

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
February 7, 2022**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road Monday, February 7, 2022. 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: Acharya, Eggenberger, Foster, Singh, Watkins, Weber, Zuber, Greene.

Absent: Okon (prior notice)

STAFF PRESENT: Patrick Sloan and Erin Schlutow

APPROVAL OF THE MINUTES OF JANUARY 3, 2022

Motion by Zuber, supported by Weber, to approve the Minutes of January 3, 2022, as presented. Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA

Motion by Zuber, supported by Foster, to approved agenda as presented. Ayes all present on a voice vote.

PUBLIC HEARING

1. 073-PDM-6859 **GREENLAND & SAJ** – Consider Minor PDD on parcel no. 073-99-0001-706 (49491 Cherry Hill Rd.). Property is located at the southwest corner of Cherry Hill Rd. and Denton Rd. Proposed use is a grocery store and bakery.

Chairman Greene clarified that this project was previously postponed at the December 6, 2021 Planning Commission meeting.

Mr. Sloan stated that the applicant proposes to build a grocery store and bakery on a 1.59-acre parcel located at the southwest corner of the intersection of Cherry Hill Rd. and Denton Rd. Mr. Sloan said the building is proposed to be 19,044 sq. ft., though there may be some adjustments to the 2nd floor mezzanine area prior to site plan review. Mr. Sloan stated that there are two (2) entrances proposed: one (1) entrance from Market Square Dr. to the west and one (1) entrance from Denton Rd. to the east. Mr. Sloan said the entrance from Market Square Dr. will align with Lantern Way and there is no proposed extension of Market Square Dr. Mr. Sloan said the entrance from Denton Rd. is located on the south side of the site and is designed to be as far away from the intersection of Cherry Hill Rd. as possible.

Mr. Sloan stated that the subject property is in the Cherry Hill Village Overlay District and that grocery stores and bakeries are permitted uses within this location. Mr. Sloan said every site plan in the Cherry Hill Village Overlay District is required to be a Planned Development. Mr.

Sloan stated the Cherry Hill Village Overlay District also has some additional unique design standards that would allow for buildings to be closer to the road, lower setbacks with an emphasis on the form and design of the building to name a few examples.

Mr. Sloan said the last application for the subject site was a Rite Aid, which was approved in 2007 but was not built and the plans have subsequently expired. Mr. Sloan said for reference, similar to the proposed Greenland & Saj building, the previously-approved Rite Aid building was located in the northeast corner of the site at the Cherry Hill Rd. and Denton Rd. intersection, with the parking lot located west and south of the building.

Mr. Sloan stated the Cherry Hill Village Overlay District Design Guidelines allows a maximum setback of 15 feet. Mr. Sloan said the proposed front yard setback ranges from 8 ft. to 8 ft.-7 in. Mr. Sloan said the Cherry Hill Village District requires buildings to be a maximum setback to encourage buildings to be positioned closer to the road. Mr. Sloan stated the side and rear yard setbacks of the Cherry Hill Village Overlay District Design Guidelines allows side yard setbacks of 0 ft.-10 ft.; however, with a corner commercial building the side yard setback will be higher. Mr. Sloan stated the proposed building is 84 ft.-1 in. from the west lot line and 153 ft.-5 in. from the south lot line.

Mr. Sloan said the Cherry Hill Village Overlay District Design Guidelines requires 25% of the gross area to be dedicated open space. Mr. Sloan explained that there was no dedicated open space on the previously-approved Rite Aid plans because the required open space was located elsewhere in Cherry Hill Village; however, because the original Agreement for Cherry Hill Village expired in 2014, the minimum open space requirement applies to individual sites and Staff recommends that the PD Agreement include a modification from this requirement.

Mr. Sloan stated the proposed building height is 26 ft.- 4 in. and designed as 2 stories and complies with the necessary guidelines.

Regarding Traffic Management, Mr. Sloan stated that there are two (2) entrances proposed: one (1) entrance from Market Square Dr. to the west and one (1) entrance from Denton Rd. Mr. Sloan explained that when The Towns at Cherry Hill development was approved, its PD Agreement included as a definite benefit that the shared access drive (Market Square Dr.) is being provided to the corner parcel to prevent the need for another driveway connection on Cherry Hill Road for the future development of the corner parcel. Mr. Sloan said a Declaration of Easements and Agreement for Maintenance and a Reciprocal Easement Agreement were executed and recorded in 2007 and 2008 respectively.

Mr. Sloan stated that the project sponsor has submitted a Traffic Impact Study (TIS), which notes the following future 3 deficiencies (Level of Service E or F) under the build conditions:

- Northbound on Denton Rd., thru/right at Cherry Hill Rd., during AM peak.
- Southbound on Denton Rd., left at Cherry Hill Rd., during AM and PM peak.
- Westbound on Cherry Hill Rd., left at Denton Rd., during AM and PM peak.

Mr. Sloan said that the TIS states, "The proposed retail center is projected to cause traffic congestion at the intersection and along the south side of Denton Road." Mr. Sloan said to

address these deficiencies, the TIS recommends the following 3 mitigation measures:

- A right-turn deceleration lane on Denton Road. This improvement is being proposed by the applicant.
- A left-turn passing lane on Denton Road. This improvement is being proposed by the applicant.
- A left-turn phase at the signalized intersection of Cherry Hill Rd. and Denton Rd. This improvement is not proposed by the applicant because the TIS states, “[T]he need for this phase is not due to the ‘new trips’ of the proposed development. The background traffic has caused the signalized intersection to need a left-turn phase to relieve the congestion.”

Mr. Sloan said the Township’s traffic engineering consultant (Wade Trim) reviewed the TIS and stated that the TIS was prepared using standard procedures and guidelines required by Wayne County and Canton Township. Mr. Sloan said, Wade Trim stated that the report is approved, subject to the following 2 items being addressed:

- Explaining why 2018 counts were used in the TIS. Consistent with Wade Trim’s findings, the applicant has since stated that 2018 data was used due to effects COVID-19, which has resulted in atypically lower traffic volumes since March 2020. Therefore, this condition has been satisfied.
- Providing a recommendation on mitigating the queue at the southern site driveway, which blocks traffic attempting to turn out of the market onto northbound Denton Road. Wade Trim recommends a solution to this problem such as prohibiting the left turn and directing market traffic to use the Cherry Hill Road driveway. Mr. Sloan stated that Wade Trim noted in its January 7, 2022 letter that there are a number of ways this queue can be addressed.

Mr. Sloan said Staff recommends prohibiting the left turn onto Denton from the site and directing market traffic to exit via the Cherry Hill Road driveway unless an alternative solution is mutually agreeable to Wade Trim and the applicant prior to Township Board action on the PD application. Mr. Sloan stated that the applicants have since communicated to Staff that they would be agreeable to prohibiting the left turn out of the site on Denton Rd.; therefore, Staff would also recommend a signage on the plan and language in the PD Agreement

Mr. Sloan stated that there are existing sidewalks along the frontages of Cherry Hill Rd. and Denton Rd. and proposed internal sidewalks.

Mr. Sloan said the subject site is landscaped in accordance with the Zoning Ordinance, and final landscaping will be addressed at the time of site plan review. Mr. Sloan stated the plans show proposed landscaping along the road, parking lot, and building foundation.

Mr. Sloan said proposed screening for the parking area and garbage storage exists and a few items will still need to be addressed. Mr. Sloan said various trees and fencing is proposed and will be finalized at the time of site plan review. Mr. Sloan stated that the south side of the site, a continuous row of evergreen trees is proposed (Black Hills White Spruce), and the site to the south has an opaque fence along its northern lot line, the west side of the site, is a 2’-8” masonry wall and a row of upright Junipers proposed. Mr. Sloan said the Juniper species (Burk Upright Juniper) has a mature height of 15-25 ft. and a mature spread of 8-12 ft. Mr. Sloan said screening will be finalized

at the time of site plan review.

Mr. Sloan stated regarding parking and loading, 82 spaces are required and proposed. Mr. Sloan said that according to the Parking Generation Manual, 5th Edition, published by the Institute of Transportation Engineers, the average peak parking demand for a 19,044-sq. ft. Supermarket is 69 spaces on a Saturday. Mr. Sloan said at the time of site plan review, the number of spaces will be adjusted if necessary.

Mr. Sloan said lighting is proposed to comply with the Zoning Ordinance in terms of illumination levels; however, light poles will need to be modified to meet the Cherry Hill Village Overlay District design standards which included 10 ft. high decorative posts.

Mr. Sloan stated the proposed plans show a compactor area located at the southeast corner building; located away from the adjacent residential areas. Mr. Sloan said the dumpster area enclosure wall is required to be 8 ft. high or 1 foot higher than the compactor, whichever is greater and requires an opaque gate. Mr. Sloan stated the dumpster enclosure area will be addressed in more detail at site plan review.

Mr. Sloan said the building design meets many of the design standards of the Cherry Hill Village Overlay District, including being 2 stories and having a rectangular form with a storefront façade. Mr. Sloan stated the building design is more modern compared to a more traditional building in Cherry Hill Village and the Planning Commission has discretion on the building design and could ask for modification to include more traditional elements. Mr. Sloan stated the exterior building material shows 50% brick, which meets the Zoning Ordinance standard.

Mr. Sloan stated wall signage is currently not shown on plans but will be addressed at site plan review. Mr. Sloan said a ground sign at the Denton Rd. entrance has been proposed; however, ground signs are not permitted in the Cherry Hill Overlay District, without a PD Agreement, variance, etc. Mr. Sloan stated that Staff recommends that the ground sign detail be included that does not exceed the dimensions of the underlying RA zoning district (max. height of 6 feet and max. area of 24 sq. ft.), which is the same size permitted in the commercial districts.

Mr. Sloan said the site is proposed to drain to the existing stormwater ponds located directly south at the Corners at Cherry Hill, which are designed to hold regional drainage. Mr. Sloan stated that stormwater management is under the jurisdiction of Wayne County, which will be reviewed during site plan review if the proposed PD is approved.

Mr. Sloan stated the PDD Agreement is consistent with the Township's template, and the Township Attorney has approved the document subject to a few minor revisions. Mr. Sloan said the PDD Agreement must be revised to include the following modifications:

- To permit a ground sign, which we recommend with a maximum height of 6 feet and a maximum area of 24 sq. ft.;
- To permit the building within the 25-foot clear vision triangle at the intersection of 2 public roads, as illustrated on the plans (approximately 17 feet); and
- To permit the site to have less than 25% open space.

Mr. Sloan stated that Staff recommends approval of the Planned Development District on the subject parcel, subject to the following conditions being satisfied prior to Township Board action on the PDD: (1) revising the PDD Agreement to include modifications to allow for less than 25% open space, a clear vision triangle of less than 25 feet, and a ground sign no greater than 6 feet in height and 24 sq. ft. in area; (2) addressing Zoning Ordinance compliance items noted by staff, including lighting and compactor gates; and (3) prohibiting the left turn onto Denton from the site and directing market traffic to exit via the Cherry Hill Road driveway unless an alternative solution is mutually agreeable to Wade Trim and the applicant.

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

Public Hearing opened at 7:20 P.M.

Mr. Weber asked if proper notification was given to the public for this public hearing.

Mr. Sloan stated that a notice was published in the newspaper and mailed with all the necessary information.

The applicant, Mr. Najim Saymuah (CDPA Architects), stated he has worked with the Township's Planning Division for over a year and that Mr. Sloan's report was very comprehensive. Mr. Saymuah stated that he has discussed the conditions with Mr. Sloan and agrees to the no left turn at Denton Rd. Mr. Saymuah stated he is excited to move forward with the project.

Ms. Jill McCormack (Towns of Cherry Hill) stated that she is concerned about her property value because of the location of the grocery store being so close to her home. Ms. McCormack stated she would like as much screening with trees as possible to shield her line of vision from seeing the store and traffic that will be generated by people going to the store.

Mr. Saymuah showed Ms. McCormack the landscaping plan, including a wall and evergreen trees to shield her home from the sight of the store and traffic. Mr. Saymuah stated that this development does not look like a typical grocery store.

Mr. Weber asked if this development would be comparable to Westborn Market in Plymouth.

Mr. Saymuah stated yes, it is comparable to Westborn Market and that this development is a bakery and grocery store. Mr. Saymuah stated this development includes a patio area.

Chairman Greene stated 24 emails (39 pages) were received by the Planning Services staff and noted that the Planning Commission has reviewed them, and the comments are on file. Chairman Greene also stated that the emails sent in should follow the same standards as those speaking in person, specifically to include the address of the person sending the correspondence. Chairman Greene stated the address information is important because it allows the Commissioners to see distance between the living location of the individual commenting and the development.

Ms. Zuber stated that almost half of the emails were in support of the project and half were not.

Mr. Donald Brehm (The Corners) attended the meeting via Zoom. Mr. Brehm stated that his home is the closest single-family residence to the development and lives next to the retention ponds that were mentioned earlier. Mr. Brehm stated his major concern is water runoff. Mr. Brehm stated that the ponds were full the previous summer due to heavy rains, with a large parking lot and roof run off with the proposed development, this could cause the ponds to overflow.

Mr. Sloan stated the pond is designed as a regional detention basin to handle future development at the corner. Mr. Sloan stated that Wayne County will have to review the proposal for a number of reasons, one being that they will require a right-of-way permit from Denton Rd. and Wayne County will determine whether the existing pond is adequate. Mr. Sloan said the easement documentation is in place and recorded to allow for the pond to be shared, and the way it is designed in terms of volume, capacity, performance, etc. is under Wayne County jurisdiction and they will review these items at the time of site plan review.

Chairman Greene asked if required pond maintenance is handled by the Homeowners Association (HOA).

Mr. Sloan stated the Homeowners Association would most likely have maintenance obligations; however, he would need to review the recorded legal agreement in more detail regarding the responsibilities of off-site properties. Mr. Sloan said a regional basin typically falls under the responsibility of the property owner for current and future developments.

Mr. Brehm stated the pond would need to be dredged to increase capacity because he doesn't want to have water in his backyard and basement because of the additional runoff generated by the new development.

Chairman Greene asked if there could be a co-condition between the development and the HOA to allow for pond improvements if it is deemed necessary, so the HOA would not have to bear the entire expense.

Mr. Sloan stated that current legal documents would need to be reviewed to determine if future developments impacting how the existing pond is maintained is adequately covered and staff can consult with the Township's Engineering Department regarding this concern.

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

Public Hearing closed at 7:37 P.M.

Mr. Singh asked if the Cherry Hill entrance can be changed away from the Condominiums.

Mr. Saymuah stated that during the review process the drive was requested to be placed in the north.

Mr. Sloan stated the Condominiums and the proposed development driveways are designed to be aligned to help drivers negotiate left and right turns on east and westbound Cherry Hill. Mr. Sloan

stated curb cuts to the south would have been close to residential areas and to the north could have created traffic congestion at Cherry Hill Rd.

Mr. Watkins stated that traffic impact will increase when the northern residential area is developed. Mr. Watkins asked if there would be a partnership with Wayne County regarding infrastructure improvements to mitigate congestion at the Denton Rd. and Cherry Hill Rd. intersection. Mr. Watkins stated he would like clarification about the 25% open space requirement and how that applies to the applicant. Mr. Watkins asked if there could be a concrete traffic control device place in the parking lot to ensure left turns could not be made onto northbound Denton Rd. rather than relying on signage alone.

Ms. Eggenberger asked Mr. Sloan to clarify items provided in the Traffic Study Improvement.

Further discussion took place regarding traffic impacts to the roads and intersections and the desire to have Wayne County's input and approval prior to approval of the proposed project.

Mr. Saymuah stated the Traffic Impact Study made recommendations that the Township's Traffic Consultant, Wade Trim, agrees with and he does not believe that Wayne County would disagree with recommendations made. Mr. Saymuah said he would contact Wayne County regarding traffic flow improvements prior to site plan approval.

Ms. Zuber stated that the building is beautiful and she is thrilled to see this come to Cherry Hill Village. Ms. Zuber said she feels it is unfair to burden one property owner with fixing some of the existing traffic concerns.

Ms. Foster stated that she loves this project and that it fulfills the Cherry Hill Village vision of having a walkable grocery store where people could eat outside. Ms. Foster stated that this project allows people to walk and gather. Ms. Foster said she feels it is unfair to place all of the traffic concerns on one developer.

Mr. Acharya stated that the area needs a marketplace. Mr. Acharya stated he does not feel it is right to not approve the project based on all of the traffic concerns and whether Wayne County will intervene to alleviate traffic congestion in the area.

Further discussion took place regarding communication with Wayne County to gain feedback early in the site plan review process.

Mr. Acharya asked if the retention pond maintenance cost could be part of the PDD Agreement.

Mr. Sloan stated the existing legal agreement needs to be reviewed and could possibly include the property.

Chairman Greene asked if ground signs currently exist in Cherry Hill Village.

Mr. Sloan stated yes and gave examples.

Chairman Greene stated that he is okay with this development having a ground sign. Chairman Greene stated that the business district of Cherry Hill Village does not have a lot of open space, which was the intended design, and he is alright with this project not meeting the 25% open space requirement. Chairman Greene also asked about a fence like structure at part of the roof line and asked Mr. Sloan show the elevation drawing of the proposed project.

Mr. Saymuah stated that the structure should not be on the drawing. Mr. Saymuah also stated that the drive originally was placed at the extreme south of the property and was then moved to the north which allows for some open space. Mr. Saymuah stated he would like direction on the possible changes the Commissioners would like to see regarding the building architecture prior to site plan review.

Further discussion took place regarding the building architecture and no changes to the design were requested by the Commissioners.

Mr. Acharya stated a concern mentioned by a resident was the loading and unloading hours and wanted to address that concern.

Mr. Saymuah stated that semi-trucks would not be allowed in the area and mid-sized delivery trucks will be used. Mr. Saymuah said the loading space is screened on both side and is away from the residential area.

Chairman Greene asked if trash pick-up, trash compactor use, and delivery hours could be prohibited between the hours of 7 P.M. and 7 A.M. and if this could be included in the Planning Commission's motion.

Mr. Sloan stated that restricting hours for trash pick-up has been done prior and could be place in the PDD Agreement which would be recorded with the Wayne County Register of Deeds. Mr. Sloan stated that the trash compactor use would already be limited based on the current noise ordinance.

Chairman Greene asked if a PDD Agreement could be changed once a delivery schedule has been determined.

Mr. Sloan stated once a PDD Agreement has been recorded, only a formal PD Amendment can change it, which requires a public hearing, Planning Commission recommendation, and Township Board action that would need to take place in order to make changes.

Further discussion took place regarding PDD Agreements and limiting hours of operations.

Mr. Saymuah said the proposed store is a long-time business with multiple stores in other locations and it is unlikely that the store will not be successful.

Mr. Weber stated Market Square Dr. to the west should be discussed at site plan review.

Motion by Zuber, supported by Eggenberger, to recommend approval of the Planned

Development District on parcel no. 073-99-0001-706, subject to the following conditions being satisfied prior to Township Board action on the PDD: (1) revising the PDD Agreement to include modifications to allow for less than 25% open space, a clear vision triangle of less than 25 feet, and a ground sign no greater than 6 feet in height and 24 sq. ft. in area; (2) addressing Zoning Ordinance compliance items noted by staff, including lighting and compactor gates; and (3) prohibiting the left turn onto Denton from the site and directing market traffic to exit via the Cherry Hill Road driveway unless an alternative solution is mutually agreeable to Wade Trim and the applicant.

Ayes: Acharya, Eggenberger, Foster, Singh, Watkins, Weber, Zuber, Greene
Absent: Okon

2. 128-RZ-7113 **MCPT MICHIGAN AVENUE, LLC** – Consider Rezoning for parcel nos. 128-99-0005-702 and 128-99-0006-703 (47725 Michigan Avenue and 47575 Michigan Avenue). Property is located at the southwest corner of Michigan Avenue and Beck Road. Proposed use is an automatic car wash.

Mr. Sloan stated the site consists of two parcels located at the southwest corner of the Michigan Avenue and Beck Road intersection. Mr. Sloan stated the total site acreage is 6.85 acres and is currently zoned GI, General Industrial with a small portion being currently zoned Regional Commercial Zoning District C-3.

Mr. Sloan stated that the applicant proposed to have both parcels fully zoned to C-3, and if the rezoning is successful the applicant intends to apply for a Special Land Use for a future automatic car wash.

Mr. Sloan stated that a rezoning does not require a site plan nor are conditions allowed to be placed on a rezoning.

Mr. Sloan said that the Zoning Ordinance, specifically Section 27.06(D)(4), consists of 10 standards of review which have been met by the proposed rezoning.

Mr. Sloan stated that the Future Land Use Map of the Township's Master Plan designates the subject site as Mixed Use. Mr. Sloan said Mixed Use encompasses a few different Districts, one is C-3 and is recommended along the south side of Michigan Avenue in this area. Mr. Sloan said a rezoning to C-3 for the site would be consistent with the Township's Master Plan.

Mr. Sloan said currently adjacent to the subject site on the southeast corner of Beck Road and Michigan Avenue is a bank that is zoned C-3; therefore, the subject site would not be an isolated commercial C-3 parcel. Mr. Sloan stated an old building in poor condition is proposed to be demolished on the western parcel of the subject site which would allow for redevelopment.

Mr. Sloan stated that there have not been any viable proposals for redevelopment of the site for an industrial use recently; therefore, a change in zoning is appropriate to see the full redevelopment of the site and to maximize its potential in accordance with the vision of the Master Plan and the Zoning Ordinance.

Mr. Sloan stated that Staff recommends approval of the rezoning.

Mr. Cory Weaver (attended via Zoom) stated he is the owner of Zippy Auto Wash. Mr. Weaver said he has been in the auto wash business for almost 15 years, owns and operates 4 auto washes in the Ann Arbor and Ypsilanti area, and has a number of new sites under contract. Mr. Weaver stated he is looking forward to providing auto wash services to the Canton Township area. Mr. Weaver stated that the site plan is similar to other Zippy Car Wash sites and summarized the plan and amenities that will be available.

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

Public Hearing opened at 9:02 P.M.

No comments were received from the audience or Zoom.

Mr. Sloan stated Staff did not received any written comments regarding the proposed rezoning.

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

Public Hearing closed at 9:02 P.M.

Commission members had no questions or concerns regarding the proposed rezoning.

Motion by Zuber, supported by Foster, to move to recommend approval of the request to rezone parcel no. 128-99-0005-702 and parcel no. 128-99-0006-703 from GI, General Industrial to C-3, Regional Commercial, for the reasons stated in the staff report.

Ayes: Acharya, Eggenberger, Foster, Singh, Watkins, Weber, Zuber, Greene

Absent: Okon

NEW BUSINESS-SITE PLANS

3. 074-SFP-7079 **CHERRY HILL VILLAGE UNIT 101 SITE PLAN AMENDMENT** – Consider Site Plan Amendment on parcel no. 074-03-0000-000. Property is located on the west side of Roosevelt Street between Monroe Street and Filmore Street. Proposed changes to site driveways.

Mr. Sloan stated the subject site is Unit 101 of Cherry Hill Village. Mr. Sloan said this site has a peninsula on its west side, which contains a connecting driveway between the alley to the west and the adjacent 4-unit building surrounded by Unit 101. Mr. Sloan said that there is no other access to this residential building. Mr. Sloan stated that the applicant proposes to remove the driveway on the west side and construct a new curb cut to access driveway on Roosevelt Street to the east, which is proposed to be the only access to the residential building. Mr. Sloan said the main reason for this change is that the current driveway in the west part of the site encroaches onto Unit 102 to the south because a transformer was installed north of the existing driveway

when the utilities were originally installed making it difficult for the owners of Unit 102 to park in their driveway. Mr. Sloan stated, according to the applicant, it is very difficult to move the transformer because there are existing easements to the west of the transformer that would inhibit its relocation. Mr. Sloan said installing a new driveway to Roosevelt St. will result in the removal of several Arborvitae; however, the applicant proposes to replace them on the west part of the site and the remaining area where the western driveway is proposed for removal will be seeded with turf grass.

Mr. Sloan stated the proposal is to close off the western driveway to eliminate through access by others going to Roosevelt St. except for the residence of the 4-unit residential structure. Mr. Sloan stated that previous comments received from residents living across the street from Roosevelt St. have expressed concerns about the proposed driveway. Mr. Sloan stated with the western driveway being closed it is important with this application to only allow through access to the 4-unit residences that is surrounded by Unit 101.

Mr. Sloan stated that Staff recommends approval of the site plan amendment to close the driveway access to the alley on the west side of the site and to construct a new driveway access to Roosevelt St. on the east side of the site.

Commission members had no questions or concerns regarding the proposed site plan amendment.

Motion by Zuber, supported by Weber, to move to approve the site plan amendment for tax parcel no. 074-03-0000-000, Unit 101 of Cherry Hill Village, to close the driveway access to the alley on the west side of the site and to construct a new driveway access to Roosevelt Street on the east side of the site.

Ayes: Acharya, Eggenberger, Foster, Singh, Watkins, Weber, Zuber, Greene
Absent: Okon

4. 084-SPX-7134 **CANTON TOWNSHIP ADMINISTRATION BUILDING** – Consider Site Plan on parcel no. 084-99-0004-702 (1150 S. Canton Center Road.). Property is located on the west Canton Center Road between Cherry Hill Road and Palmer Road. Proposed parking lot improvements.

Mr. Sloan stated that Canton Township proposes to reconfigure and make improvements to the parking lot on the west side of the Canton Township Administration Building. Mr. Sloan said the proposed improvements include removing existing carport structures, separating some of the parking lots, adding landscaping islands, adding security and privacy fencing, and installing a mechanical security gate access for Township vehicles and employee parking. Mr. Sloan said the project is planned for the 2022 construction season. Mr. Sloan stated the overall size of the parking lot will not change substantially.

Mr. Sloan stated that the Michigan Planning Enabling Act requires Planning Commissions to review and act on site plans for new buildings and structures on municipal property.

Mr. Sloan stated that Canton Township's Engineering Services Division has worked closely with

Mannik Smith Group in the design and scope of the project, and any required revisions to the submitted plans will be made in coordination with the Engineering Services Division and Mannik Smith Group. Mr. Sloan said that prior comments by the Fire Department and Building & Inspection Services Division have been addressed on the plans, and final approval by the Fire Department and Building & Inspection Services Division will be required prior to construction.

Mr. Sloan said that the proposed improvements will not impact the access to the parking area from Civic Center Blvd. or Veterans Way and the three access lanes will remain unchanged.

Mr. Sloan said that the proposed improvements include reconfiguring the existing layout of the parking area to include additional landscaping areas throughout the site, as well as the installation of a 6 ft. high security fence and mechanical security gate access.

Mr. Sloan stated that the current lighting plan is not complete and will be required to comply with Section 2.13 of the Zoning Ordinance once finalized.

Mr. Sloan stated that the landscaping plan includes the preservation of existing trees and the planting of additional trees in the new landscape islands, also trees proposed to be removed will be replaced. Mr. Sloan said many of the landscape islands in the western parking lot do not include trees because of required visibility for the Police Department, Fire Department, and Fleet Services; however, the required parking lot trees will be located elsewhere around the perimeter of the lot. Mr. Sloan said Section 5.07 of the Zoning Ordinance allows the Planning Commission to modify the landscape standards, and Staff recommends that the landscape plan be approved as presented and to locate required parking lot island trees elsewhere around the parking lot.

Mr. Sloan said the security fencing and mechanical gate is proposed to be an ornamental aluminum fence that is dark bronze.

Mr. Sloan stated Staff recommends approval of the site plan for the Canton Township Administration Building Parking Lot Improvements, including acceptance of the landscape plan pursuant to Section 5.07 of the Zoning Ordinance, subject to: (1) providing a lighting plan compliant with Section 2.13 of the Zoning Ordinance; and (2) providing, to the satisfaction of the Municipal Services Department and Public Safety Department, details for the pedestals and entry control islands, signage, fencing, and gates.

Ms. Zuber inquired about the need for added parking security.

Mr. Sloan stated that the added security is to ensure only public safety personnel have access to the public safety and fleet vehicles and to limit outside access.

Ms. Foster stated she believes the subject of parking lot security was addressed when the Public Safety Department applied for accreditation.

Further discussion took place regarding the configuration of the parking lot, fencing, and access.

Mr. Bill Knighton with The Mannik & Smith Group, representing Canton Township (2636 S. Haggerty Rd. Canton MI 48188) stated the “Flex Space” area on the plans is a secured parking area that can be opened if additional parking is needed for the public.

Motion by Zuber, supported by Singh, to move to approve the site plan for the Canton Township Administration Building Parking Lot Improvements on tax parcel no. 084-99-0004-702 at 1150 S. Canton Center Rd., including acceptance of the landscape plan pursuant to Section 5.07 of the Zoning Ordinance, subject to: (1) providing a lighting plan compliant with Section 2.13 of the Zoning Ordinance; and (2) providing, to the satisfaction of the Municipal Services Department and Public Safety Department, details for the pedestals and entry control islands, signage, fencing, and gates.

Ayes: Acharya, Eggenberger, Foster, Singh, Watkins, Weber, Zuber, Greene
 Absent: Okon

NEW BUSINESS – STAFF REFERRAL

- 5. 121-SPS-7106 **DESAI COURT** – Refer review of Site Plan to staff for approval on parcel no. 121-99-0005-000 (4286 Denton Road). Property is located west of Denton Road between Geddes Road and Michigan Avenue.
- 129-DIR-7120 **QUICK PASS CAR WASH** – Refer review of Site Plan to staff for approval on parcel no. 129-99-0002-710 (45420 Michigan Avenue). Property is located north of Michigan Avenue between Old Canton Center Road and Canton Center Road.
- 142-SPC-7135 **DUNKIN’ DONUTS** – Refer review of Site Plan to staff for approval on parcel no. 142-99-0020-000. Property is located east of Haggerty Road between Michigan Avenue and Old Michigan Avenue.
- 141-ADS-7137 **WAYNE LAWN & GARDNE CENTER, INC.** – Refer review of Site Plan to staff for approval on parcel nos. 141-99-0033-000, 141-99-0032-000, 141-99-0007-001 and 141-99-0008-000 (39915 Michigan Avenue). Property is located south of Michigan Avenue between Hannan Road and I-275.

Motion Zuber, supported by Weber, to refer Item #5 to Staff. Ayes all present on a voice vote.

NEW BUSINESS-SET PUBLIC HEARING FOR MARCH 7, 2022

- 6. 026-RZ-7128 **BLESSING REZONING** – Set public hearing for review of Rezoning for parcel no. 026-99-0003-000. Property is located south of Warren Road between Ridge Road and Napier Road.

Motion Weber, supported by Zuber, to set the Public Hearing for March 7, 2022.
Ayes all present on a voice vote.

MISCELLENEOUS

7. **Annual Report of 2021**

Mr. Sloan stated the Annual Report is included in the packet provided to the Planning Commission, and 2021 was a busy year. Mr. Sloan stated the Master Plan will be started in 2022.

Further discussion took place regarding the Master Plan process.

Motion Zuber, supported by Weber, to accept the 2021 Annual Report. Ayes all present on a voice vote.

8. **Election of Officers**

Mr. Sloan stated Planning Commission officers are voted on every February, per the Bylaws.

Motion Watkins, supported by Acharya, for the officers that are currently on the board to remain as stands (Greene as Chair; Weber for Vice Chair; and Zuber for Secretary). Ayes all present on a voice vote.

Further discussion took place regarding the Zoom component of the Planning Commission meetings and if the web site could direct people to provide their names and addresses for recording purposes.

ADJOURN

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

Meeting adjourned at 9:30 P.M.

Kelly Dandy
Recording Secretary