

**CHARTER TOWNSHIP OF CANTON  
PLANNING COMMISSION PROCEEDINGS  
March 4, 2019**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road on Monday, March 4, 2019 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, Graham-Hudak, Greene, Okon, and Zuber

Absent: Engel, Eggenberger, Perkins

**STAFF PRESENT:** Goulet, Deputy Director Stoecklein

**APPROVAL OF THE MINUTES OF FEBRUARY 4, 2019**

Motion by Zuber, supported by Okon, to accept the Minutes of February 4, 2019, 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.

**PUBLIC HEARINGS**

1. 125-RZ-5320 **OAKWOOD HEALTHCARE/FILMORE PLACE  
REZONING** – Consider request to rezone parcel no. 125 99 0002 709 from LI-R, Light Industrial Research to R-6, Single-Family Residential. Property is located north of Michigan Avenue and west of Beck Road.

Mr. Goulet stated that the applicant is proposing to rezone the subject property from LI-R. Light Industrial Research to R-6, Single-Family Attached Residential District, allowing a maximum of 5-8 dwelling units/acre. Mr. Goulet indicated the request is consistent with the surrounding zoning to the north and the east and also consistent with the Medium-High Density Residential future land use designation on the Future Land Use Map of the Comprehensive Plan. Mr. Goulet explained that the Future Land Use Map also requires development of this parcel be done through use of a Planned Development (PDD) so impacts and transitions between the industrial area on Michigan Avenue and Chatterton Condominiums on Geddes Road can be evaluated.

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

Mr. Bill Anderson, project planner and engineer from Atwell, stated that he was happy to answer any questions.

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

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

Commissioner Bennett stated that she was in favor of the rezoning request.

Chairman Greene inquired of the intent for the rezoning. Mr. Anderson stated that they are looking at a senior component with multiple uses but nothing finite currently.

Commissioner Graham-Hudak inquired of traffic impact to the area. Mr. Goulet stated that a traffic analysis will be required when the PDD will be submitted. Commissioner Graham-Hudak inquired of the senior component to the project. Mr. Steve Shafer explained that they are in discussion with assisted living facilities along with senior living type developments and are looking at a number of uses but target audience will be seniors.

Motion by Zuber, supported by Graham-Hudak, to move to recommend approval of the request to rezone tax parcel no. 125-99-0002-709 from LI-R, Light Industrial Research to R-6, Single-Family Attached Residential District.

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

### **SITE PLANS – OLD BUSINESS**

2. 116-PDP-5219 **PARK CREEK OF CANTON** – Consider Preliminary PDD approval for parcel nos. 116 99 0002 710 and 116 99 0002 711. Property is located north of Geddes Road between Beck and Denton Roads. (*Item tabled January 7, 2019*)

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

Mr. Goulet stated that the applicant proposes to locate 75 site condominiums and 91 detached condominiums (active adult), a total of 166 residential units on the approximately 89 acres (gross) located at the northwest corner of Beck and Geddes Roads. Mr. Goulet explained that the property was previously part of the Charing Cross Planned Development District that has since expired. Mr. Goulet indicated that road connections will be made to Charing Cross as well as to Geddes and Beck Roads. Mr. Goulet stated that each Planned Development District is required to demonstrate definite benefit to the community. Mr. Goulet stated that the project sponsor proposes to maintain a 9.30 acre private park at the northwest corner of Beck and Geddes Roads and 38.10 acres of general common open space for a total of 57% open space. Mr. Goulet indicated that the park includes a fitness area and playground, a park trail and roadway landscaping along the edges of the park. Mr. Goulet stated that the sidewalk will be installed along Geddes Road and along Beck Road north to connect with the sidewalk at the entry to Charing Cross Condominiums, including a pedestrian bridge crossing at the Fowler Creek on Beck Road.

Mr. Goulet explained that M/I Homes is also proposing to improve the intersection of Beck and Geddes Road by adding the left turn phase signals to manage traffic at the intersection in addition to any lane improvements normally required by Wayne County at each of their entrances.

Mr. Goulet stated that due to the presence of the Fowler Creek on the site much of the area is impacted by the floodplain and regulated and un-regulated wetlands. Mr. Goulet stated that modifications to Ordinance requirements for setbacks, lot area and lot width are being requested and are outlined in Schedule B, Schedule of Modifications. Mr. Goulet indicated that a modification to Township Ordinance requirements to maintain a 25 foot setback from wetlands and watercourses is being requested and that the applicant proposes to defer to the MDEQ for permitting since the State has ultimate jurisdiction over those areas.

Mr. Goulet stated that Article 26 of the Zoning Ordinance allows for elimination of the 50% brick or masonry requirement if the house style reproduces a specific historic period design. Mr. Goulet explained that M/I homes is utilizing a reproduction of the Craftsman Bungalow or Farmhouse and in order to satisfy this design standard, M/I Homes has included several design specifications to ensure the homes are appropriate to the style. Mr. Goulet stated that the specifications include: a minimum 3 foot masonry base around the entire home; incorporation of upgraded side elevations where facing a street on a corner lot; use of full cornice returns rather than boxed out returns on gable ends; window trim with drip caps above the head casing that projects from the face of the exterior wall; and use of upgraded garage doors that are architecturally compatible with the Craftsman Farmhouse style.

Mr. Goulet explained that M/I Homes has also made a commitment to remove the turnaround at the end of Haverford north of the bridge in Charing Cross when the road is extended and permanent connection is made to Charing Cross. Mr. Goulet indicated that M/I will also dedicate easements to Charing Cross for the existing entry monument and fencing on Beck Road which are located within the park Creek site.

Mr. Goulet explained that changes were made to the plan relative to the previous discussion. Mr. Goulet stated that the detached condominiums were flipped and the two story houses are located on the west and single family homes are located to the east which relate well to villa maples located to the east.

Ms. Nikki Jeffries, project representative, stated that they are proposing two housing products, one being a typical single-family two-story colonial and a ranch active adult community product. Ms. Jeffries explained that originally the ranch product was located on the west side and the single family homes to the east. Ms. Jeffries stated that the suggestion was to flip the products so that the single family homes are located on the west side of the development and will back up to Central Park South. Ms. Jeffries indicated that Haverford Road will then proceed from Charring Cross into the new development for a better flow with all single family homes. Ms. Jeffries explained that the ranch homes will be located to the east of the single family homes. Ms. Jeffries state that there will be 91 active adult units and 75 single family units for an overall total of 166 units.

Ms. Jeffries indicated that the traffic study determined there were deficiencies at the intersection and propose to add signalization so there is a dedicated left turn for all directions. Ms. Jeffries explained that Wayne County agreed that this would be warranted and that the timing will be adjusted to help with left turn issues.

Ms. Jeffries indicated left turn lanes will be at both the entrances of the site and will work with Wayne County to add the left hand turn passing lanes at both the Beck and Geddes Road along with the entrances as well. Ms. Jeffries explained that the park will be private with a children's play scape area and adult fitness court. Ms. Jeffries stated that the park will have a parking lot with a walking trail, benches and landscaping.

Ms. Jeffries stated that the homes proposed are a craftsman farmhouse style which is very popular. And have added window detailing, gables with full return cornices and upgraded garage doors. Ms. Jeffries stated that there is a three foot minimum brick or stone requirement to all sides. Ms. Jeffries stated the homes will be comparable in price to the existing homes and will be prices from the low to middle \$300,000 level.

Commissioner Bennett inquired of the school district the homes are located within. Ms. Jeffries stated that the development is located in the Van Buren School District. Commissioner Okon stated that he was pleased with the changes and improvements proposed at the intersection. Commissioner Okon stated that he is confident the development will be a benefit to the community.

Commissioner Zuber thanked Ms. Jeffries for being open to the feedback from the previous meeting. Ms. Jeffries stated that she appreciated the input and that the site plan has been improved.

Commissioner Graham-Hudak inquired of the brick percentage. Mr. Goulet explained that the brick requirement is similar to Cherry Hill Village with brick proceeding to the window sill line.

Commissioner Graham-Hudak inquired why there was a decision to change the park from a public to a private park. Mr. Goulet explained it was determined that the park cost was excessive as a bathroom facility and additional parking would be required. Mr. Goulet stated that the open space is being preserved with many of the amenities that people in the neighborhood will utilize.

Chairman Greene verified that the Homeowners Association must maintain the park and that the park feature will add value to the homes. Chairman Greene inquire of the possibility of adding a monument feature to the corner park area. Ms. Jeffries stated that this is a feature that will be included with the final plan.

Ms. Jeffries stated that they working on obtaining an easement for a sidewalk connection with the two homes fronting Geddes Road but have no formal agreement.

Chairman Greene verified that the pedestrian bridge will proceed over the creek which is south of Charing Cross and have a full sidewalk and extend to the intersection. Chairman Greene suggested placing signage at the entrances. Commissioner Graham-Hudak inquired as to why the east entry from Beck Road is not lined up with the road across the street. Mr. Goulet explained that Wayne County wanted the entrance roads offset to prevent interlocking left turns.

Commissioner Acharya suggested having a list or definable criteria for future development relative to brick design standards. Mr. Goulet explained that the Planning Commission determines each product and what is appropriate. Mr. Goulet explained that if a product does not have 50% brick it doesn't mean it is of lesser quality or less expensive.

Mr. Goulet stated that the materials placed on homes are just as expensive as brick. Mr. Goulet indicated that much of it has to do with preference of style and whether or not to allow the creativity and flexibility for developers to create different products and differentiate their product from others being built. Mr. Goulet stated that the concern was not with the amount of brick proposed but with a drastic change in style and design in relation to the nearby developments. Ms. Jeffries explained that the homes will be varied with brick or stone and is up to the buyer as to their preference.

Chairman Greene inquired if all the units will have basements. Ms. Jeffries explained that all the homes will have basements but could accommodate a few homes without a basement if it were feasible due to grading on the site. Commissioner Graham-Hudak inquired if the homes will be ADA compliant. Ms. Jeffries stated that if a potential buyer requests ADA compliancy they can accommodate them with this option.

Motion by Zuber, supported by Bennett, to move to recommend preliminary approval of the Park Creek Planned Development District on tax parcel nos. 116-99-0002-710 and 116-99-0002-711, as shown on the concept plan and commitments outlined in the draft Planned Development Agreement

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

### **SITE PLANS – NEW BUSINESS**

3. 041-SPC-5270 **FIRE STATION #2 EXPANSION** – Consider site plan approval for parcel nos. 041 99 0003 000, 041 99 0006 000 & 041 99 0008 701. Property is located north of Warren Road between Lilley and Haggerty Roads.

Mr. Goulet stated that Canton Township proposes to build a new fire station on the property currently occupied by Fire Station #2 and that the property is zoned for single family residential use however, the Future Land Use Map designation is Light Industrial. Mr. Goulet explained that the existing Fire Station is aging and needs modernization to effectively serve the community. Mr. Goulet indicated that the plan received variances to the wetland buffer setback and to the front setback required for additional height of the hose tower from the Zoning Board of Appeals earlier this year. The Township Board approved the Special land Use on February 26, 2019.

Mr. Goulet stated that the Fire Station will be built to the east of the existing station, allowing the existing station to remain in service during construction and that phasing of the site construction will be required since the site work for driveways and parking areas cannot be completed until the old station is demolished. Mr. Goulet explained that due to the grades and location of the site improvements along the east property lines, a landscaping modification is needed to allow a row of evergreens to replace the normal landscaped berm adjacent to the house that sits just to the east of the site. Mr. Goulet stated that additional work on the storm system design and landscape plan are still needed before the plan is considered and approved by the township Board.

Mr. Michael Malone, project representative, stated that the site has some constraints due to the size of the site and wetland issues. Mr. Malone stated that storm water management is still in question as far as the approach and have meetings with the Township and Wayne County for a final decision. Mr. Goulet explained that final site plan approval will not proceed to the Township Board until the storm water design issue has been resolved.

Commissioner Graham-Hudak inquired whether a geo-thermal system has been considered and the utility savings associated. Mr. Malone explained that the analysis will be presented to the Fire Department of the potential paybacks for the system and what direction is needed to proceed. Commissioner Graham-Hudak inquired of the systems that have been considered. Mr. Malone stated that they have looked at a standard forced air system, geo-thermal system and boiler system.

Commissioner Graham-Hudak inquired if consideration was given to solar. Mr. Malone explained that they have had preliminary conversations with the Township Board about investigating potential approaches and how much it will power. Deputy Director Stoecklein explained that the dorm rooms are located in an area closer to the fire truck for faster response.

Chairman Greene stated that since there will be more runs anticipated if there has been any consideration for signalization to access Warren Road quicker. Mr. Malone explained that an emergency light at the station is needed.

Commissioner Bennett inquired why the three property parcels were not combined. Mr. Goulet explained that the property is tax exempt and would not need to be combined.

Commissioner Okon verified that the existing fire station will remain open until the new one is completed.

Motion by Zuber, supported by Bennett, to move to recommend approval of the proposed Site Plan for Fire Station No. 2 on parcel nos. 041-99-0003-000, 041-99-0006-000, and 041-99-0008-701, including the landscaping modification accepting the buffer treatment along the east property line, subject to: completion of the storm water design and correction of the landscape plan prior to consideration of the site plan by the Board of Trustees.

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

**NEW BUSINESS-SET PUBLIC HEARING FOR APRIL 1, 2019**

- 4. 049-SLU-5246 **HAYDEN'S MULTI-TENANT** – Set public hearing date for April 1, 2019 to consider special land use for parcel no. 049 99 0001 704. Property is located south of Ford Road and east of Lotz Road.

Motion by Zuber, supported by Graham-Hudak, to set the Item 4 public hearing for April 1, 2019. Ayes all present on a voice vote.

**REPORTS, DISCUSSION AND CORRESPONDENCE**

**ADJOURN.**

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

Connie Wade  
Recording Secretary