

**CHARTER TOWNSHIP OF CANTON  
PLANNING COMMISSION PROCEEDINGS  
January 8, 2018**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road on Monday, January 8, 2018. Chairman Greene called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance to the Flag.

**ROLL CALL:**

Members Present: Bennett, Eggenberger, Graham-Hudak, Greene, Okon, Perkins and Zuber  
Absent: Engel

Chairman Greene welcomed new Planning Commission members Laura Bennett and Nancy Eggenberger. Laura Bennett stated that she is the Planning Coordinator at Superior Township and previously worked at Pittsfield Township in the Planning Department and looking to serving in her own community. Nancy Eggenberger stated that she currently works at Washtenaw Community College as an instructor and also on the Canton Library Board and previously on the Plymouth Canton School Board and currently on the Canton Community Foundation Board.

**STAFF PRESENT:** Goulet and Wolosiewicz

**APPROVAL OF THE MINUTES OF DECEMBER 4, 2017**

Motion by Zuber, supported by Graham-Hudak, to accept the Minutes of December 4, 2017 as presented. Ayes all present on a voice vote.

Chairman Greene asked for adjustment on a typo in Item #1.

**ACCEPTANCE OF AGENDA:**

Motion by Zuber, supported by Okon, to accept the Agenda as presented. Ayes all present on a voice vote.

**PUBLIC HEARINGS**

1. 073-RZ-4533 **CHERRY HILL VILLAGE OVERLAY CODE OF ORDINANCES (SUMMER PARK BIXLER)** - Consider an Ordinance Amending Appendix A – Zoning, of the Code of Ordinances of the Charter Township of Canton, Michigan, by Amending Section 6.09D.1, Figure 1 Amending the applicable area of the Village Core and Village Edge areas in the Cherry Hill Village Overlay District by incorporating parcel nos. 073 99 0001 706, 073 99 0001 708 and 073 99 0005 718 into the Village Core as shown on the attached map.

Mr. Goulet stated that the proposed change to the Cherry Hill Village Overlay District are intended to redefine the Village Core and Village Edge Area as shown on Figure 1 of the District guidelines. Mr. Goulet indicated that the parcels that front the south side of Cherry Hill Road between Denton Road and the power line corridor were originally designated as Village Edge Area 15 years ago when the Overlay was created. Mr. Goulet explained that the "Edge" area was intended to be limited to residential use at a maximum density of 4 dwelling units/acre with the "Core" area flanking the remainder of Cherry Hill Road to the west in the remaining areas of the village. Mr. Goulet explained that the "Core" area allows up to 12 dwelling units/acre and a wide variety of community commercial uses. Mr. Goulet explained that when the original Cherry Hill Village Planned Development was amended to incorporate the 40 acres at the corner of Denton and Cherry Hill, the uses consisted of condominiums and commercial use and the density was spread across the entire 360 acres of the PDD. Mr. Goulet stated that the PDD agreement is now expired and most of the initial phases of village are built out except for these remaining frontage parcels on the south side of Cherry Hill Road. Mr. Goulet stated that a phase by phase analysis indicates the approved versus actual build out of the Village. Mr. Goulet explained that due to many of the condominium units being deleted and substituted with single-family lots and changes to later phases which also lowered the number of units, there would still be a net density decrease of over 140 units if the area is changed to the "Core" area on Figure 1. Mr. Goulet indicated that it was always the intent to have more compact development along Cherry Hill Road that is connected to the bike paths and provide a more urban streetscape. Mr. Goulet explained that the "Core" area designation would also allow future development to incorporate office and commercial uses, similar to what is approved on the north side of Cherry Hill in the Uptown Development. Mr. Goulet stated that those uses would not be recommended if the "Edge" area designation remained. Mr. Goulet explained that with the changes to the Ordinance there would be a reduction in commercial of 55,000 square feet with an overall reduction of 142 units from the original plan. Mr. indicated that the Ordinance change would allow any new plan to be more consistent with what was originally planned for Cherry Hill Village and the road frontage. Mr. Goulet explained that further details on what will be developed will occur through the PDD process. Mr. Goulet stated that uses will be reviewed through the PDD process to ensure the form of development mix of uses and styles are appropriate to the village and what is around the village.

Motion by Zuber, supported by Okon, to open the public hearing. Ayes all present on a voice vote.

Mr. Howard Fingerroot, Pinnacle Homes, stated that the request is to return to the original intent of the parcel in terms of density and use of the parcel. Mr. Fingerroot explained that they want to have the right product that will tie into Cherry Hill Village and with more houses around the village core there will be more vibrancy to the area.

Debbie & Mike Nolan, Division Street, Canton, MI 48188, stated that she does not want to look at 3 floor apartment buildings with a wall of brick out her front window. Chairman Greene inquired as to what Ms. Nolan envisioned for the site. Ms. Nolan stated that she would prefer small retail shops such as a strip mall.

Nanette Begola, 49606 Division, Canton, MI 48188, explained that when she purchased the property they were assured by the Pinnacle Home representative that she would not have an obstructed view or high rise building across from her and is why she purchased this particular home.

Donna Clack, 49871 Hancock, Canton, MI 48188, indicated that she lives near the woods and were told that the area would be commercial along Cherry Hill Road. Ms. Clack stated that the downtown has not been developed as anticipated due to the high rent for retailers.

Joan McNally, 49689 Shire Lane, Canton, MI 48188, stated that she was concerned with a drop in property value and was against a high rise apartment being built in their backyard.

Daniel Varton, 49691 Division, Canton, MI 48188, stated that the Pinnacle salesperson told them the corner property would have light commercial such as a small community business and that the builder has not help up to their promises. Mr. Varton stated that he would like more information on the proposed development before allowing the project to move forward.

Fred Miller, 310 Chester Arthur, Canton, MI 48188, inquired whether the original plan was to extend Chester Arthur Drive onto Cherry Hill Road. Mr. Goulet explained that Chester Arthur Road will continue to Cherry Hill Road pursuant to the road master plan. Mr. Miller inquired of a buffer requirement developments for high density residential and single family residential. Mr. Goulet explained that only a change to the zoning code is proposed and that no plans are currently proposed. Mr. Goulet stated that the questions is the request appropriate give the history of the property and the intent of the village. Mr. Miller inquired whether a buffer will be required between the lower density and higher density areas. Mr. Goulet explained that buffering will be reviewed during the site plan process. Commissioner Zuber indicated that there are two areas to Cherry Hill Village, the edge and the core. Mr. Goulet indicated that when one is closer to the center of the village the core commercial areas are separated from the residential by alleys. Mr. Goulet stated that the development was designed to function as a whole and not separately.

Patrick McNally, 49689 Shire Lane, Canton, MI 48188, stated that they were told the area would be developed as a one story building or small coffee shop. Mr. McNally inquired if the area could be zoned for lower 1 story buildings rather than condominiums or townhomes. Mr. McNally stated that he was concerned his home value will be impacted.

Motion by Zuber, supported by Okon, to close the public hearing. Ayes all present on a voice vote.

Commissioner Graham-Hudak inquired of the notification process. Commissioner Graham-Hudak inquired of the unit calculations. Mr. Goulet explained that the original development agreement had 68 multiple family units with 70,000 square feet of commercial. Mr. Goulet explained that within 2 years the village should be complete with what is being currently built and proposed. Mr. Goulet explained that retailers want lease space more central to the community for more traffic and that Cherry Hill Road does not proceed much farther past Napier Road which creates a dead end commercial district.

Mr. Goulet stated that a larger business could attract people and then smaller businesses may follow but support of the community is needed to make the business viable. Mr. Goulet stated that a village core designation would attract commercial or office development also. Commissioner Graham-Hudak inquired what the maximum building height would be for apartments. Mr. Goulet explained that the Planning Commission would need to determine the appropriate height. Mr. Goulet explained that the Zahr building is one story with a 2 story profile with a taller ceiling and parapets. Commissioner Graham-Hudak stated that the building could be 3 stories regardless of commercial or residential development. Mr. Goulet explained that the Planning Commission would have to determine if it is appropriate based on the form and function of the site. Mr. Goulet stated that the area is the last piece of land that is left in Cherry Hill Village that is not under control or planned out. Commissioner Graham-Hudak suggested utilizing the area for a park or bike paths. Mr. Goulet indicated that these features are adjacent to the ITC Corridor what has a walking path. Mr. Goulet stated that as part of the PDD process the developer is required to incorporate 25% open space and create some amenities for the development.

Commissioner Eggenberger verified that the site currently allows 4 units per acre and that they want to develop up to 12 units per acre maximum. Commissioner Eggenberger stated that the residents who purchased their home were not given correct information at the time. Mr. Goulet explained that it is in the best interest of the residents to verify with the Township as to what is proposed for the site and had they came in they would have been shown a 3 story development plan.

Commissioner Okon stated that he was not comfortable with the intent of the plan presented. Commissioner Okon stated that if the requirement is to develop through a PDD process then there is no need to change the overlay. Mr. Goulet explained that the overlay sets the density for the PDD and that currently the density is for 4 units per acre. Mr. Goulet explained that the decision is to keep the Ordinance option at 4 units per acre or change the Ordinance to the core area which wil allow for more flexibility in development. Commissioner Okon inquired if the height of the buildings can be limited. Mr. Goulet explained that the Ordinance does not limit height but that the height can be limited within the PDD agreement. Mr. Goulet explained that limiting the height can be a recommendation as part of the public hearing process during PDD review.

Commissioner Okon stated that it would be difficult to envision small and large building heights along Cherry Hill Village. Mr. Goulet indicated that the north side of Cherry Hill Road have varied height buildings. Commissioner Okon indicated that the north side has higher density developments. Mr. Goulet explained that a PDD is a flexible development tool for what is appropriate in any given area.

Commissioner Okon stated that he agreed with the resident's concerns and would prefer a low commercial development product to the area. Commissioner Okon stated that he would vote for the change but hopes that they do not see a taller form of development.

Chairman Greene inquired of the intent to the developer.

Mr. Fingerroot thanked everyone for the residents input apologized for any incorrect representations that were made by his salespeople. Mr. Fingerroot explained that the nature of commercial has changed due to Amazon and the trend for online shopping.

Mr. Fingerroot explained that a 70,000 square foot commercial site is not envisioned for Cherry Hill Village and that larger retailers want to be located on Ford Road. Mr. Fingerroot explained that he would contact that the area residents for input on landscaping and preferences.

Chairman Greene stated that Cherry Hill Village is different from any other area in Canton and that people have spent a lot of time planning this development. Chairman Green indicated that the majority of the development has been built with homes but the commercial and office component has not been filled. Chairman Greene stated that he was in favor of the amendment but need the element of office and commercial also.

A resident from the audience stated that something is needed in the commercial area so that people will be drawn to the site and visit the village.

Mr. Goulet explained that without the amendment the developer is limited to 4 units per acre residential and with the amendment it gives the flexibility for higher density and a combination of uses.

Motion by Zuber, supported by Okon, to move to recommend approval of the proposed amendment to Sections 6.09, Subsection D of Appendix A - Zoning of the Code of Ordinances of the Charter Township of Canton by incorporating parcel nos. 073-99-0001-706, 073-99-0001-708 and 073-99-0005-718 into the Village Core Area on Figure 1 as provided in the attached ordinance.

Ayes: Bennett, Eggenberger, Greene, Graham-Hudak, Okon, Perkins, Zuber,  
Absent: Engel

Commissioner Okon requested the subdivision residents are notified when the project is heard again for public hearing for PDD.

2. 118-RZ-4574 **SUMMER PARK/PULTE REZONING** – Consider request to rezone parcel no. 118 99 0005 000 from RA, Rural Agricultural to R-2, Single-Family Residential. Property is located south of Proctor Road and west of Denton Road.

Mr. Goulet stated that the applicant is proposing to rezone the subject property from RA, Rural Agricultural to R-2, Single Family Residential District. Mr. Goulet indicated that the property was previously part of the Hamlet Planned Development to the north but was sold off separately to the owner to the south and was not included in the final phases of the Hamlet that were approved pursuant to a consent judgment for the last phases of the Hamlet. Mr. Goulet stated that the R-2 zoning is consistent with the Future Land Use Map and consistent with the R-2 zoning to the south and east and consistent with the residential density in the Hamlet.

Motion by Zuber, supported by Perkins, to open the public hearing. Ayes all present on a voice vote.

Chairman Greene asked for any comments from the audience. There were no comments from the audience either in favor or against the proposed request.

Motion by Okon, supported by Perkins, to close the public hearing. Ayes all present on a voice vote.

Commissioner Graham-Hudak stated that the request is consistent with the zoning in the area however there is Rural Agricultural to the north of the property. Mr. Goulet explained that the RA property has been developed at 2 per acre and when the Hamlet development was done it was done by a consent agreement. Mr. Goulet stated that the property is isolated and landlocked. Commissioner Graham-Hudak inquired of traffic in the area. Mr. Goulet stated that he is not aware of any traffic issues on Geddes Road. Mr. Goulet indicated that once a traffic signal was installed along with a turn lane it alleviated any traffic issues at Denton and Geddes Road. Mr. Goulet stated that the property has 230 acres and with a large project a traffic analysis would be required. Mr. Goulet explained that the request is consistent with the current zoning in the area. Mr. Goulet explained that a traffic analysis is required for development of a Planned Development District (PDD). Mr. Goulet stated that a PDD gives the ability to improve the transportation network and that the goal is to ensure the development takes care of their own impacts to the site. Mr. Goulet explained that if there is an existing deficiency to the road it is Wayne County who must fix the existing deficiency as you cannot require the developer to fix and existing deficiency. Commissioner Graham-Hudak stated that the Township controls the zoning which controls the density and that this request affects the infrastructure and quality of life.

Motion by Zuber, supported by Bennett, to move to recommend approval of the request to rezone the subject parcel (tax parcel # 118-99-0005-000) from RA, Rural Agricultural District to R-2, Single-Family Residential District.

Ayes: Bennett, Okon, Perkins, Eggenberger, Zuber & Greene  
 Nays: Graham-Hudak  
 Absent: Engel

- 3. 120-RZ-4575 **VOLK/MUSIC/PULTE REZONING** – Consider request to rezone parcel nos. 120 99 0017 001, 120 99 0017 002 and 120 99 0018 000 from RR, Rural Residential to R-2, Single-Family Residential. Property is located south of Proctor Road and west of Denton Road.

Mr. Goulet stated that the applicant is proposing to rezone the subject property from RR, Rural Residential to R-2, Single Family Residential District. Mr. Goulet indicated that two parcels front onto Geddes Road and one parcel fronts onto Denton Road. Mr. Goulet indicated that the proposed rezoning is consistent with the existing R-2 zoning to the north, south and west which is consistent with the Future Land Use Map of the Comprehensive Plan. Mr. Goulet stated that the parcels will be combined with the property to the west for future development.

Motion by Zuber, supported by Perkins, to open the public hearing. Ayes all present on a voice vote.

Chairman Greene asked for any comments from the audience. There were no comments from the audience either in favor or against the proposed request.

Motion by Zuber, supported by Perkins, to close the public hearing. Ayes all present on a voice vote.

Commissioner Graham-Hudak stated that the infrastructure and roads need to be addressed before adding more to the area. Chairman Greene stated that he understands Commissioner Graham-Hudak's concern but the Township has no control over the roads unless the Township becomes a city. Chairman Greene stated that if we waited for Wayne County to improve the roads and infrastructure ahead of time one would never build a community. Chairman Greene stated that it does get rough when density or traffic is added and then must wait for Wayne County or MDOT to respond but it's the nature of things. Chairman Greene stated that one would need to raise the tax base if the Township were to become responsible for the roads. Commissioner Graham-Hudak stated that there is a roads task committee and that maybe Wayne County will expand their Planning Board. Commissioner Graham-Hudak stated that she recently attended a production at the Cherry Hill Village Theater and traffic and parking situation was a nightmare. Mr. Goulet explained that when people get into an urban environment like Cherry Hill Village should not expect to park at the door and it is how the development was designed. Mr. Goulet explained that it is up to the production company to manage the handicap parking so that there is access. Mr. Goulet stated that the parking issue has nothing to do with traffic and Cherry Hill Village was designed so people will utilize side streets similar to Plymouth.

Motion by Zuber, supported by Perkins, to move to recommend approval of the request to rezone the subject parcel (tax parcel #s 120-99-0017-001, 120-99-0017-002, and 120-99-0018-702) from RR, Rural Residential District to R-2, Single-Family Residential District.

Ayes: Bennett, Okon, Perkins, Eggenberger, Zuber & Greene  
Nayes: Graham-Hudak  
Absent: Engel

4. 072-PDDA-4550 **UPTOWN PDD AMENDMENT NO. 5** – Consider request to amend the PDD inclusive of parcel no. 072 99 0003 713. Property is located north of Cherry Hill Road and east of Ridge Road.

Ms. Wolosiewicz stated that Uptown Apartments are part of the Uptown Planned Development District originally approved by the Board of Trustees November 27, 2001. Ms. Wolosiewicz indicated that Amendment #3 was approved December 9, 2008 creating the All Seasons Senior Apartments as part of the development area and composed of 145 attached units. Ms. Wolosiewicz stated that Amendment #4 dated April 22, 2014 re-located the Senior Apartments from the previously approved internal location to the part of the property fronting Denton Road and provided for 187 units (See Attachment 2). Ms. Wolosiewicz explained that nine apartment buildings, including two previously constructed by another party as condominiums on Cherry Hill Road, and a clubhouse were also approved with that amendment. Ms. Wolosiewicz explained that per the attached letter the applicant now wishes to convert the approved senior apartment element to traditional apartments complementary to those already constructed in prior phases. Ms. Wolosiewicz stated that approval of the request will result in a reduction of 35 units, from 187 to 152. Ms. Wolosiewicz stated that the applicant has included conceptual illustrations of the proposed buildings, however, staff remains concerned about the elevations facing Denton Road. Ms. Wolosiewicz stated that the conceptual site plan indicates the Denton Road frontage will be the rears of the buildings.

Ms. Wolosiewicz stated that the applicant has committed to using the conceptual elevations included with this submission and making any required modifications as part of the site plan review process. Ms. Wolosiewicz stated that staff would recommend that the building elevations be established at this time as part of the PDD amendment and submitted prior to consideration of the amendment by the Board of Trustees.

Motion by Zuber, supported by Okon, to open the public hearing. Ayes all present on a voice vote.

Mr. Mark Highlen, Beztak Companies, stated that they amended the PDD to include a 3 story senior development and due to the economy and have had difficulty with lending for luxury senior housing. Mr. Highlen explained that they are requesting to return to the original agreement which is apartments across Denton Road. Mr. Highlen explained that they do not have any issues working with staff to increase the amount of brick to the front facades similar to what is on Ridge Road. Mr. Highlen stated that they want to reinstate the apartments in the area and area requesting less units than what is currently approved in the PDD.

Chairman Greene asked for comments from the audience. There were no comments from the audience

Motion by Perkins, supported by Zuber, to close the public hearing. Ayes all present on a voice vote.

Chairman Greene stated that the exclusion of luxury senior apartments is a concern because the senior element is growing more and more in the country and in the Canton community. Mr. Highlen explained that there is a growing senior population and the niche market they serve for luxury apartments comes with full chef and concierge service. Mr. Highlen explained that this is a difficult product to get developed as lenders are hesitant to fund this type of product. Mr. Highlen explained that luxury senior housing is a very specific niche and that normal senior housing is in high demand.

Mr. Highlen explained that the proposed rent structure is in the \$1,700 - \$2,300 range depending on views etc. Mr. Goulet indicated that the majority of senior housing is gravitating toward the Geddes Road corridor. Mr. Goulet explained that Cherry Hill Village has the Plymouth Canton School district feature which is more geared toward single family home products. Mr. Goulet explained that senior projects have a huge load on ambulance service and financial impact on the community to meet the demands of the senior population.

Chairman Greene stated that it would seem being so closely located to Fire Station 3 it would be less of a burden. Mr. Highlen indicated that luxury senior housing typically starts at \$3,500 per month. Mr. Highlen explained that if senior housing is congregated to a specific area then one can focus on specific fire houses for upgrades.

Chairman Greene inquired why the brick is being lessened on the building. Mr. Goulet explained that it was advised to do something more to the rear of the buildings in terms of brick as they face Denton Road. Mr. Highlen stated that they are receptive to adding more brick to the building.

Chairman Greene stated that a building should be presentable from all directions regardless of where one is looking at the building and it needs to be a quality product for Cherry Hill Village. Chairman Greene stated that he was not sold on giving up the factor of the senior market and does not want to eliminate a segment of the population. Mr. Highlen stated that they are not restricting the senior element. Mr. Goulet inquired as to the percentage rate of empty nesters. Mr. Highlen indicated that is at 35% - 40% as there is a convenience factor for empty nesters as they do not want the upkeep anymore. Mr. Highlen stated that the occupancy rate in Uptown is currently at 97%.

Commissioner Okon stated that the development is one large building after another with no characteristics and only adding on to the site. Commissioner Okon stated that he would like to see something better with a mix of senior housing and townhomes. Commissioner Okon stated that Cherry Hill Village deserves better than what has been presented. Chairman Greene suggested tabling or denying the request.

Commissioner Graham-Hudak stated that the request is for approving a reduction of units from 187 to 152 units and only approving the concept. Commissioner Graham-Hudak stated that if there is a concern about the façade the developer will work to improve the design. Commissioner Graham-Hudak stated that adding more senior housing places a strain on the ambulance services. Commissioner Graham-Hudak stated that she does not see a reason to deny or table the request as they still must return with a site plan for review. Mr. Goulet explained that the only reason to table the item would be if there was something about the concept plan they did not like.

Motion by Zuber, supported by Bennett, to move to recommend approval of Amendment 5 to the Uptown Planned Development Agreement conditioned upon submission of the finalized building elevations for buildings fronting Denton Road prior to consideration of the amendment by the Board of Trustees.

Ayes: Bennett, Eggenberger, Graham-Hudak, Perkins, Zuber  
 Nays: Greene, Okon  
 Absent: Engel

**NEW BUSINESS-STAFF REFERRAL**

- 5. 048-ADS-4614 **SAM'S CLUB ADDITION** – Refer review of site plan to staff for parcel no. 048 99 0022 707. Property is located north of Ford Road and east of Lotz Road.
  
- 141-DIR-4613 **MCDONALD'S EXTERIOR RENOVATION** – Refer review of site plans to staff for parcel no. 141 99 0028 701. Property is located south of Michigan Avenue between Lotz and Hannan Roads.
  
- 003-SPD-4623 **NORTHGATE APARTMENTS** – Refer review of preliminary site plan to staff for parcel nos. 003 99 0007 003 and 004 99 0002 003. Property is located north of Koppnick Road and east of Haggerty Road.

036-SPX-4619      **BICKFORD OF CANTON** – Refer review of site plan to staff for parcel no. 036 99 0006 717. Property is located west of Canton Center between Hanford and Ford Roads.

Motion by Graham-Hudak, supported by Okon, to refer the Item site plan to staff. Ayes all present on a voice vote.

**NEW BUSINESS-SET PUBLIC HEARING FOR FEBRUARY 5, 2018**

6.      036-PDDF-4318      **BICKFORD OF CANTON** – Set public hearing for February 5, 2018 to consider final PDD for parcel no. 036 99 0006 717. Property is located west of Canton Center between Hanford and Ford Roads.

086-SLU-4592      **PRIMROSE OF CANTON** –Set public hearing for February 5, 2018 to consider special land use for a child care facility to staff for parcel no. 086 99 0002 701. Property is located east of Canton Center Road and south of Cherry Hill Road.

Motion by Zuber, supported by Perkins, to set the Item 6 public hearings for February 5, 2018. Ayes all present on a voice vote.

**REPORTS, DISCUSSION AND CORRESPONDENCE**

**ADJOURN.**

Motion by Zuber, supported by Perkins, to adjourn the meeting. Ayes all present on a voice vote.

Connie Wade  
Recording Secretary