

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
March 2, 2020**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road on Monday, March 2, 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: Acharya, Bennett, Eggenberger, Graham-Hudak, Greene, and Zuber
Absent: Engel, Okon and Perkins

Chairman Greene stated that Commissioner Melissa McLaughlin is gravely ill and served the Township Board and Planning Commission for over 20 years. Chairman Greene also stated that Commissioner Dodson is ill and served on the Planning Commission for many years. Chairman Greene stated that they both were instrumental and contributed to Canton's development and that their thoughts and prayers are being sent to them both.

STAFF PRESENT: Goulet and Sloan

APPROVAL OF THE MINUTES OF FEBRUARY 3, 2020

Motion by Zuber, supported by Eggenberger, to accept the Minutes of February 3, 2020, as presented. Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA:

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

SITE PLANS

1. 064-SPO-5866 **HDDS (CANTON DERMATOLOGY) BUILDING**
PHASE 2 – Consider site plan approval for parcel nos. 064 99 0013 704, 064 99 0014 702 and 064 99 0016 702. Property is located west of Canton Center Road and north of Cherry Hill Road.

Mr. Goulet stated that the first phase of this commercial/office complex, located on 6.2 acres of land located north of Cherry Hill Road and west of Canton Center Road, consisted of a 10,000 square foot medical office building served by the existing driveway to the bank site off of Canton Center Road. Mr. Goulet explained that the original site plan, approved in 2017, showed a concept for future phases and that Phase 2 included an 18,000 square foot medical office building and associated parking and landscaping in the northwest corner of the property. Mr. Goulet indicated that the building design is similar in style to the Phase 1 building, which has been completed. Mr. Goulet stated that there will be metal features over the dormers along with the same brick and window styles as the existing building.

Mr. Bill Knighton, project representative, stated that the project is an 18,000 square foot building with a nice buffer between the parking area and residential homes. Mr. Knighton stated that the building is the same aesthetically as the existing building with the same brick and was happy to answer any questions.

Commissioner Graham-Hudak inquired whether a market study was submitted. Mr. Knighton explained that there are three dermatology facilities in Canton and the plan is to consolidate the businesses into one within this proposed building. Mr. Knighton stated that the dermatologist will own the building. Commissioner Graham-Hudak inquired if neighbors are notified of the project. Mr. Goulet explained that this development is a permitted land use in the district and that there are no requirements to contact the residents. Mr. Goulet stated that they ensure that the buffer requirements are met along the property line. Mr. Goulet indicated that part of the one story building faces south so that the side of the building will face the residential area. Mr. Goulet stated that they will not be adding another dumpster but will consolidate the trash use and existing dumpster so that there should not be any additional impact to the site.

Chairman Greene stated that he was concerned with potential future development of the northeast area. Chairman Greene inquired if there could be the need for additional parking once the area was built out. Mr. Goulet explained that the site will have enough parking but will need to review the plan as to how the parking will be distributed. Chairman Greene stated that the sides of the building are lacking detail and would like to see more detail as the building will be viewed from all four sides. Mr. Knighton explained that they are proposing nice window features and that the side elevation facing the residential will be screened with landscaping.

Chairman Greene stated that he was concerned with the north and west elevations and understands that it is not an access side but Canton should not be cheated with design elements. Chairman Greene requested the north and west elevations be enhanced. Mr. Knighton stated that they can add dormers to the north and west elevations. Chairman Greene stated that he would like more design input on the 2 side elevations. Commissioner Zuber concurred as the elevations could be visible if further development proceeds. Mr. Knighton stated that he would work with staff on adding some architectural features.

Commissioner Eggenberger stated that she was pleased with the proposal. Commissioner Bennett stated that she agreed with Chairman Greene on the need to enhance the north and west elevations.

Chairman Greene asked for any comments from the audience.

Mr. Dan Nichol, 390 Savannah Drive, stated that there was some concern with landscaping but understands that the plant material will grow and tie together. Mr. Knighton explained that there were more planting proposed during the first phase, however, the Township Planner advised that they may not grow as well due to the abundance proposed on the site.

Motion by Zuber, supported by Bennett, to move to recommend approval of the site plan for Phase 2 of HDDS (Canton Dermatology) Office Complex on tax parcel nos. 064-99-0013-704, 064-99-0014-702, and 064-99-0016-702, subject to upgrading the west and north elevations.

- Ayes: Acharya, Bennett, Eggenberger, Graham-Hudak, Greene, and Zuber
Absent: Engel, Okon and Perkins
2. 102-SPP-5607 **CANTON SHAREEF SITE CONDOMINIUM** – Consider preliminary site plan approval for parcel no. 102 99 0003 000. Property is located west of Lilley between Palmer and Michigan Avenue.

Mr. Sloan stated that the applicant proposes to locate 10 detached single-family residential site condominium units on 4.75 acres located on the west side of Lilley Road, just south of Palmer Road with one cul-de-sac road proposed from Lilley Road. Mr. Sloan stated that the project meets all applicable design standards of the Condominium Ordinance and Zoning Ordinance. Mr. Sloan indicated that the site contains overhead electric lines near the front of the site, which are proposed to be relocated to the Lilley Road right-of-way. Mr. Sloan stated that the current zoning is consistent with the master plan.

Mr. Sloan stated the following; Canton Shareef traffic will enter and exit through a proposed cul-de-sac road at Lilley Road. The cul-de-sac length is approximately 485 feet long, which is far less than the maximum length of 1,000 feet permitted in the Condominium Ordinance. While a traffic impact study for a residential development of this size is not required, a 10-unit single-family residential development typically generates about 100 vehicle trips per day. The Township Engineer and Fire Department recommend approval of the proposed access. The connection to Lilley Road is subject to Wayne County requirements, including the proposed acceleration and deceleration tapers.

The 10 proposed units meet all of the requirements of the Zoning Ordinance for minimum lot area (12,750 sq. ft.), lot width (85 ft.), front yard setbacks (30 feet), side yard setbacks (5 ft. on one side, and 30 feet total), and rear yard setbacks (40 ft.). Although architectural plans have not yet been prepared, the plans note that the homes will meet the minimum floor area requirements (1,400 sq. ft. with a basement; 1,600 sq. ft. without a basement).

While the architectural plans for the development have not yet been prepared, all homes must meet the requirements of the Zoning Ordinance for 50% brick/masonry and a 4-foot horizontal offset on the rear of the homes.

The site plan includes a full landscape plan that meets all of the minimum planting requirements of the Zoning Ordinance and Condominium Ordinance for Lilley Road buffer landscaping, internal street tree landscaping, detention pond landscaping, and replacement of regulated and landmark trees removed. The landscape plan submitted is based on a previously proposed lot layout, so the landscape plan must be updated with the lot layout of the current site plan prior to Township Board review of the Preliminary Site Plan.

Mr. Siddique stated that they are proposing 10 single-family sites with the detention pond located in the front of the site. Mr. Siddique indicated that due to the location of overhead electric line the lot layout line for lots 1 thru 6 have been slightly readjusted.

Commissioner Bennett stated that she was pleased that traffic will not be impacted too much and was receptive to the proposal.

Commissioner Eggenberger verified that a final site plan will be reviewed.

Chairman Greene stated that he would like to see the architectural drawings of the homes. Mr. Goulet explained that this type of development is not a PDD where one would see the preliminary architectural features as this is a standard site condominium with lots.

Mr. Goulet explained that the developer may sell the lots to a building and they will build individual homes. Mr. Goulet stated that site condominiums are similar to subdivisions with private roads but do not have house plans. Mr. Goulet explained that the plans depict the building envelopes and sizes that meet the requirements. Mr. Goulet stated that the Planning Commission does not review many projects that are not associated with Planned Development Districts. Mr. Goulet stated that the Planning Commission is approving the layout of the site condominiums as they are not sure what type of house that will be built.

Mr. Sloan stated that the plans show the lot layout with the building envelope to show how the front side and rear setbacks will fit and how they can fit a conforming house on the lot. Mr. Sloan stated that the builder must abide by the setbacks that are shown on the plan. Mr. Goulet explained that they can build any home that is within the boundary and meets the brick and design requirements.

Commissioner Graham-Hudak inquired of sidewalks for the project. Mr. Sloan stated that sidewalks are required along Lilley Road as well as the interior sidewalk along the entire length of the cul-de-sac. Commissioner Graham-Hudak inquired of buffering between the adjacent developments. Mr. Goulet indicated that buffering is not required for lots that abut to lots that are single family homes.

Commissioner Acharya inquired whether the electrical line relocation is a seamless process.

Mr. Sloan explained that it is up to DTE to determine and approve the relocation and that the applicant will incur the cost for the relocation of the lines. Mr. Sloan stated that during final site plan they must have the engineering complete with DTE. Mr. Goulet indicated that it is up to DTE to design the relocation of the line to meet their engineering standards. Commissioner Acharya inquired what could happen if DTE does not want to relocate the lines. Mr. Sloan explained that the developer would then need to redesign the site to meet DTE standards along with the Township Zoning and Condominium Ordinances.

Chairman Greene inquired of tree removal. Mr. Sloan explained that there are many trees proposed to be removed. Mr. Sloan stated that the replacement trees will be planted along the perimeter of the site and along the rear perimeter of the yard. Mr. Goulet explained that often large developments will need to remove the trees to accommodate utilities. Chairman Greene verified that the detention pond will be a wet pond. Mr. Sloan stated that Wayne County will be the authority on pond design and how much water it will hold.

Motion by Zuber, supported by Graham-Hudak, to move to recommend approval of the Preliminary Site Plan for Canton Shareef, which includes 10 single-family residential site condominium units on 4.75 acres located on tax parcel no. 102-99-0003-000, subject to submittal of an updated landscape plan prior to Township Board review of the Preliminary Site Plan.

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

NEW BUSINESS REFER TO STAFF

- 3. 048-SPC-5893 **VA COMMUNITY OUTPATIENT CLINIC** – Refer review of site plan to staff for parcel no. 048 99 0022 701. Property is located north of Ford Road and east of Lotz Road.
- 125-SPD-5865 **FILMORE PLACE** – Refer review of site plan to staff for parcel no. 125 99 0002 709. Property is located north of Michigan Avenue and west of Beck Road.
- 049-SLU-5930 **FORD ROAD HOME DEPOT OUTLOT** – Refer review of special land use to staff for parcel no. 049 99 0001 718. Property is located south of Michigan Avenue and east of Lotz Road.
- 031-SLU-5938 **SHAJARA TAYYIBA PRIVATE SCHOOL** – Refer review of special land use to staff for parcel no. 031 99 0012 718. Property is located north of Ford Road and east of Ridge Road.
- 129-ZCSS-5929 **HOME DEPOT MICHIGAN AVENUE SEASONAL SALES** – Refer review of seasonal sales permit to staff for parcel no. 129 99 0001 701. Property is located north of Michigan Avenue and west of Canton Center Road.
- 040-ZCSS-5937 **LOWES SEASONAL SALES** – Refer review of seasonal sales permit for parcel no. 040 99 0002 705. Property is located north of Ford Road between Sheldon and Morton Taylor Roads.

Motion by Zuber, supported by Bennett, to refer the Item 3 site plans to staff. Ayes all present on a voice vote.

NEW BUSINESS-SET PUBLIC HEARING FOR APRIL 6, 2020

- 4. 049-PDDA-5907 **WELLINGTON ON THE WILLOW PDD AMENDMENT** – Set public hearing for April 6, 2020 to consider PDD amendment for parcel nos. 049 99 0001 712, 049 99 0001 713, 049 99 0001 714, 049 99 0001 716. Property is located south of Ford Road and west of I-275.
- 048-PDQ-5864 **FILMORE PLACE FINAL PDD** – Set public hearing for April 6, 2020 to consider Final PDD for parcel no. 125 99 0002 709. Property is located north of Michigan Avenue and west of Beck Road.

072-PDM-5760

THE MEADOWS OF CANTON MINOR PDD – Set public hearing for April 6, 2020 to consider minor PDD for parcel nos. 072 99 0009 002 and 072 99 0005 704. Property is located west of Ridge Road between Cherry Hill and Saltz Roads.

Motion by Zuber, supported by Eggenberger, to set the Item 4 public hearing for April 6, 2020. Ayes all present on a voice vote.

REPORTS, DISCUSSION AND CORRESPONDENCE

ADJOURN.

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

Connie Wade
Recording Secretary