

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
February 5, 2018**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road on Monday, February 5, 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

STAFF PRESENT: Goulet

APPROVAL OF THE MINUTES OF JANUARY 8, 2018

Motion by Zuber, supported by Okon, to accept the Minutes of January 8, 2018 as presented. Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA:

Motion by Graham-Hudak, supported by Perkins, to accept the Agenda as presented. Ayes all present on a voice vote.

PUBLIC HEARINGS

1. 036-PDDF-4318 **BICKFORD OF CANTON** – Consider final PDD approval for parcel no. 036 99 0006 717. Property is located west of Canton Center between Hanford and Ford Roads.

Mr. Goulet stated that the Preliminary Planned Development was approved in November 2017 by the Township Board of Trustees. Mr. Goulet indicated that the proposed Planned Development consists of a 40,700 square feet and 64 assisted living units on 3.67 acres. Mr. Goulet explained that the project will provide a transitional use from the office and commercial uses on Canton Center to the single-family neighborhood to the west, which is less intense than what could be developed under the permitted commercial uses in the C-2 district. Mr. Goulet stated that the proposed use is also complimentary to the medical office uses in Canton Center corridor in this area and provides a use which is underserved in the Canton market. Mr. Goulet indicated that the plan will preserve the existing vegetation along the Fellows Creek drain, maintaining a natural buffer to the residential uses located west of the drain. Mr. Goulet stated that the single-story brick building and landscape design will also benefit the neighborhood to the west by providing a low-impact residential-style facility and that the comparative values of this project will be equal to or higher than the commercial values of the office uses. Mr. Goulet indicated that cross access will be maintained to the north and the south for future and that traffic generation is also projected to be less than typical office or commercial uses which could be developed by right on the site.

Motion by Zuber, supported by Perkins, to open the public hearing at 7:05 p.m. Ayes all present on a voice vote.

Mr. Richard Eby, project representative, gave a brief overview of the residents living quarters and aesthetics of the building. Mr. Eby indicated the greenspace areas located on the site and indicated that they offer bus transportation for their residents. Mr. Eby stated that he was happy to answer any questions.

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

Motion by Zuber, supported by Perkins, to close the public hearing at 7:14 p.m. Ayes all present on a voice vote.

Commissioner Graham-Hudak indicated that the architecture is similar to other senior living facilities in Canton Township. Mr. Goulet explained that senior living facilities are typically one story buildings with a residential appearance, however, some of the architectural features proposed are more current designs. Mr. Goulet indicated that the building has overhangs on the windows with copper elements which give it more dimensionality. Commissioner Graham-Hudak verified that there is sidewalk access across Canton Center Road.

Commissioner Zuber stated that the building was very nice and was pleased with the design. Commissioner Okon stated that it was a great project. Chairman Greene concurred and stated that the previous concerns relative to drainage have been addressed. Chairman Greene stated that this development meets a growing need in terms of the aging population.

Motion by Okon, supported by Bennett, to move to recommend approval of the proposed Final Planned Development on the north 3.67 acres of tax parcel # 037-99-0006-717 for Bickford of Canton Senior Living.

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

- 2. 086-SLU-4592 **PRIMROSE OF CANTON** –Consider special land use approval 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.

Mr. Goulet explained that the applicant is proposing to develop a 12,400 square foot pre-school on 1.72 acres of a 3 acre site located east of Canton Center Road and south of Cherry Hill road. Mr. Goulet stated that the site will be provided access to Canton Center from a private road utilizing an existing curb cut that will serve the parcel directly on Canton Center and an office site proposed between the vacant parcel and proposed day care center. Mr. Goulet indicated that the preliminary plan meets all of the site design standards for a day care, including the setbacks and buffers to existing residential uses to the east and south. The structure is one-story brick building that fits in with the surrounding residential uses.

Mr. Goulet indicated that the site is located at the east end of the site and is surrounded by Busch's Grocery Store to the north, Kingston Estates to the east, and Pineview Estates to the south. Mr. Goulet explained that the O-1 zoning was intended to provide a transition from the more intense C-2 commercial uses to the north to the lower intensity residential uses to the east and south. Mr. Goulet indicated that the existing center turn lane on Canton Center will provide adequate stacking for turning movements into and out of the site and that further review of the road geometry will be reviewed at site plan stage in conjunction with the private road design. Mr. Goulet stated that a market analysis provides the information and support for the proposed facility.

Motion by Zuber, supported by Eggenberger, to open the public hearing at 7:20 p.m. Ayes all present on a voice vote.

Ms. Candace Briere, of Metro Consulting Associates, introduced Carola Cooper from the Corporate Primrose School in Georgia and the franchise owners who also own several other Primrose facilities in the nearby area to answer any questions. Ms. Briere indicated that there will be a shared access point with the adjacent property. Ms. Briere explained that they are working with the adjacent owner to submit the site plans together so that the access point will be developed at the same time. Ms. Briere stated that the storm water will be detained via an underground system under the parking lot and that they will connect to the sanitary sewer lead which is already in place. Ms. Briere stated that she was happy to answer any questions.

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

Motion by Zuber, supported by Graham-Hudak, to close the public hearing at 7:24 p.m. Ayes all present on a voice vote.

Commissioner Graham-Hudak indicated there is only one access point for the site. Mr. Goulet explained that at some point all 3 parcels will share the same access point and private drive. Mr. Goulet explained that rather than having each business have their own individual entrance they will utilize one central driveway. Mr. Goulet indicated that the front parcel is owned by someone else but is obligated to use the private road. Chairman Greene stated that there may not be much traffic but it will occur at the same time and a narrow driveway is a concern. Mr. Goulet indicated that the driveway will be a commercial drive width to accommodate the traffic. Mr. Goulet stated that the driveway access and width will be reviewed during the site plan process. Commissioner Graham-Hudak inquired of a light signal at the entrance. Mr. Goulet stated that this would not be feasible as the driveway is too close to Cherry Hill Road and Wayne County encourages consolidating driveways to manage traffic and coordinate access. Chairman Greene indicated that the play areas back up to the residential homes backyards. Mr. Goulet explained that the Ordinance requires a 75 foot setback adjacent to any residential buildings. Mr. Goulet stated that the site will have a 30 foot wide landscape berm area with a fence to enclose the play area itself.

Motion by Zuber, supported by Perkins, to move to recommend approval of the request for special land use for a child care center on part of parcel no. 086-99-0002-701, as proposed.

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

3. 046-SLU-4634 **LIFE COVENANT CHURCH (Eagle Scout Project)** - Consider
046-SPC-4635 site plan and special land use approval for an outdoor recreational
use for parcel nos. 046 99 0003 714 and 046 99 0003 718. Property
is located at the northwest corner of Warren and Haggerty Roads.

Mr. Goulet explained that the applicant is proposing to add an outdoor pavilion and several sports courts in vacant property they lease adjacent to their parking lot on the north side of Warren Road. Mr. Goulet stated that the pavilion is a small band shell for use by the youth group for outdoor music and youth gathering in the evenings during warm weather months. Mr. Goulet stated that staff's only concern is for potential noise impact from outdoor music events at the pavilion to the residential area to the west. Mr. Goulet indicated that they have requested additional information regarding hours of use and form of amplification to assess these impacts.

Motion by Zuber, supported by Perkins, to open the public hearing at 7:35 p.m. Ayes all present on a voice vote.

David Garvey, project representative and Steve Garvey stated that they were happy to answer any questions. David Garvey explained that they are working on their Scout Eagle projects. David Garvey explained his project is to construct a pavilion band shell. Steve Garvey stated that his project is to construct recreational areas such as a sand volleyball area.

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

Motion by Zuber, supported by Perkins, to close the public hearing at 7:36 p.m. Ayes all present on a voice vote.

Commissioner Bennett inquired if there was a fence proposed along Warren Road as she was concerned with the distance from the sand volleyball area. Mr. Goulet indicated that the distance from the edge of road is about 80 – 90n feet from the volleyball area. Steve Garvey explained the various recreational games planned for the site. Mr. Goulet explained that they will build these as part of their project. Commissioner Okon inquired how often the pavilion will be used. David Garvey explained that they anticipate using it on Wednesdays and Saturday evenings about 20 times a year. Commissioner Okon suggested rotating the site so that the sound could not impact the nearby residential area. David Garvey explained that the residential area is quite a distance away from the pavilion. Mr. Goulet indicated that the nearest residential development from the band shell is a couple hundred yards away. Mr. Goulet indicated that most of wind patterns are from the west in the summer months. Commissioner Graham-Hudak stated that they have worked very hard on their projects and inquired as to why they chose the project. Mr. David Garvey explained that they are part of the youth group at Life Church and want to impact the future kids and young adults to enjoy it through the years. David Garvey stated that this project will have a positive impact for the church and the community.

Chairman Greene commended the Garvey's on their diligence of going through the process. Commissioner Eggenberger inquired of the materials that will be used and that it sounds like the site has been used for concerts and recreation and that there have been no complaints.

Motion by Zuber, supported by Eggenberger, to move to recommend approval of the request to expand the Special Land Use and Site Plan on parcels nos. 046-99-0003-714 to add an outdoor stage and band shell and sports courts as shown on the plans.

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

SITE PLANS

4. 069-SFP-4660 **WESTRIDGE ESTATES OF CANTON PHASE III** – Consider final site plan approval for parcel nos. 069 99 0010 702 and 069 99 0010 703. Property is located west of Ridge Road between Cherry Hill and Ford Road.

Mr. Goulet explained that the Township Board approved a Special Land Use for a Cluster Development for Westridge Estates on May 13, 2014 and that the Special Land Use granted approval of up to 274 dwelling units. Mr. Goulet indicated that the Final Site Plan for Phase 1, approved in December of 2014, included 100 lots on the northerly 68 acres of the overall development. Mr. Goulet stated that Phase 2 included an additional 70 units located in the southeast portion of the site and the main road extension west to Napier Road which was approved in June of 2016 and that Phase 3 includes the final 104 units which will be constructed in 2 consecutive construction phases to complete the development.

Mr. Mike Noles, Toll Brothers, stated that they have had much success in Canton and it is a popular neighborhood. Mr. Noles stated that they are looking for more property in Canton to continue doing business.

Commissioner Graham Hudak inquired of the traffic potential. Mr. Goulet explained that traffic was addressed several years ago during the initial site plan process and improvements were done along Ridge Road. Mr. Goulet explained that the project met the requirements and worked with Wayne County to get the road widened at Ridge and Ford Roads for a turn lane and it was their contribution to the road improvement pursuant to the traffic analysis at that time. Mr. Goulet indicated that there are some deficiencies to the road but they were existing before this development was in existence. Mr. Goulet indicated that there is a traffic signal at the Saltz and Ridge Road intersections but based on the original traffic analysis they have met all the requirements and did improvements at their expense.

Commissioner Bennett inquired of any plans at Napier Road. Mr. Goulet stated that the road is a County line road and they maintain alternate sections of the road.

Motion by Zuber, supported by Perkins, to move to recommend approval of the Final Site Plan for Phase 3 of Westridge Estates of Canton Site Condominium on tax parcel nos. 069-99-0010-702 and 069-99-0010-703, as proposed, subject to provision of the required financial securities prior to review and approval of the Township Board.

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

REPORTS, DISCUSSION AND CORRESPONDENCE

ADJOURN.

Motion by Zuber, supported by Greene, to adjourn the meeting at 8:00 p.m. Ayes all present on a voice vote.

Connie Wade
Recording Secretary