

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
February 3, 2020**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road on Monday, February 3, 2020 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: Eggenberger, Graham-Hudak, Greene, Okon, Perkins and Zuber
Absent: Acharya, Bennett and Engel

STAFF PRESENT: Goulet and Sloan

APPROVAL OF THE MINUTES OF JANUARY 6, 2020

Motion by Zuber, supported by Okon, to accept the Minutes of January 6, 2020, as presented. Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA:

Mr. Goulet stated that the agenda needs to be amended to reflect Item No. 3, Election of Officers.

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

OLD BUSINESS – TABLED

1. 048-SLU-5770 **VA OUTPATIENT FACILITY** – Consider special land use for parcel no. 048 99 0022 701. Property is located east of Lotz Road between Ford and Warren Roads. (Tabled from January 6, 2020)

Motion by Zuber, supported by Okon, to remove the item from the table. Ayes all present on a voice vote.

Mr. Goulet stated that the VA Outpatient Facility was previously presented January 6, 2020 and was subsequently tabled due to the Planning Commission requesting more information relative to traffic impacts and to see what the project sponsor could propose along with providing additional information. Mr. Goulet indicated that the project sponsor has made a commitment to improve Lotz Road, however, Wayne County may request more improvements than what is depicted on the drawing. Mr. Goulet stated that the Township traffic consultant feels that the improvement includes a right turn lane on Lotz Road to Ford road and that MDOT has agreed to review timing of the lights to help clear intersection traffic. Mr. Goulet explained that with those two improvements should take care of their additional impact to Lotz Road while improving the existing condition and improve the level of service to a small degree. Mr. Goulet indicated that this will also mitigate their entire impact with the improvement.

Derek Weaver, Johnson Healthcare Real Estate, acknowledged the Veteran community along with leadership from the administration VA in Ann Arbor who were also in attendance. Mr. Weaver stated that when the item was previously table they began discussion with Wayne County as it relates to the road improvements. Mr. Weaver explained that they intend to do any road improvements that are ultimately governed by Wayne County but have agreed to installation of a right-turn lane on southbound Lotz Road north of Ford Road.

Chairman Greene inquired what improvements are proposed as part of the special land use request. Mr. Goulet stated that the Township cannot require them to do off-site improvements as part of the special land use but it can be included in part of their proposal. Mr. Goulet explained that Wayne County suggested they lengthen the right turn lane further north past the existing commercial driveway and add a right turn deceleration lane on the north commercial driveway on the east side of Lotz Road. Mr. Goulet stated that the Township traffic consultant Wade Trim felt that the proposal presented will take care of the traffic impacts for their site. Mr. Goulet stated other improvement items are negotiated between Wayne County and the Veterans Administration. Mr. Goulet stated that the only consideration currently is the right lane improvement. Chairman Greene inquired whether MDOT must pass approval for improvements at Ford and Lotz Roads. Mr. Goulet stated that MDOT would need to approve the improvement at Ford and Lotz Roads as one of the signal poles will need to be relocated along with radius in the right-of-way. Mr. Goulet stated that the entire pedestrian crossing will need to be redone and that there is quite a bit of redesign that must occur to get the right turn lane installed.

Commissioner Graham-Hudak stated that she understands the importance of the facility as she has relatives who are veterans but they must also look at the impact to the community. Commissioner Graham-Hudak stated that she was concerned with Wayne County requirements relative to the road improvements. Mr. Goulet stated that before the project proceeds to the Township Board for approval the Township will be aware of what Wayne County will require. Mr. Goulet stated that the project is based on the decision of what the project sponsor has committed to do for road improvement on their project and if it is sufficient.

Commissioner Graham-Hudak inquired whether emergency route information was included in the traffic analysis. Mr. Weaver stated that they used traffic counts during peak hours which is the highest count and that they cannot determine or calculate emergency traffic due to its emergent nature. Mr. Weaver explained that they calculated this using historical data.

Commissioner Graham-Hudak inquired whether they obtained historical data from Canton Township Public Safety Department. Ms. Gauss explained that it would be very difficult to determine emergency traffic. Commissioner Graham-Hudak inquired whether they will pay for the traffic lane. Mr. Weaver stated that they have committed to doing the improvement as outlined which is building the right turn lane onto Ford Road. Commissioner Graham-Hudak indicated that MDOT also agrees to review signal timing changes. Ms. Gauss stated that they will provide additional information to MDOT during the technical permitting process. Commissioner Graham-Hudak inquired why other areas of Canton such as the Michigan Avenue area was not considered for location of their project. Mr. Weaver explained that they worked within the VA's delineated area which was approved where the project must be located. Mr. Weaver indicated they chose the most advantageous area to serve veterans in the area along with proximity to the interstate and roadway access along with other ancillary businesses to best serve the veterans of Canton.

Commissioner Graham-Hudak inquired of the impact of tree removal. Mr. Weaver indicated that they will remove between four to five acres of trees on a twenty acre wooded site and the site has been designed to minimize the impact on trees. Mr. Weaver stated that the majority of trees will be left intact.

Commissioner Graham-Hudak inquired if animal impact was included within the tree study. Mr. Brandon Davis, LS Black, explained that the tree study was completed by Mannik & Smith and that they have committed to replace or pay into the tree replacement fund as it relates to tree removal.

Commissioner Graham-Hudak inquired if there were any potential impacts to animals other than the trees on the site. Mr. Davis explained that they included a phase one study and did an ecological survey to understand if there were any endangered species or if there are habitats. Mr. Davis stated that they are working with the United States Fish and Wildlife to investigate if there are any concerns.

Mr. Goulet requested that information is given relative to bat habitat that may be on the property. Mr. Mike Shock, LS Black, explained that bats are a concern after April 1st and is the deadline as prescribed by U.S. Fish and Wildlife.

Mr. Shock indicated that after that date there are several alternative to cut trees which would include an acoustical study to measure the sounds produced by bats in the area to determine if there are bats on the site. Mr. Shock explained that there is also a net study conducted by a biologist to who capture any species on the endangered species list and then additional steps would need to be taken. Mr. Shock explained that they are working to investigate any potential trees that are potential roosting areas for bats that are on the endangered species list. Commissioner Graham-Hudak inquired of when a response will be given by the agency. Mr. Weaver indicated that the survey and tree removal would need to be completed by the end of March as the roosting area would then become potentially active. Commissioner Graham-Hudak requested that the project representatives are forthcoming with their information as the bat issue was brought up by Community Planner, Jeffrey Goulet.

Mr. Goulet explained that once Wayne County makes a determination of what the full road improvement will be, the project sponsor will determine whether they want to proceed forward. Mr. Goulet explained that by the time the special land use is heard by the Township Board, Wayne County should know what will be required in terms of road improvements. Mr. Goulet stated that the Township is satisfied that what the project sponsor has committed to in terms of improvement is acceptable and will mitigate the impact of traffic for their project. Mr. Goulet stated that this does not necessarily meet all the issues with Wayne County. Mr. Goulet explained that the project sponsor must submit a site plan for review but it is tight timing constraint due to the potential of the bat habitat and allowing tree removal on the site.

Chairman Greene inquired whether the DDA light poles will be removed and replaced. Mr. Goulet explained that the DDA lights will not be replaced due to the lane widening and there will not be enough room as there is no area between the sidewalk and road to locate them. Mr. Goulet explained that this is not the Townships' decision but Wayne County who is approving the road improvement and they have the ultimate authority.

Chairman Greene asked if the entire length of sidewalk will be replaced in the area of the lane widening. Mr. Goulet explained that final determination will be made during engineering review but expects that the sidewalk will need to shift. Chairman Greene suggested extending the sidewalk along Lotz Road for pedestrian safety. Mr. Goulet explained that this will be discussed during site plan review. Chairman Greene inquired of adjustment of the speed limit for the area. Mr. Goulet stated that this is determined by the State of Michigan to determine speeds

Commissioner Okon thanked the project sponsor for their commitment to the corner improvement. Mr. Weaver indicated that it is difficult not knowing the expense of the project but appreciate the gesture.

Motion by Zuber, supported by Okon, to move to recommend approval the request for special land use for a medical clinic on parcel no. 048-99-0022-701, as the proposal meets the general criteria for special land use, subject to approval of the addition of the proposed right-turn lane on southbound Lotz Road north of Ford Road by Wayne County.

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

NEW BUSINESS-STAFF REFERRAL

2. 043-PDP-5867 **RESIDENCE INN & HILTON GARDEN INN** – Refer review of preliminary PDD to staff for parcel nos. 043 99 0004 000, 043 99 0017 000, 043 99 0029 000. Property is located north of Ford Road and west of Lilley Road.
- 064-SPO-5866 **HDDS CANTON – PHASE II** – Refer review of site plan to staff for parcel nos. 064 99 0013 704, 064 99 0014 702 and 064 99 0016 702. Property is located north of Cherry Hill Road and west of Canton Center Road.
- 125-PDQ-5864
125-SPB-5865 **FILMORE PLACE** – Refer review of final PDD and site plan to staff for parcel no. 125 99 0002 709. Property is located north of Michigan Avenue and west of Beck Road.

Motion by Zuber, supported by Okon, to refer the Item 2 site plan to staff. Ayes all present on a voice vote.

REPORTS, DISCUSSION AND CORRESPONDENCE

3. **ELECTION OF OFFICERS**

Mr. Goulet stated that every February election of Planning Commission officers are voted. Mr. Goulet stated that currently the officers are; Greg Greene - Chairman, Craig Engel – Vice-Chairman and Dawn Zuber - Secretary.

Motion by Zuber, support by Okon for the officers that are currently on the board to remain as stands. Ayes all present on a voice vote.

ADJOURN.

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

Connie Wade
Recording Secretary