates for December 1, 2024 Tax Levy

PRESENTER: Wendy Trumbull, Finance & Budget Director

INDIVIDUALS IN ATTENDANCE: None anticipated.

EXECUTIVE SUMMARY: The Township Board is required to hold a Public Hearing on the proposed December 1, 2024 millage rates. The 2024 millage rates must be certified to Wayne County by September 30, 2024.

The millage rates requested are required to balance the FY 2025 budget. The combined millage rates of 12.2839 mills for the December 1, 2024 levy is a reduction from the 2023 millage rate by 0.007 mills due to the required Headlee rollback of the Roads Millage.

BACKGROUND: As a Charter Township, Canton is authorized to levy 5.00 mills for general operations. Due to the taxing limitations of the 1978 "Headlee Amendment" to the Michigan Constitution and the effect of Proposal A legislation in 1994, the Charter millage limit was reduced to 4.0985 mills. Since 1994, the authorized millage rate has been further reduced to 3.5817 for the general operations of the Township, excluding Fire and Police. The proposed millage of 1.4760 is 2.1057 mills below the maximum the Township could levy without a vote of the citizens.

The Fire and Police Funds are supported almost entirely by the special assessment millages that were approved by the voters in 1975 and 1977. The Charter Township's special assessment millage for Police and Fire are not restricted by the "Headlee Amendment" and Proposition A. The voters authorized the Township to levy the necessary funds to provide for the operation of the Public Safety Departments in addition to the general operating millage.

On August 7, 2018, the voters approved ballot language authorizing the Township to levy 1.45 mills for the purpose of paying the costs of maintaining, improving, rehabilitating, and reconstructing State and County roads within the Township. Due to the Headlee Amendment, this millage has been reduced over the past few years to 1.3839, which is 0.007 lower than it was for the 2023 levy.

STRATEGIC PLAN/GOALS: Financial Stability

ACTION REQUESTED: To approve a resolution setting the millage rates for the December 1, 2024 tax levy. These millage rates are the subject of this Public Hearing.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Establish tax millage rates for FY 2025 General, Fire, Police, and Road Fund budgets.

IMPLEMENTATION PLAN: A notice of the Public Hearing on the tax rates was published as required on the Canton website on September 2, 2024 and in the Associated Newspaper of Michigan on September 2, 2024.

FINANCE AND BUDGET DIRECTOR'S RECOMMENDATION: Approval

SUPERVISOR'S RECOMMENDATION: Approval

MODEL RESOLUTION: I move to open the Public Hearing on the millage rates for the December 1, 2024 tax levy.

I move to close the Public Hearing.

I move that the millage rates to be levied by Canton Township on December 1, 2024 be set as follows:

Charter Mills (General Fund)	1.4760
Fire Protection Special Assessment	3.7480
Police Protection Special Assessment	5.6760
Roads Assessment	<u>1.3839</u>
Total	12.2839

ATTACHMENTS: 2024 Tax Rate Request Form

**CANTON COMMUNITY
REQUEST FOR BOARD ACTION**

MEETING DATE: September 10, 2024

AGENDA ITEM #C-1

ITEM: Consider Second Reading and Adoption of an Amendment to Appendix A – Zoning of the Code of Ordinances Regarding Cherry Hill and Beck Rezoning

PRESENTER: David Norwood, Municipal Services Director

INDIVIDUALS IN ATTENDANCE: Mike Noles of the Umlor Group, on behalf of Pulte Homes of Michigan, LLC and the Irrevocable Trust of Alphonse J. Jakubowski

EXECUTIVE SUMMARY: The applicant proposes to rezone parcel at 48030 Cherry Hill Rd. (parcel no. 068-99-0007-001), located on the north side of Cherry Hill Rd. and west of Beck Rd., from RR, Rural Residential to R-2, Single Family Residential. The subject parcel is 11 acres and includes a single-family residence. The northern part of the property is farmed. The Mott Drain runs west-to-east through the north part of the site and the ITC power lines run through the north end of the site.

The applicant proposes to assemble the subject parcel with two (2) parcels to the east (068-99-0007-002 and 068-99-0011-704), which are currently zoned R-2, and construct a 68-unit detached single-family residential development on a 34.68-acre site. A conceptual layout plan for the proposed development site is included with the rezoning application, which proposes site access from Cherry Hill Rd. and Beck Rd. The rezoning application is not conditioned on the conceptual layout plan, and the site layout and number of units will be determined subsequently during the site plan review process.

At its meeting on August 12, 2024, the Planning Commission recommended approval of the rezoning application. The Canton Township Board of Trustees held the First Reading of this Zoning Ordinance amendment on August 27, 2024.

BACKGROUND AND ANALYSIS:

Location: 48030 Cherry Hill Rd., locate on the north side of Cherry Hill Rd. and west of Beck Rd.

Net Acres: 11.01 acres (parcel 068-99-0007-001)

Existing Land Use(s): Single-family residential and agricultural

Existing Zoning: RR, Rural Residential (minimum lot area of 5 acres)

Proposed Zoning District(s): R-2, Single Family Residential

Surrounding Zoning and Land Uses:

North – RR, Rural Residential (ITC Corridor) and R-2, Single Family Residential (Arlington Park; single-family detached residences)

South – R-2, Single Family Residential (Kirkway Subdivision; single-family detached residences)

East – R-2, Single Family Residential (Agricultural and vacant)

West – RR, Rural Residential (Agricultural and vacant)

Existing Comprehensive Plan Future Land Use Map Classification: Low Density Residential (2 dwelling units per acre)

Surrounding Comprehensive Plan Future Land Use Map Classifications:

North – Low Density Residential (2 dwelling units per acre)

South – Low Density Residential (2 dwelling units per acre)

East – Low Density Residential (2 dwelling units per acre)

West – Low Density Residential (2 dwelling units per acre)

Review Considerations: Section 27.06(D)(4) of the Zoning Ordinance consists of 10 standards of review to be considered prior to action. Based on our review of the application materials, the Comprehensive Plan, and the site area, we find that the application meets each of the 10 rezoning standards of review as follows:

(1) *Will the proposed amendment be in accordance with the basic intent and purpose of the zoning ordinance?*

The proposed amendment will be in accordance with the basic intent and purpose of the Zoning Ordinance, as the amendment is consistent with the Comprehensive Plan whose policies the Zoning Ordinance is intended to implement.

Section 1.02 (Purpose) of the Zoning Ordinance is very general and includes the regulation of land development and the establishment of districts. To that end, there are provisions for land development in the Zoning Ordinance, many of which are unique to the underlying zoning district or the zoning district of an adjacent parcel. Land development standards in the Zoning Ordinance include density, setbacks, building height, land use, parking and loading, access management, landscaping and screening, lighting, signage, building design, tree preservation, and natural features setbacks.

When a rezoning application is proposed, Section 27.06(B) of the Zoning Ordinance requires a plot plan that contains data about the site (existing lot lines, natural features, utilities, access, adjacent uses and structures, etc.) as well as a proposed layout plan, if known at the time. Please note that the conceptual development plan submitted by the applicant is **not** an official Site Plan, nor is it a condition of the rezoning; rather, the purpose of the conceptual development plan is to illustrate **how** a proposed residential development **could** be located on the site **if** the proper rezoning and Site Plan approvals are obtained accordingly. Therefore, a recommendation to approve the rezoning

application is **not** a tacit or preliminary approval of the conceptual development plan or a future Site Plan application. Staff's comments on the conceptual development plan are as follows:

- 68 units are shown, which is a density of 2 units per acre. The density shown is consistent with the proposed R-2 district and the Low Density Residential classification on the Future Land Use Map of the Comprehensive Plan.
- The conceptual development plan indicates a future detached condominium site plan application with no modifications or variances indicated. Therefore, the conceptual development planned is intended to meet the minimum front yard, side yard, rear yard, and building separation setbacks of the R-2 district. Because a detached condominium layout is shown, there are no minimum lot areas or lot widths for the units. At the time of site plan review, we will determine whether the plan complies with the Zoning Ordinance and if any variances or modifications will be requested from the applicant at that time. Planning staff will defer comments on the site design and specific zoning compliance until a development application is submitted.
- The Conceptual Development Plan shows 46.9% open space, most of which is shown in existing natural areas (creek, wetlands, and woodlands) and in the ITC corridor. At the time of site plan review, we will discuss a potential easement on the north side of the site to allow for future extension of the ITC trail.
- Two (2) access points to the site are proposed: one (1) from Cherry Hill Rd. and one (1) from Beck Rd. There is a stub street on the west side of the property for a future connection to the site to the west. Site access is subject to change based on the traffic impact study (TIS) and design layout review by Township staff, which takes place at the time of site plan review. The applicant submitted a TIS, which is addressed later in this report. Canton's Engineering Services Division recommends locating the Beck Rd. access farther south than proposed on the conceptual development plan to take advantage of a wider portion of Beck Rd. in this area, which will help northbound left turns and bypass.
- The conceptual development plan shows a proposed layout for stormwater management, which includes a stormwater pond in the southeast part of the site (just north of Dodson Elementary School) that outlets to Mott Drain. Although water and sanitary sewer lines are not shown, there are existing water and sanitary sewer lines along Cherry Hill Rd. and Beck Rd. The eventual utility layout for water, sanitary sewer, and storm sewer will be subject to future review by the Canton Township Engineering Services Division.

(2) Is the proposed amendment consistent with the comprehensive plan of the Township?

The proposed amendment is consistent with the Comprehensive Plan of the Township. The Future Land Use Map of the Comprehensive Plan designates the subject property as Low Density Residential, which recommends a density of 2 dwelling units per acre. The subject property has been classified as Low Density Residential on the Future Land Use Map since at least 1994. Currently, the RR zoning classification of the subject property stipulates the minimum lot area is 5 acres, which is a density of one unit per 5 acres. The proposed R-2 zoning district permits a density of 2 dwelling units per

acre, which most accurately reflects the Low Density Residential classification on the Future Land Use Map.

(3) *Have conditions changed since the zoning ordinance was adopted, or was there a mistake in the zoning ordinance, that justify the amendment?*

Conditions have changed since the Zoning Ordinance was adopted in 1990, as the owners of the subject parcels desire to sell their property for the purposes of development in accordance with the Comprehensive Plan and Zoning Ordinance. The demand for single-family residential use continues in Canton Township and the availability of undeveloped parcels in the community is scarcer.

For example, the following properties east, south, and north of the subject site are classified as Low Density Residential on the Future Land Use Map of the Comprehensive Plan and were rezoned in the past to R-2 for Kirkway subdivision to the south, Canford Park to the west, and Arlington Park to the north.

(4) *Will the amendment correct an inequitable situation created by the zoning ordinance rather than merely grant special privileges?*

The amendment will correct an inequitable situation created by the Zoning Ordinance rather than grant special privileges because the Comprehensive Plan recommends a zoning of 2 units per acre and the subject parcel is adjacent to the R-2 district to the east and south. Also, the area north of the site on the north side of the ITC corridor is also zoned R-2.

Denial of a rezoning request that has been granted to adjacent and nearby properties within Low Density Residential classification on the Future Land Use Map could create an inequitable situation for the applicant.

(5) *Will the amendment result in unlawful exclusionary zoning?*

The amendment will not result in exclusionary zoning, as the amendment is a result of an application by the owner of the subject property, and the subject parcel is adjacent to R-2 zoned properties to the east and south. The density of the proposed R-2 zoning district is in accordance with the recommended density of 2 units per acre by the underlying Future Land Use classification of Low Density Residential.

(6) *Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes?*

The amendment will not set an inappropriate precedent, as it is consistent with the Comprehensive Plan policies and Future Land Use Map, and the subject parcel is adjacent to R-2 zoned properties to the east and south. Over the last several decades, other properties in the Low Density Residential Future Land Use classification have been rezoned to R-2 for similar purposes.

(7) *If a rezoning is requested, is the proposed zoning consistent with the existing land uses of surrounding property?*

The proposed rezoning is consistent with the existing land uses of surrounding

properties. The existing land uses to the north (Arlington Park) and south (Kirkway subdivision) are detached single-family residential uses, which is a permitted use in the proposed R-2 district. The area to the west is farmed and zoned RR, and there are other R-2 zoned areas in Canton that abut agricultural uses in the RR district, notably Canford Park to the west.

While not adjacent to the subject parcel, Dodson Elementary School is located southeast of the proposed development site. An R-2 zoned area developed for single-family use is consistent with an adjacent elementary school. Any potential incompatibilities in the proximity of uses can be addressed during site plan review with screening and setbacks.

(8) *If a rezoning is requested, could all requirements in the proposed zoning classification be complied with on the subject parcel?*

If the proposed rezoning is approved, all the requirements of the proposed zoning classification can be complied with on the subject parcel. The subject parcel will comply with the standards of the R-2 district for minimum lot area (20,000 sq. ft.), minimum lot width (100 ft.), and maximum lot depth-to-lot width ratio (3 times). However, specific development requirements and allowable number of units will be addressed at the time of site plan review.

As previously stated, the conceptual development plan submitted by the applicant indicates a future detached condominium application if the rezoning to R-2 is approved. A detached condominium development is permitted in the R-2 district, and the major difference between a detached condominium development and a site condominium development is that the site condominium units consist of the house and yard whereas the detached condominium units consist of the home without the surrounding yard. Therefore, the exterior yard of a detached condominium is a general common element of the condominium development instead of the property of the home's owner. The conceptual development plan illustrates compliance with the following development standards of a detached condominium development in the R-2 district: minimum front yard setback from Cherry Hill Rd. and Beck Rd. (30 feet), minimum rear yard setback (40 feet), minimum side yard setback (15 feet), and minimum separation distance between buildings (20 feet).

Section 2.24(C) of the Zoning Ordinance requires a 25-foot natural stormwater protection buffer along the drain, measured either from the edge of the easement or the top of bank, whichever is greater. The easement will be determined by Wayne County during the plan review process, at which time we will know whether the applicant will need to redesign the layout or seek a modification or variance from Section 2.24(C).

(9) *If a rezoning is requested, is the proposed zoning consistent with the trends in land development in the general vicinity of the property in question?*

The proposed zoning, R-2, Single Family Residential, is consistent with the trends in land development in the general vicinity of the subject property, as the subject parcel is adjacent to R-2 zoned properties to the east and south and near an R-2 zoned property

to the north. Residential developments nearby that are zoned R-2 include Canford Park to the west, Kirkway Subdivision to the south, and Arlington Park to the north.

(10) ***If a rezoning is requested, what is the impact on the township infrastructure?***

- **Water and Sewer.** The subject property is proposed to be serviced by water and sanitary sewer service, which is available in the area. Water main and sewer main lines are located along Cherry Hill Rd. and Beck Rd. The Comprehensive Plan, which recommends a density of 2 units per acre, recognizes a synchronous relationship between the Township's Sanitary Sewer Master Plan and the Comprehensive Plan. Therefore, there is expected capacity in the water and sewer systems to serve the subject property in accordance with the density recommended by the Comprehensive Plan Future Land Use Map.
- **Roads.** Cherry Hill Rd. and Beck Rd. are both paved and are both under the jurisdiction of Wayne County. There are access points proposed onto both roads. A Traffic Impact Study (TIS) has been prepared by Fleis & VandenBrink, which concludes that the proposed development is expected to have a minimal impact on the adjacent roadway network and that the existing infrastructure can adequately accommodate the projected trips generated by the proposed development plan. Therefore, the TIS does not recommend any mitigation measures. The TIS was reviewed by Wade Trim, Canton Township's traffic engineering consultant. Wade Trim agrees with the methodology and the results of the Fleis & VandenBrink's TIS for the two study intersections. To alleviate the Level of Service (LOS) E condition for the driveway on Beck Road, Wade Trim recommends the addition of a short (50-foot) right-turn lane for the site drive. No improvements are recommended by Wade Trim for the driveway on Cherry Hill Road. Any improvements Cherry Hill Rd. or Beck Rd. are subject to Wayne County review.
- **Natural Features.** According to FEMA, there are no floodplains on the site. The conceptual development plan illustrates wetland area on the south side of the subject parcel, which is subject to EGLE review. Mott Drain is located on the north side of the site and is proposed to be a stormwater outlet. The area around the drain is vegetated. If the site is rezoned and the applicant submits a Site Plan application, we will emphasize locating trees and other vegetation along the drain to buffer it from the development.
- **Stormwater Management.** Stormwater management is under the jurisdiction of Wayne County and will be reviewed once a development application is submitted. The conceptual development plan submitted by the applicant shows a proposed stormwater pond in the southeast part of the site, with an outlet to the Mott Drain.

- **Community Planner's Recommendation:** Approval.

- **Planning Commission Recommendation:** At its meeting on August 12, 2024, the Planning Commission voted 7-0 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.

STRATEGIC PLAN/GOALS: N/A

ACTION REQUESTED: Introduce, hold the first reading, and table the proposed rezoning amendment to Appendix A – Zoning of the Code of Ordinances, which proposes to rezone parcel no. 068-99-0007-001 from RR, Rural Residential to R-2, Single Family Residential.

BUDGET IMPLICATION & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A

MUNICIPAL SERVICES DIRECTOR’S RECOMMENDATION:

ENGINEERING SERVICES DIVISION’S RECOMMENDATION: N/A

FIRE MARSHAL’S RECOMMENDATION: N/A

BUILDING OFFICIAL’S RECOMMENDATION: N/A

FINANCE AND BUDGET DIRECTOR’S RECOMMENDATION: N/A

SUPERVISOR’S RECOMMENDATION: Approval

MODEL MOTIONS:

1. I move to remove from the table and hold the second reading of the proposed amendment to Appendix A – Zoning of the Code of Ordinances of the Charter Township of Canton as provided in the attached ordinance of Planning Application #068-RZ-8318, which rezones tax parcel no. 068-99-0007-001 from RR, Rural Residential to R-2, Single Family Residential.
2. Further, I move to adopt and publish the ordinance amending Appendix A – Zoning of the Code of Ordinances of the Charter Township of Canton which rezones tax parcel no. 068-99-0007-001 from RR, Rural Residential to R-2, Single Family Residential.

ATTACHMENTS:

1. Draft Ordinance
2. August 12, 2024 Planning Commission Minutes
3. Zoning Map, Aerial Map, and Future Land Use Map
4. Site Survey
5. Conceptual Development/Layout Plan
6. Traffic Impact Study, prepared by Fleis & VandenBrink
7. Review of Traffic Impact Study, prepared by Wade Trim

CANTON COMMUNITY
REQUEST FOR BOARD ACTION

MEETING DATE: September 10, 2024

AGENDA ITEM #C-2

ITEM: Consider Awarding a Contract and Purchase Order to Replace the Store Front Entry Doors for Kickers Restaurant at Victory Park

PRESENTER: David Norwood, Municipal Services Director

INDIVIDUALS IN ATTENDANCE: None anticipated.

EXECUTIVE SUMMARY: In 2024 the Board of Trustees adopted a Capital Improvement Plan which included the replacement of the front entry doors for Kickers Restaurant at Victory Park. The existing store front is original to the building and is showing signs of age. The doors need frequent repairs to operate securely and close properly.

BACKGROUND: Knowing that doors are starting to operate properly, replacement before failure is the basis of this request. Investing \$17,431.94 to replace the doors is an upgrade to the security and efficiency of operation and is the most proactive option at this point.

Staff is recommending award of contract to Continuum Services for the front entry doors for Kickers Restaurant at Victory Park for \$17,431.94 plus a \$1,779.06 contingency for possible unforeseen repairs and restoration that may occur with the replacing of doors.

MSD Facilities remaining budget is \$19,211 for this project.

STRATEGIC PLAN/GOALS: Quality Infrastructure- replacing the exterior doors will provide more energy efficiency, extend the life of the facility, and ensure the proper security of the building.

ACTION REQUESTED: Award the contract and purchase order for the above-mentioned work to Continuum Services, 23640 Research Drive, Farmington Hills, MI 48335 in the amount of \$17,431.94 plus a \$1,779.06 contingency amount, making the total \$19,211.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: The cost for Continuum Services to replace the front entry doors for Kickers Restaurant at Victory Park including the contingency is \$19,211. Reprogramming of funds has already been completed and are available in the account 101-755-50.970_0020 for Capital Outlay Buildings and Improvements

IMPLEMENTATION PLAN: Upon Board Approval, a purchase order will be generated, and vendor contacted to begin project. A project schedule will be established. Continuum Services will order all the equipment and parts in order to complete the project.

DIRECTOR'S RECOMMENDATION: Approval

FINANCE AND BUDGET DIRECTOR'S RECOMMENDATION: Approval

SUPERVISOR'S RECOMMENDATION: Approval

MODEL RESOLUTION:

- 1) I move to approve the contract and issue a purchase order for Continuum Services, in the amount of \$19,211 to replace the store front entry doors for Kickers Restaurant at Victory Park.

ATTACHMENTS:

- A. Invitation to Bid
- B. Bid Tab
- C. Continuum Services Bid

**CANTON COMMUNITY
REQUEST FOR BOARD ACTION**

MEETING DATE: September 10, 2024

AGENDA ITEM #C-3

ITEM: Consider Awarding a Contract and Purchase Order to Replace the HVAC Roof Top Unit at Department of Public Works Building

PRESENTER: David Norwood, Municipal Services Director

INDIVIDUALS IN ATTENDANCE: None anticipated.

EXECUTIVE SUMMARY: The Roof Top Unit over the break room at the DPW building is over 22 years of age with an original projected life span of 15-20 years. In recent years, the performance of the unit has been declining and it has experienced a few larger issues including its ability to heat. The Facilities Services is no requesting to replace this unit with an expected lead time of up to 20 weeks.

BACKGROUND: Knowing the life span of this type of unit should be 15 to 20 years, we are currently beyond the typical life expectancy. On-going repairs is not a long-term solution. Investing \$19,395.00 to replace the faulty piece of equipment and upgrade the efficiency is the most economical option at this point.

MSD Facilities received 7 bids in responses to the Invitation to Bid that was published on July 25th, 2024. After reviewing the bids, Sharon's Heating and Cooling responded with the lowest amount of \$19,395.00.

STRATEGIC PLAN/GOALS: Improved efficiency and Quality Infrastructure.

ACTION REQUESTED: Award the contract and purchase order for the above-mentioned work to Sharon's Heating and Cooling, 31776 Cowan Rd., Westland, Michigan in the amount of \$19,395.00 plus \$1,939.50 contingency amount, making the total \$21,334.50.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: The cost for the HVAC Unit Replacements at the DPW Building including the contingency is \$21,334.50. Funds are budgeted in the account 592-536.970_0020 and 592-537.970_0020 for Capital Outlay Buildings.

IMPLEMENTATION PLAN: Upon Board Approval, a purchase order will be generated, and vendor contacted to begin project. A project schedule will be established Sharon's Heating and Cooling will order all the equipment and parts in order to complete the project.

DIRECTOR'S RECOMMENDATION: Approval

FINANCE AND BUDGET DIRECTOR'S RECOMMENDATION: Approval

SUPERVISOR'S RECOMMENDATION: Approval

MODEL RESOLUTION:

I move to approve the contract and a purchase order for Sharon's Heating and Cooling, in the amount of \$21,334.50 for the HVAC Unit Replacements at Department of Public Works.

ATTACHMENTS:

- A. Invitation to Bid
- B. Bid Tab
- C. Sharon's Heating and Cooling Bid Document

**CANTON COMMUNITY
REQUEST FOR BOARD ACTION**

MEETING DATE: September 10, 2024

AGENDA ITEM #G-1

ITEM: Consider Approval of the Lotz Road Sewer District Pump Station Reimbursement Agreement and Authorization of the Township Supervisor to Execute the Agreement

PRESENTER: David Norwood, Municipal Services Director

INDIVIDUALS IN ATTENDANCE: None Anticipated

EXECUTIVE SUMMARY: Engineering Services is requesting that the Township Board authorize the Supervisor to execute the Lotz Road Sewer District Pump Station Reimbursement Agreement. This agreement was established with the developers of the Lotz Road Sewer District in order to provide the District with sewer access. The current Developers will pay their share of the cost of the sewer pump station and associated public utilities based on how much of the district they are developing. The remaining cost will be born by the Townships sewer fund, which will be reimbursed as the remaining areas of the district are developed.

BACKGROUND: On August 8, 2023, the Township Board considered and held the second reading of an ordinance to amend Chapter 74, Article II, Division 2, Subdivision II for the Lotz Road Sewer District. This ordinance change finalized the Lotz Road Sewer District, enabling a developer and the Township to work together on the construction of a sanitary sewer pump station and associated sewer mains to serve approximately 148 acres of undeveloped area south of Ford Road along Lotz Road.

As part of this cooperation to create the sewer district, the Township agreed to pay for approximately 72% of the cost to build the sanitary pump station, funded by the sewer fund. This figure was arrived upon by determining the share of land that the developer (Continental 774 Fund LLC) would be occupying (approximately 28%), and the share that would be occupied in the future by another developer (the Townships' financial share – 72%). The Townships' share will be recouped through future sanitary sewer connections in the district.

While the Board action on August 8, 2023, indicated that the estimated cost to the Township was \$1.1 million, the new, not to exceed figure is \$861,115.27, as shown on Exhibit F of Attachment 1.

Municipal Services (MSD) and Finance worked with the Developer to arrive at the figure above. This work included vetting the contractor selection process the Developer used to hire a contractor for the pump station work. As well as reviewing all the bids in detail that were received by the Developer for this work. MSD And Finance also reviewed the methodology used to select a contractor. It was determined that the methodology used was a fair and thorough process that allowed the Developer to select a contractor based on the lowest responsible bidder. It should be noted that the Townships' contractor selection process was not specifically followed because this project was bid out by the developer. However, Finance and MSD are comfortable with the process used and the final cost of the project.

STRATEGIC PLAN/GOALS: N/A

ACTION REQUESTED: Approve the attached Lotz Road Sewer District Pump Station Reimbursement Agreement and authorize the Township Supervisor to execute the agreement.

IMPLEMENTATION PLAN: N/A.

DIRECTOR'S RECOMMENDATION: Approval

FINANCE AND BUDGET DIRECTOR'S RECOMMENDATION: Approval

SUPERVISOR'S RECOMMENDATION: Approval

MODEL RESOLUTION:

1. I move to approve the Lotz Road Sewer District Pump Station Reimbursement Agreement and authorize the Township Supervisor to execute said agreement, subject to Finance and Legal Services approval.

ATTACHMENTS:

1. Lotz Road Sewer District Pump Station Reimbursement Agreement

**CANTON COMMUNITY
REQUEST FOR BOARD ACTION**

MEETING DATE: September 10, 2024

AGENDA ITEM #G-2

ITEM: Consider Site Plan Amendment for Rusty Nail Lounge

PRESENTER: David Norwood, Municipal Services Director

OWNER/REPRESENTATIVE: John Johnson, Feversfire, LLC (owner)/Evan Priest, MLP and Associates, Inc. (applicant)

EXECUTIVE SUMMARY: Rusty Nail Lounge proposes to amend its site plan to add an outdoor dining area on the east side of the building. The applicant also proposes additional landscaping, installing a stormwater pond, constructing a dumpster enclosure, adding curbing and wheel blocks around the perimeter of the parking lot, installing compliant site lighting, and creating formal driveway circulation from Marlowe St. The building and pre-existing perimeter of the parking lot are not proposed to expand.

At its meeting on August 12, 2024, the Planning Commission recommended approval of the site plan, subject to conditions.

BACKGROUND AND ANALYSIS:

Location: 43845 Ford Rd., located on the southeast corner of Ford Rd. and Marlow St. (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)

Net Lot Area: 1.0252 acres

Existing Land Use: Rusty Nail Lounge (Restaurant and bar)

Existing Zoning: C-2, Community Commercial and CBD, Central Business District Overlay (the northernmost parcels, parcel nos. 057-01-0037-301, 057-01-0042-301, and 057-01-0043-301);

OSP, Off-Street Parking and CBD, Central Business District Overlay (the central parcels, parcel nos. 057-01-0168-301, 057-01-0167-000, and 057-01-0166-000)

R-5, Single Family Residential (the southernmost parcels, parcel nos. 057-01-0165-000 and 057-01-0164-000)

Surrounding Zoning and Land Uses:

North: C-2, Community Commercial (CBD Overlay); Lowe's, BJ's Wholesale Club, and other commercial uses

South: R-5, Single Family Residential; Single family residences in McIntyre Manor

Subdivision

East: C-2, Community Commercial (CBD Overlay); Henry Ford Urgent Care

West: C-2, Community Commercial (CBD Overlay); Famous Hamburger

Comprehensive Plan Future Land Use Map Classification: Community Shopping

Surrounding Comprehensive Plan Future Land Use Map Classifications:

North – Community Shopping

South – Medium Density Residential (4 dwelling units/acre)

East – Community Shopping

West – Community Shopping

Land Use. The current use of the site is a restaurant and bar, which is a permitted use in the C-2 zoning district. The proposed uses of the property in relation to the underlying zoning is as follows:

- The northern parcels (parcel nos. 057-01-0037-301, 057-01-0042-301, and 057-01-0043-301), zoned C-2, contain the existing restaurant and outdoor dining area. Outdoor dining accessory to a restaurant is permitted, subject to Section 6.02(AA) of the Zoning Ordinance (see comments on Outdoor Dining, below).
- The central parcels (parcel nos. 057-01-0168-301, 057-01-0167-000, and 057-01-0166-000), zoned OSP, contain existing and proposed parking areas and the proposed dumpster enclosure. There are existing dumpster enclosures located on other OSP-zoned areas along Ford Rd.
- The southern parcels (parcel nos. 057-01-0165-000 and 057-01-0164-000), zoned R-5, contain the proposed stormwater pond and landscaping. There are no commercial uses or parking proposed in the R-5-zoned area.

Schedule of Regulations. The footprint of the building will not change. The minimum setback requirements of the C-2 district in the CBD Overlay are: front yard (50 feet); side yard (15 feet); and rear yard (30 feet). The current front yard setbacks are 9.77 feet from the Ford Rd. right-of-way line and 23.67 feet from the Marlowe Street right-of-way line, which are existing nonconformities that are not proposed to change. The building meets the minimum side and rear yard setback requirements, provided all eight (8) lots are combined. As a condition of site plan approval, we recommend that all eight (8) lots be combined, and the applicant has submitted an application to the Planning Services Division to combine the lots.

The maximum building height in the C-2 district in the CBD Overlay is 50 feet, and the existing building is lower.

Outdoor Dining. Outdoor dining is regulated by Section 6.02(AA) of the Zoning Ordinance. The outdoor dining area is designed to comply with the requirements of Section 6.02(AA), except that the proposed outdoor dining area is located within the front yard setback of Ford Rd. The minimum front yard setback from the Ford Rd. right-of-way is 50 feet, and the proposed outdoor dining area is 6 feet from the Ford Rd. right-of-

way. Based on MDOT's most recent boulevard plans, there is no additional right-of-way proposed by MDOT along the frontage of Rusty Nail.

Section 6.10(D), footnote (e) of the Zoning Ordinance (CBD Overlay standards) allows setbacks adjacent to any street to be reduced upon a recommendation from the Planning Commission that the reduced setbacks will meet a specific and desirable site design objective. Criteria which will be evaluated include setbacks of buildings on adjacent sites, length of building along the street, overall size and massing of the building, and how effectively the street facade creates an urban scale and context appropriate streetscape in order to enhance sense of place. We recommend that the outdoor dining area be permitted to be 6 feet from the Ford Rd. right-of-way, as it will have a fence barrier from Ford Rd. and will contribute to pedestrian activity along Ford Rd. For comparison, the outdoor dining area in front (north) of Potbelly is about 6 feet from the Ford Rd. right-of-way line.

Access Management and Traffic Circulation. The site currently has one (1) paved access drive from Ford Road, which is not proposed to change, and two (2) gravel access drives from Marlowe Street that are relatively informal. The Marlowe Street driveways are existing nonconformities that should be improved based on the location of the parking spaces to the north on the west side of the building as well as the proximity of an unprotected utility pole between these two (2) driveway areas. The applicant proposes significant improvements to the Marlowe Street access by creating one (1) defined, curbed driveway that is separated from the row of parking spaces to the north and utility pole to the south. While the Marlowe St. driveway will be 26.7 feet wide, less than the minimum width of 30 feet required by Article 4 of the Zoning Ordinance, it is not less than the current driveway on the north side of the utility pole and the paving and curbing improvements make this driveway more conforming. The driveway area south of the utility pole will be removed and replaced with landscaping. The utility pole will be protected by a new curb.

On the interior of the parking lot, all drives will be at least 22 feet wide, which is the minimum drive aisle width required by the Zoning Ordinance.

Parking. Section 4.01(C)(6) of the Zoning Ordinance requires a minimum of 60 parking spaces for the restaurant and bar/lounge uses, and 60 spaces are proposed. The current number of parking spaces on the site is unknown based on the historical configuration. The boundaries of the paved area shown on the Existing Conditions/Removal Plan is not proposed to change, but there will be curbing added to the west perimeter and wheel chocks added to the spaces abutting the south and east perimeters. While Article 4 of the Zoning Ordinance requires curbing around the perimeter of a parking lot, the current paving is an existing nonconforming condition and curbing is not feasible on the south and east perimeters. Therefore, the wheel chocks in these areas are an acceptable alternative. There are no wheel chocks shown on the south sides of spaces 26-33, so the owner will need to ensure that striping stays up-to-date.

Loading: Section 4.02(B)(1) of the Zoning Ordinance requires one 10' x 50' loading space. There is currently not a designated loading area on the site, which is an existing

nonconformity. Sheet 02 outlines a 10' x 50' loading area south of the building in a drive aisle and states, "All deliveries will be completed prior to establishment opening time 4:00 p.m."

Landscaping, Screening, and Tree Preservation: The landscape plan is designed to comply with the requirements of Article 5 of the Zoning Ordinance for road frontage landscaping along Ford Rd. and Marlowe St., parking lot landscaping, general site landscaping, detention pond landscaping, and screening, except as follows below. Section 5.07 of the Zoning Ordinance allows the Planning Commission to approve modifications from the landscape requirements of Article 5, provided that such adjustments are in keeping with the intent of the Zoning Ordinance. In determining whether a modification is appropriate, the Planning Commission shall consider the following:

- Topographic features or other unique features of the site create conditions such that strict application of the landscape regulations would result in a less effective screen than an alternative landscape design.
- Parking, vehicular circulation, or land use are such that required landscaping would not enhance the site or result in the desired screening effect.
- The public benefit intended by the landscape regulations could be better achieved with a plan that varies from the strict requirements of the ordinance.

Based on the existing building and parking lot areas, it is not possible to comply with all of the landscaping requirements of Article 5 of the Zoning Ordinance. The following are requested modifications proposed by the applicant, which were approved by the Planning Commission on August 12, 2024:

- **Frontage Landscaping.** Section 5.03(A)(3) includes frontage landscaping requirements for Ford Rd. and Marlowe St. The applicant requests a modification from the frontage landscaping requirements along Marlowe St. because the proximity of the existing asphalt makes frontage landscaping impractical. The areas south of the driveway include the detention pond landscaping and preserved trees, so the non-paved frontage of Marlowe St. will be otherwise landscaped.
- **Parking Lot Landscaping.** Section 5.02(C) of the Zoning Ordinance requires 25 sq. ft. of interior parking lot landscape area for each parking space, with 1 tree required per 300 sq. ft. of required interior parking lot landscape area. With 60 parking spaces, there is 1,500 sq. ft. of interior parking lot landscaping and 5 trees required. The applicant proposes 633 sq. ft. of interior parking lot landscape area, with 7 trees and 29 shrubs. We recommended approval of the modification to approve 633 sq. ft., as this is an increase above the existing parking lot landscape area and there is not sufficient area on the site to add more.
- **Protective Screening.** Section 24.03(A)(2) requires a 6-foot-high masonry wall to be located along any side or rear of an OSP district which abuts a residentially zoned district, in accordance with Section 5.08. The site is existing nonconforming, but the applicant is proposing landscaping improvements even though the current parking lot perimeter is not expanding. The proposed pond straddles the OSP and R-5 district, so constructing a wall between the parking lot and the pond is impractical. Additional evergreen trees are proposed south of the pond and additional Arborvitae are proposed east of the pond to supplement the pond plantings and provide additional

screening to the south and east. A residential district is also located east of the proposed dumpster enclosure and parking space #54. The dumpster enclosure suffices as a wall. We recommended evergreen screening east of parking space #54, which have been added to the plans after the Planning Commission's August 12, 2024 meeting.

- **Foundation Landscaping.** Section 5.03(A)(4) requires foundation landscaping along any side of the building facing a road or parking lot. The site does not include foundation landscaping, which is an existing nonconformity. No foundation landscaping is proposed based on the location of existing paving and frontage landscaping.

Based on the items noted above, the Planning Commission approved proposed modifications from Sections 5.03(A)(3), 5.02(C), 24.03(A)(2), and 5.03(A)(4) as illustrated on the proposed landscape plan, subject to additional evergreen screening east of parking space #54. There are other sections of the Zoning Ordinance that require berms in the front yard area, but the site is existing nonconforming regarding the berms and locating new berms is impractical based on the location of the existing building and parking areas.

Lighting. The site currently has several fixtures that do not comply with Section 2.13 of the Zoning Ordinance, and the current photometrics of the site are unknown. The applicant proposes a new lighting plan, with conforming fixtures and a conforming photometric plan that adequately lights the parking lot and walkways pursuant to Section 2.13. All proposed light fixtures are shielded on the sides and full cutoff, and all areas of the parking lot and walkways meet or exceed the minimum illumination of 0.3 footcandles.

Section 2.13(D) limits the height of fixtures to 25 feet or the height of the building, whichever is less. The Planning Commission may modify the height standards in commercial districts based on the position and height of the building, lighting impacts, character of the use, and impact on surrounding properties. The proposed light poles are 18 feet high, which is higher than the building height. At its meeting on August 12, 2024, the Planning Commission approved the 18-foot-high poles because they provide adequate light coverage to the site for this predominantly nighttime use while still staying below the minimum illumination limits at the lot lines.

Signage. Section 6A.06(3) of the Zoning Ordinance requires the removal of nonconforming signs when the modification of an existing site requires submittal and approval of a site plan. Therefore, the existing pole sign must be removed, and we recommend a conforming ground sign pursuant to Section 6A.15 of the Zoning Ordinance as a condition of approval. The applicant proposes to defer the removal of the pole sign and the construction of a conforming monument sign until the Ford Road boulevard is constructed (planned for construction in 2028-2029) due to the proximity to the right-of-way. If removal of the nonconforming pole sign is deferred, then we recommend 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.

Signs are reviewed for compliance with the Zoning Ordinance by the Building & Inspection Services Division.

Dumpster Enclosure. A new dumpster enclosure is proposed in the southeastern part of the site, which is designed to comply with Section 2.14 of the Zoning Ordinance.

A previous version of the plans proposed an oil tank adjacent to the south (rear) building wall. Oil tanks and grease traps for restaurants must be screened pursuant to Section 2.14 of the Zoning Ordinance, which requires all containment devices, including but not limited to dumpsters, garbage cans, trash containers, recycling bins, compactors, oil receptacles, and grease traps to be enclosed pursuant to Section 2.14. Therefore, the oil container was removed from the plans. If an oil tank is proposed, then it must be underground or screened accordingly.

- **Community Planner's Recommendation:** 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, subject to the following conditions:
 1. That the owner combines all eight (8) subject parcels; and
 2. 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.
- **Planning Commission's Recommendation:** At its meeting on August 12, 2024, the Planning Commission voted 7-0 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; and
 4. Removing or screening the oil container to comply with Section 2.14 of the Zoning Ordinance.

The applicant has since revised the plans to add evergreen screening east of parking space #54 and remove the proposed oil container.

STRATEGIC PLAN/GOALS: N/A

ACTION REQUESTED: 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, subject to the following conditions:

1. That the owner combines all eight (8) subject parcels; and
2. 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.

BUDGET IMPLICATION & ACCOUNT NUMBER: N/A.

IMPLEMENTATION PLAN: N/A.

MUNICIPAL SERVICES DIRECTOR'S RECOMMENDATION:

ENGINEERING SERVICES DIVISION'S RECOMMENDATION: Approval, subject to conditions.

FIRE MARSHAL'S RECOMMENDATION: Approval.

BUILDING OFFICIAL'S RECOMMENDATION: Approval.

FINANCE AND BUDGET DIRECTOR'S RECOMMENDATION: N/A.

SUPERVISOR'S RECOMMENDATION: Approval

MODEL MOTION: I move to approve the resolution approving Planning application #057-DIR-7893 as presented.

RESOLUTION:

RESOLUTION OF
BOARD OF TRUSTEES
CHARTER TOWNSHIP OF CANTON, MICHIGAN

Approval of the Site Plan Amendment for Rusty Nail Lounge

WHEREAS, the Project Sponsor has requested approval of a site plan for Rusty Nail Lounge on the subject eight (8) parcels 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); and

WHEREAS, the Planning Commission reviewed the Site Plan application and applicable criteria and voted 7-0 to recommend approval, with conditions, as the request meets the requirements of the Charter Township of Canton Zoning Ordinance;

NOW THEREFORE BE IT RESOLVED, the Board of Trustees of the Charter Township of Canton, Michigan does hereby approve the Rusty Nail Lounge site plan in Planning Application #057-DIR-7893 on the subject eight (8) parcels at 43845 Ford Rd., subject to all State, County, and Township requirements, and subject to the following conditions:

1. That the owner combines all eight (8) subject parcels; and
2. 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.

ATTACHMENTS:

1. Planning Commission Minutes of August 12, 2024
2. Zoning Map and Aerial Map
3. Site Plan Materials

NEXT STEPS: If the site plan is approved, the next step will be for the applicant to comply with the conditions of approval and submit plans to the Engineering Services Division and Building & Inspections Services Division for review prior to construction.

**CANTON COMMUNITY
REQUEST FOR BOARD ACTION**

MEETING DATE: September 10, 2024

AGENDA ITEM #G-3

ITEM: Consider Site Plan Amendment for the MCWS Medina Activity Center Addition

PRESENTER: David Norwood, Municipal Services Director

OWNER/REPRESENTATIVE: Haaris Ahmad, President, Muslim Community of Western Suburbs (MCWS)/Osama Odeh, Nederveld, Inc.

EXECUTIVE SUMMARY: The Medina Activity Center, owned and operated by the Muslim Community of Western Suburbs (MCWS), consists of assembly uses, prayer halls, classrooms, religious services, youth lounges, business offices, administrative offices, community library, multipurpose hall, and accessory uses. MCWS proposes to construct an attached 41,558-sq. ft. community center/fieldhouse to the southern side of the current existing MAC building. The existing building was originally approved as an office building in 2001, with an addition approved on the north side in 2008.

At its meeting on August 12, 2024, the Planning Commission recommended approval of the site plan, subject to conditions.

BACKGROUND AND ANALYSIS:

Location: 1905 S. Haggerty Rd. and 2009 S. Haggerty Rd. (parcel nos. 098-99-0020-702 and 098-99-0022-000), located at the southeast corner of Haggerty Rd. and Palmer Rd.

Net Lot Area: 7.01 acres

Existing Land Use(s): Assembly uses, religious services, administrative offices, and classroom/training facilities.

Existing Zoning: O-1, Office

Surrounding Zoning and Land Uses:

North – C-2, Community Commercial; Multi-tenant commercial (CVS, Jet’s Pizza, child care center, etc.)

South – LI-R, Light Industrial-Research; Vacant

East – O-1, Office; Vacant

West – R-6, Single Family Attached Residential; Single family attached residences (Wethersfield Condominiums)

Comprehensive Plan Future Land Use Map Classification: Light Industrial

Surrounding Comprehensive Plan Future Land Use Map Classifications:

North – Community Shopping

South – Light Industrial

East – Light Industrial

West – Medium-High Density Residential (8 dwelling units/acre)

Land Use: The Medina Activity Center includes assembly uses, religious services, administrative offices, business offices, and classroom/training facilities, which are permitted uses in the O-1, Office zoning district. Section 20.02(A)(13) allows accessory uses in the O-1 district, and the accessory uses include a café, fitness area, and gift shop. Based on the floor area and the secondary nature of these uses to the principal uses of the facility, these are bona fide accessory uses.

As an expansion of MCWS' ongoing uses of the Medina Activity Center, the applicant proposes a community center and fieldhouse for athletic and assembly purposes. The athletic uses will remain as accessory uses to the principal assembly, office, and religious uses of the building. The community center/fieldhouse will provide space for sports such as basketball, tennis, volleyball, badminton, pickleball, and soccer. The west end of the building will include amenities to support its main athletic function, such as a fitness training area, children's indoor play structure, west lobby, and mezzanines for viewing, storage, and as spaces that will provide future functional flexibility. The main gymnasium may be used periodically for larger events and services, one of the primary reasons for the large number of parking spaces.

The connector building will provide the necessary transition between the existing MAC building and the proposed community center/fieldhouse, where the main entrance, reception, lobby, concessions, catering prep room, and ADA accessible restrooms and drinking fountains will be located.

Schedule of Regulations: The plans submitted illustrate compliance with following the requirements of the O-1 zoning district: minimum front yard setback (35 feet); minimum side yard setback (15 feet); and minimum rear yard setback (30 feet). The maximum building height is 30 feet, and the height of the proposed community center/fieldhouse is 34 feet. At its meeting on May 9, 2024, the Zoning Board of Appeals approved a variance to allow community center/fieldhouse to be 34 feet based on the applicable standards of Section 27.05(D)(3) of the Zoning Ordinance. The connection portion of the addition is 30 feet high. If there are eventually additional parapets or rooftop mechanical screen walls added to the connection portion that exceed 30 feet in height, Section 2.16(C) of the Zoning Ordinance allows certain architectural design elements to exceed the maximum height.

Access Management: There are two (2) points of access to the site: one (1) driveway on Haggerty Rd. and one (1) driveway on Palmer Rd. Article 4 of the Zoning Ordinance requires driveways to be at least 30 feet wide, and the driveway from Haggerty Rd. is slightly less (29.2 feet wide) which is an existing nonconformity.

At the request of the Canton Township Engineering Services Division, the applicant submitted a Traffic Impact Assessment (TIA), which was prepared by Fleis & Vandenbrink. The main purpose of the TIA was to assess the left turn volumes from Palmer Rd. generated by the site to determine if a left turn passing lane is warranted, as the amount of pavement currently available for left turn stacking on Palmer Rd. at the site drive is barely enough to accommodate one vehicle. The TIA concluded that a left-turn lane on Palmer Rd. at the site driveway is warranted but that the constructability of a left-turn lane at the site driveway location on Palmer Rd. is limited due to the proximity to the I-275 bridge. Therefore, the TIA recommends prohibiting left-turn ingress movement from Palmer Rd. at the site driveway location. The applicant proposes to add “No Left Turn” signs on both sides of the Palmer Rd. site driveway facing Palmer Rd., and the Canton Township Engineering Division recommends the proposed signage as an acceptable solution. The applicant has also stated that during large events staff can reinforce the signage by physically directing westbound traffic on Palmer Rd. to the Haggerty Rd. entrance. In the long term, we recommend investigating whether MDOT approval would be possible to extend the left-turn lane on Palmer Rd. eastward.

Parking: Parking calculations are provided on Sheet A100. There are 241 spaces currently required by Section 4.01(C)(6) of the Zoning Ordinance based on the allocation of uses, and there are currently 251 parking spaces on-site. Because the variety of recreational and assembly uses that could take place in the proposed addition, it is difficult to determine exactly how many additional parking spaces would be required by Article 4. The applicant proposes to construct 111 new spaces, which will raise the number of parking spaces to 362. Because 111 new spaces can be justified for an addition of this size (41,558 sq. ft. of floor area for the new connecting building, community center/fieldhouse, fitness room, and mezzanine), we recommend approval of 362 spaces for the facility. If the parking demand is higher, the applicant will have to determine whether to stagger events, shuttle patrons from off-site, or acquire adjacent property to construct more parking; if the parking demand is lower, the applicant may opt to remove spaces in the future to save long-term costs of maintenance and reconstruction.

Loading: Because the principal uses of the site are assembly uses, religious services, administrative offices, business offices, and classroom/training facilities, a loading space is not required pursuant to Section 4.02 of the Zoning Ordinance.

Sidewalks: There are existing sidewalks along the frontages of Haggerty Rd. and Palmer Rd. The applicant proposes to add sidewalk connections to these sidewalks as follows: one connection from the Palmer Rd. sidewalk to the north side of the existing building; one connection from the Haggerty Rd. sidewalk to the west side of the existing building; and one connection from the Haggerty Rd. sidewalk to the west side of the proposed addition. Sidewalk is also added around the entire addition as well as within the western portion of the proposed parking lot.

Architecture: Section 26.06 of the Zoning Ordinance requires a minimum of 50% brick on all residential, commercial, and office buildings. The existing building and proposed addition exceed 50% brick, with the remaining materials consisting of glass and metal panel.

The addition is proposed to complement the existing building with its red brick, but also adds some unique brick color (charcoal gray) and a different architectural style to distinguish the proposed connecting building and community center/fieldhouse.

The applicant anticipates additional HVAC units that will be located on the roof of the proposed connector building. While the architectural sheets illustrate the equipment and partial screening from the parapet, the sizes are not yet known. Section 2.26 of the Zoning Ordinance requires screening of any rooftop mechanical equipment. Final screening, if applicable, will be verified during building permit plan review. If additional screening is required, we will recommend raising the parapet or installing screening material around the units.

Landscaping, Screening, and Tree Preservation: The landscape plan submitted addresses the standards of Article 5 of the Zoning Ordinance in the amended areas of the site for frontage landscaping, foundation landscaping, detention pond landscaping, and parking lot landscaping. The existing site that is unchanged is required to be maintained in accordance with the previously-approved landscape plans. There are a few discrepancies with the proposed landscape plan, most of which related to species types, sizes, and counts. Staff can address these items administratively as a condition of approval.

The minimum required depth of the foundation landscape area is 10 feet, and the areas on the south and north sides of the proposed addition show foundations depths ranging from 4-5 feet. Section 5.07 of the Zoning Ordinance allows the Planning Commission to approve modifications from the landscape requirements of Article 5, provided that such adjustments are in keeping with the intent of the Zoning Ordinance. These narrower areas contain the required shrubs and the trees selected in these areas are columnar in shape; however, some of the required trees have been allocated to the wider foundation landscape areas on the west and east sides of the addition. Because the plan meets the numerical standards for foundation landscaping and includes suitable landscaping in the narrower areas, the Planning Commission approved a modification from the foundation landscaping depth on the north and south sides of the addition as proposed on the plans.

The stormwater pond is proposed to be enlarged eastward onto property owned by the Charter Township of Canton. The applicant has provided a legal description of the proposed stormwater easement area. Canton staff is currently evaluating the proposed stormwater easement area and conferring with legal counsel. If the proposed stormwater easement is acceptable to staff and legal counsel, we will propose an easement agreement to the Township Board of Trustees at a future meeting. Therefore, we recommend a condition that the proposed stormwater easement is subject to review by Municipal Services Department staff and Township legal counsel prior to consideration by the Township Board of Trustees. If a stormwater easement is ultimately not approved, the applicant must revise the plans to locate the pond elsewhere or install an underground system on property it owns.

The plans include a tree survey, and mitigation is intended for removed trees pursuant to Article 5A of the Zoning Ordinance. Planning Division staff is still reviewing the updated tree surveys and accompanying tables, as well as the proposed mitigation plan. If an

alternate mitigation plan is proposed, we will notify the Township Board of Trustees.

Lighting: The photometric plan shows new lighting at the Haggerty Rd. entrance, the Palmer Rd. entrance, and around the areas of the building addition and new parking lot. The photometric plan also shows exiting lighting on the site. The existing and new areas comply with the illumination requirements of Section 2.13 of the Zoning Ordinance. We recommend that the proposed light fixtures at the Palmer Road entrance be the same decorative fixtures proposed at the Haggerty Road entrance.

Signage: Although artistic wall signage is illustrated on the color elevations of the addition, dimensions are not provided. Any signage will be reviewed by the Building & Inspection Services Division in accordance with the standards of Article 6A of the Zoning Ordinance.

Dumpster Enclosure: There is an existing dumpster enclosure on the east side of the existing building that is proposed to remain. No changes are proposed. If changes are proposed, then the dumpster enclosure will be required to comply with Section 2.14 of the Zoning Ordinance, including raising the height of the walls and gates from 6 feet to 8 feet.

- **Community Planner's Recommendation:** 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), subject to the following conditions:
 1. Revising the landscape plan pursuant to Article 5;
 2. Modifying the proposed light fixtures at the Palmer Road entrance to be the same decorative fixtures proposed at the Haggerty Road entrance; and
 3. The proposed stormwater easement is subject to review by Municipal Services Department staff and Township legal counsel prior to consideration of the easement by the Township Board of Trustees.
- **Planning Commission's Recommendation:** At its meeting on August 12, 2024, the Planning Commission voted 7-0 to recommend approval of the Site Plan amendment for Medina Activity Center at 1905 S. Haggerty Rd. and 2009 S. Haggerty Rd. (parcel nos. 098-99-0020-702 and 098-99-0022-000), including approval of the 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.

The applicant has since revised the plans to address these three (3) conditions. While some minor revisions are required, these revisions can be addressed administratively by staff.

STRATEGIC PLAN/GOALS: N/A

ACTION REQUESTED: Approval of the Site Plan amendment for Medina Activity Center at

1905 S. Haggerty Rd. and 2009 S. Haggerty Rd. (parcel nos. 098-99-0020-702 and 098-99-0022-000), subject to the following conditions:

1. Revising the landscape plan pursuant to Article 5;
2. Modifying the proposed light fixtures at the Palmer Road entrance to be the same decorative fixtures proposed at the Haggerty Road entrance; and
3. The proposed stormwater easement is subject to review by Municipal Services Department staff and Township legal counsel prior to consideration of the easement by the Township Board of Trustees.

BUDGET IMPLICATION & ACCOUNT NUMBER: N/A.

IMPLEMENTATION PLAN: N/A.

MUNICIPAL SERVICES DIRECTOR'S RECOMMENDATION:

ENGINEERING SERVICES DIVISION'S RECOMMENDATION: Approval, subject to conditions.

FIRE MARSHAL'S RECOMMENDATION: Approval.

BUILDING OFFICIAL'S RECOMMENDATION: Approval, subject to conditions.

FINANCE AND BUDGET DIRECTOR'S RECOMMENDATION: N/A.

SUPERVISOR'S RECOMMENDATION: Approval

MODEL MOTION: I move to approve the resolution approving Planning application #098-ADS-8197 as presented.

RESOLUTION:

RESOLUTION OF
BOARD OF TRUSTEES
CHARTER TOWNSHIP OF CANTON, MICHIGAN

Approval of the Site Plan Amendment for Medina Activity Center

WHEREAS, the Project Sponsor has requested approval of a site plan for Medina Activity Center on the subject two (2) parcels at 1905 S. Haggerty Rd. and 2009 S. Haggerty Rd. (parcel nos. 098-99-0020-702 and 098-99-0022-000); and

WHEREAS, the Planning Commission reviewed the Site Plan application and applicable criteria and voted 7-0 to recommend approval, with conditions, as the request meets the requirements of the Charter Township of Canton Zoning Ordinance;

NOW THEREFORE BE IT RESOLVED, the Board of Trustees of the Charter Township of Canton, Michigan does hereby approve the Medina Activity Center site plan in Planning

Application #098-ADS-8197 on the subject two (2) parcels at 1905 S. Haggerty Rd. and 2009 S. Haggerty Rd., subject to all State, County, and Township requirements, and subject to the following conditions:

1. Revising the landscape plan pursuant to Article 5;
2. Modifying the proposed light fixtures at the Palmer Road entrance to be the same decorative fixtures proposed at the Haggerty Road entrance; and
3. The proposed stormwater easement is subject to review by Municipal Services Department staff and Township legal counsel prior to consideration of the easement by the Township Board of Trustees.

ATTACHMENTS:

1. Planning Commission Minutes of August 12, 2024
2. Zoning Map and Aerial Map
3. Site Plan Materials
4. Left Turn Assessment (Palmer Road entrance)
5. Wetland Delineation
6. Proposed Stormwater Easement Exhibit

NEXT STEPS: If the site plan is approved, the next step will be for the applicant to comply with the conditions of approval and submit plans to the Engineering Services Division and Building & Inspections Services Division for review prior to construction.

**CANTON COMMUNITY
REQUEST FOR BOARD ACTION**

MEETING DATE: September 10, 2024

AGENDA ITEM # G-4

ITEM: Consider Authorizing Agreement with MacFearSun LLC for Tactical Performance Training

PRESENTER: Christopher Stoecklein, Director of Fire Services

INDIVIDUALS IN ATTENDANCE: n/a

EXECUTIVE SUMMARY: The Canton Fire Department is requesting the Board waive the bidding process and sign a one-year agreement with MacFearSun LLC, which will provide tactical performance training for fire personnel. The company will supply monthly sessions and program updates for \$1,100 a month, and individual movement assessments for \$100, as needed.

BACKGROUND INFORMATION: The profession of a Firefighter is both physically and psychologically demanding. Over time, repeated exposure to emergency situations can and do impact the overall well-being of individuals in emergency services. Health and wellness initiatives are imperative for improving and prolonging the life of our first responders.

MacFearSun LLC is a provider of tactical performance training specific to the needs of the individual. The goal of the program they offer is to create individualized training to prevent injury, improve recovery, and take responders from rest to rapid movement pain free. The department is requesting to enter a one-year agreement with MacFearSun LLC. Costs through the end of the one-year agreement, are anticipated not to exceed \$17,500. Services are billed monthly.

STRATEGIC PLAN/GOALS: Workforce Development-Culture

ACTION REQUESTED: To approve a one-year agreement with MacFearSun LLC for Tactical Performance Training.

BUDGET IMPLICATIONS: Costs through the end of the one-year agreement are anticipated not to exceed \$17,500 and would come out of the Fire Training & Education account. Services are billed monthly.

2024 \$5,500 Fire 206-336-50.810_0001 Training & Education
2025 \$12,000 Fire 206-336-50.810_0001 Training & Education

This expense is budgeted for in the Training & Education account.

IMPLEMENTATION PLAN: The Fire Department will work with Finance to enter a PO and

send the appropriate documentation to MacFearSun LLC.

DIRECTOR'S RECOMMENDATION: Approve

FINANCE AND BUDGET DIRECTOR'S RECOMMENDATION: Approve

SUPERVISOR'S RECOMMENDATION: Approve

MODEL RESOLUTION: I move to waive the bidding process and approve the one-year agreement with MacFearSun LLC for Tactical Performance Training, in an amount not to exceed \$17,500

ATTACHMENTS: Attachment A – MacFearSun LLC Scope of Work
Attachment B - Agreement

**CANTON COMMUNITY
REQUEST FOR BOARD ACTION**

MEETING DATE: September 10, 2024

AGENDA ITEM # G-5

ITEM: Consider Waiving the Bidding Process and Approving the purchase of Emergency Care Products, Accessories and Preventative Maintenance from Stryker

PRESENTER: Christopher Stoecklein, Director of Fire Services

INDIVIDUALS IN ATTENDANCE: n/a

EXECUTIVE SUMMARY: The Canton Fire Department is requesting to waive the bidding process, and purchase emergency care products, accessories and preventative maintenance from Stryker, a sole source provider, in the amount of \$1,166,420.

BACKGROUND INFORMATION: In order to maintain the highest level of emergency response, the Canton Fire Department is always assessing its current equipment and future needs. With a number of its emergency care products reaching the end of their serviceable life, the department has identified a number of items that will need to be replaced.

The Canton Fire Department has four ambulances with emergency care product that have reached the end of their serviceable life. In addition, the department is receiving three new ambulances that will need to be outfitted with the appropriate equipment. With these seven vehicles, the department is asking for each to be equipped with a LIFEPAK 35 monitor, Xpedition Powered Stair Chair, Power-PRO 2 Powered Cot, and MTS Power-LOAD cot fastener. The department is also requesting to replace the monitors on the three front run engines with LIFEPAK 35 monitors. Additionally, once a squad is put in service at Fire Station No.4, a LUCAS Chest Compression System will be required. The quote provided by Stryker includes all the above-mentioned emergency care products, accessories and preventative maintenance agreements. The department currently utilizes Stryker products and replacing them with the latest version of the same products, will provide a seamless transition for department personnel.

In order to provide greater savings, Styker has also offered a trade in credit for a number of the current products that the department will be replacing.

The 2025 budget will be modified prior to adoption to accommodate this request.

A break down of the requested purchase is listed below:

Item	Number	Cost
LIFEPACK 35 Monitor/Defibrillators and Accessories	10	\$486,163.38
LIFEPACK 35 6 Year Maintenance Agreement	10	\$90,363.00
LUCAS Chest Compression System and Accessories	1	\$19,689.45
LUCAS 6 Year Maintenance Agreement	1	\$6,704.10
Xpedition Powered Stair Chair	7	\$101,477.25
Xpedition 5 Year Maintenance Agreement	7	\$26,162.50
Power-PRO 2 Powered Ambulance Cot	7	\$243,926.20
Power-PRO 2 5 Year Maintenance Agreement	7	\$41,609.75
MTS Power-LOAD Powered Cot Fastener	7	\$204,412.25
MTS Power-LOAD 6 Year Maintenance Agreement	7	\$62,052.90
EMS LIFENET PRO Data Solution	1	\$2,850.00
Trade In Credit		(\$123,991.00)
		Total \$1,166,420

STRATEGIC PLAN/GOALS: Maintenance and Acquisition of Physical Resources

ACTION REQUESTED: To waive the bidding process and approve the purchase of emergency care products, accessories and preventative maintenance from Stryker, in the amount of \$1,166,420.

BUDGET IMPLICATIONS: A 2025 budget modification of \$1,160,000 will be made to the budget prior to adoption to fund this purchase.

IMPLEMENTATION PLAN: The Canton Fire Department would enter into an agreement prior to October 2024, to lock in current pricing. A 2025 purchase order will be entered for this purchase

DIRECTOR'S RECOMMENDATION: Approve

FINANCE AND BUDGET DIRECTOR'S RECOMMENDATION: Approve

SUPERVISOR'S RECOMMENDATION: Approve

MODEL RESOLUTION: I move to waive the bidding process, and purchase emergency care products, accessories and preventative maintenance from Stryker, a sole source provider, in the amount of \$1,166,420.

ATTACHMENTS: Attachment A – Stryker Quote
Attachment B – Stryker Sole Source Letters

**CANTON COMMUNITY
REQUEST FOR BOARD ACTION**

MEETING DATE: September 10, 2024

AGENDA ITEM #G-6

ITEM: Consider Approval of a Purchase Order for the Technology Needs for the Cherry Hill Village Factory Building

PRESENTER: Jon LaFever, Community Development Director

INDIVIDUALS IN ATTENDANCE: None anticipated.

EXECUTIVE SUMMARY: The Historic Factory Building located in the Cherry Hill Village was recently approved by the Board to begin the initial interior construction phase to renovate the building into a Community Center. As part of the interior development, the ITI Department solicited a quote from, CDW Government, for the purchase of the new Community Centers Telecommunication & Technology needs. Technology purchases from CDW are derived from the State of Michigan Technology purchasing contract held by CDW and therefore, we are recommending waiving the bidding process, and awarding a purchase order to CDW Government for the Telecommunication needs of the Factory Building for a total cost not to exceed \$23,000.

BACKGROUND: The Historic Ford Factory Building is currently underway to becoming a new community center located in the heart of the Cherry Hill Village. This center will be host to many community events, programming and rentals for years to come. As part of the developmental needs, a telecommunications system must be purchased and installed at the location.

As the Arts factory is a new facility, new technology is required to be purchased to provide staff with the necessary phone, computer, printer and network equipment in order to perform essential job duties. CDW Government holds the technology purchasing contract for the State of Michigan. All items listed on the accompanying quote are needed to meet the computer and phone networking needs communicated to IT in previous planning meetings.

STRATEGIC PLAN/GOALS: Quality Infrastructure

ACTION REQUESTED: Waive the bidding process and approve a purchase order for the telecommunication & technology needs at the Ford Factory Building to CDW Government, 75 Remittance Drive, Suite 1515, Chicago, IL 60675-1515 for a total cost of \$23,000, which includes a \$2,000 contingency.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Funds are available in account #404-727.970_0080 Capital Outlay Land Improvements.

IMPLEMENTATION PLAN: Upon approval, a purchase order will be submitted.

DIRECTOR'S RECOMMENDATION: Approval

FINANCE AND BUDGET DIRECTOR'S RECOMMENDATION: Approval

SUPERVISOR'S RECOMMENDATION: Approval

MODEL RESOLUTION: I move to waive the bidding process and approve a purchase order for the telecommunication & technology needs at the Historic Ford Factory Building to CDW Government for a total amount not to exceed \$23,000.

ATTACHMENTS:

A: CDW Government Quote