

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

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road, Canton, MI 48188 on Monday, March 7, 2022. Chairman Greene called the meeting to order at 7:02 P.M. and led the Pledge of Allegiance to the Flag.

**ROLL CALL:**

Members Present: Acharya, Foster, Watkins, Weber, Zuber, and Greene.

Absent: Eggenberger, Okon, and Singh (prior notice was given from all absent)

**STAFF PRESENT:** Patrick Sloan and Erin Schlutow

**APPROVAL OF THE MINUTES OF FEBRUARY 7, 2022**

Motion by Zuber, supported by Weber, to approve the Minutes of February 7, 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. 026-RZ-7128 **BLESSING REZONING** – Consider Rezoning for parcel no. 026-99-0003-000. Property is located south of Warren Road between Ridge Road and Napier Road.

Mr. Sloan stated that the applicant proposes to rezone parcel 71-026-99-0003-000, located on the south side of Warren Rd. and east side of Napier Rd., from RR, Rural Residential to R-1, Single Family Residential. Mr. Sloan said Rural Residential requires a minimum lot size of 5 acres and the R-1 District minimum lot is 1 acre.

Mr. Sloan stated that the subject property is 31.5 acres and is shaped like a backwards “L” and has frontage on both Warren Rd. and Napier Rd., though is not a corner parcel. Mr. Sloan stated the owner’s representative proposes to construct a detached single-family residential development on the site if the rezoning is approved. However, there is not a layout plan required at the time of rezoning application and review.

Mr. Sloan said the surrounding zoning and land uses is as follows:

**North** – R-1, Single Family Residential; Pilgrim Hills Estates (single-family detached residences)

**South** – RR, Rural Residential and RE, Rural Estate; Single-family detached residences

**East** – RR, Rural Residential and RE, Rural Estate; Single-family detached residences

**West** – RR, Rural Residential (single-family detached residences; Superior Township (A1, Agricultural District; Single-family detached residences)

Mr. Sloan stated the existing Comprehensive Plan Future Land Use Map Classification is very low density residential, 1 dwelling unit per acre, for the subject site.

Mr. Sloan stated the surrounding Land Uses Map Classifications are as follows:

**North** – Very Low Density Residential (1 dwelling unit per acre)

**South** – Very Low Density Residential (1 dwelling unit per acre)

**East** – Very Low Density Residential (1 dwelling unit per acre)

**West** – Very Low Density Residential (1 dwelling unit per acre); Superior Township (Agricultural Lands, Conservation, and Rural Residential)

Mr. Sloan stated Section 27.06(D)(4) of the Zoning Ordinance consists of 10 standards of review to be considered prior to action on a rezoning. Mr. Sloan said Staff finds that the application meets each of the 10 rezoning standards of review, based on review of the application materials, the Comprehensive Plan, the Zoning Ordinance standards of review, and the site area. Mr. Sloan summarized the review considerations contained in the Staff Report submitted to the Planning Commission.

Mr. Sloan said Staff has received several public comments and questions for the subject site, many of which are regarding the natural features of the area. Mr. Sloan said that the site contains a creek and is heavily wooded, making it a challenging site to develop. Mr. Sloan stated that a development application has not been submitted at this time and questions regarding the proposed development are premature. Mr. Sloan stated proposed development of the subject site would not occur until after a determination has been made regarding the rezoning of the site and items related to a proposed development would be supplied during a plan review.

Mr. Sloan stated that Staff recommends approval of the proposed rezoning due to it meeting the standards of Section 27.06(D)(4) of the Zoning Code of Ordinance and being consistent with the Future Land Use Map of the Master Plan.

Chairman Greene asked for clarification regarding Canton Township's tree removal ordinance and changes made resulting from court decisions.

Mr. Sloan stated tree removal permits are still required pursuant to the Zoning Ordinance and applicants are required to obtain a tree survey. Mr. Sloan said the Township will individually assess each application and its site, and the assessment will consider the impact the tree removal will have based on several factors. Mr. Sloan stated the subject site would require a tree permit if a development application is submitted and would be analyzed at that time regarding impacts of removal and potential mitigation.

Mr. Sloan stated public correspondence received by Township staff has been emailed to Planning Commissioners.

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

Public Hearing opened at 7:17 P.M.

Mike Noles (The Umlor Group, 49287 West Rd., Wixom, MI, 48393) stated he is representing the applicant, Pulte Homes. Mr. Noles stated that if the proposed rezoning is successful, the development review and approval process will have many steps. Mr. Noles stated the first step of the development process is to rezone the property from Rural Agricultural to R-1 so that its future development application can be made. Mr. Noles stated the rezoning process contains 3 steps, which consist of the Planning Commission recommendation followed by two consecutive readings at the Township Board, which would enact a zoning change within the Township. Mr. Noles stated the applicant's following step after the rezoning would be to submit a development application. Mr. Noles said he would share concept plans of the proposed development with interested parties after the meeting and provide his business card. Mr. Noles stated that the applicant is proposing a zoning change that is compliant with the Comprehensive Master Plan for Canton Township. Mr. Noles summarize what a Comprehensive Master Plan is, and how it is developed and adopted. Mr. Noles stated that if the rezoning is approved, the applicant would submit a PDD, Planned Development District application, and he summarized the meaning of a PDD, including the preservation of open space and definite benefits. Mr. Noles stated he has read the public concerns, he understands them, and believes the future proposed development will address them.

Mr. Alan Van Kerckhove (44710 Heather Lane) stated the subject property is very unique and contains many natural features, including the inner Defiance Glacier Moraine and gave other natural feature examples. Mr. Van Kerckhove said he heard plans have not been received for a future development for the area but a road has been slashed through the property from Warren Rd. and slopes downward which will create an erosion problem. Mr. Van Kerckhove said this property will need more than a retention pond and gave examples. Mr. Van Kerckhove asked what the Rural Residential minimum acreage is for each lot.

Mr. Sloan said the density in Rural Residential is 5 acres minimum lot size.

Mr. Van Kerckhove said that is the minimum he would like and the maximum to preserve it because there is no other area in Canton like this area. Mr. Van Kerckhove said he would like the property to remain Rural Residential and to be preserved.

Ms. Teresa Savage (3976 Napier Rd.) stated she has been associated with the area for 58 years. Ms. Savage gave a description of the country-like area that has been requested to be rezoned. Ms. Savage stated that the applicant made a comparison between the subject site and an existing R-1 development adjacent to the subject site, Pilgrim Hills. Ms. Savage said to compare the two developments is misleading and gave examples including, Pilgrim Hills average lot size is 1.64 acres per house, dirt roads, no entry signs or lighting, and the original architects preserved a lot of the wooded areas. Ms. Savage asked to not allow the rezoning to take place.

Mr. Keith Zimmerman (7227 Bircklan Dr.) asked if the property in question is currently owned by Pulte.

Mr. Noles stated that the purchase of the property has not been finalized.

Mr. Zimmerman stated the hill on Warren Rd. is horrible in the winter, it is unsafe, and he would like to see it paved.

Mr. Chuck Migyanka (51015 Warren Rd.) said he does not agree with the rezoning and would like to see the property remain as is. Mr. Migyanka requested the Planning Commissioners to tour the subject site.

Ms. Zuber asked Mr. Sloan to explain the Master Plan process.

Mr. Sloan stated that the Master Plan is the adopted Land Use Plan for the Township and covers 36 square miles and the Future Land Use Map includes an array of property uses including densities. Mr. Sloan stated it is a policy guide for future land use decisions and is updated every 5 years sometimes more frequently. Mr. Sloan stated the Zoning Ordinance is law based on the Master Plan. Mr. Sloan explained the Zoning Ordinance Map is part of the Zoning Ordinance which is amended when a rezoning is approved.

Chairman Greene stated the Master Plan has several approvals needed and is not a quick and overnight process that contains a Public Hearing.

Ms. Foster stated the Master Plan was previously updated in 2017 and will be updated again this year, 2022. Ms. Foster stated there were not many changes made in 2017 to the Master Plan.

Mr. Sloan stated the minimum public participation requirement for a Master Plan update is to hold a public hearing and notify the public by publishing a Public Hearing notice in a newspaper. However, this requirement is often exceeded with other public participation forums during the process.

Further discussion took place regarding the definition of a Master Plan, how it is updated, who may give input, etc.

Ms. Julie Dalsis (7680 Thornwood St.) stated she is happy to hear the difference between Master Plan and the law. Mr. Dalsis asked if wildlife conservation has been taken into consideration and if developers will be held accountable for tree removal. Ms. Dalsis stated that many groups use this area as a park and gave examples. Mr. Dalsis stated she is concerned that if Warren Rd. is paved, then the speed limit will not be adhered to.

Mr. Paul Bensen (51259 Murray Hill Dr.) stated traffic will increase on Warren Rd. if this development happens and it is a dangerous route and would need to be widened and improved to be safe.

Ms. Michelle Richards (7952 Thornwood) stated that she does not want this area to be rezoned. Ms. Richards stated the area is more than the label RR or R-1. Ms. Richards described the area she lives in and wants to see it remain the same. Ms. Richards said she does not want to see a subdivision development added to the area.

Mr. Marcus Ferguson (7560 Bircklan Dr.) stated the area is unique and people living in

subdivisions come to the area for recreation use. Mr. Ferguson stated the area should remain as it is.

Ms. Elaine Jeris (51326 Murry Hill Dr.) asked how much of the 30 acres is buildable.

Chairman Greene stated that developers can work around issues that some people consider to be non-buildable and they can be kept as beauty features.

Ms. Jeris said that the PDD was not only introduced to appease residents to put houses together it was also introduced to appease builders so they could put more houses on acreage. Ms. Jeris said she would like to see 1 house per 2.5 acres as a compromise.

Mr. Martell (51311 Hanford) stated the development is asking to put in 31 houses and will upset 100 people.

Ms. Sarah Chapman (49780 Hanford) stated she lives behind the Warren Rd. and Ridge Rd. subdivision, and since the subdivision has been built her yard has been extremely wet. Ms. Chapman said floodplains are an issue and putting in more homes will make matters worse.

Ms. Jean Roberts (3624 Napier Rd.) stated that she has a letter from Wayne County Drain Commission regarding the Fellows Creek Drain showing the area in question as a large drain district and asked how that will be addressed if the area is rezoned.

Chairman Greene stated that would be addressed at Site Plan review if one is submitted and the Township's Engineering Department would review the details.

Ms. Roberts summarized what the letter states and how it affects other areas.

Mr. Weber asked if the Township's Engineering Department would have the documentation regarding the drainage from Wayne County.

Mr. Sloan stated that the Township's Engineering Department receives frequent communications from Wayne County on drainage district improvements and other related matters.

Ms. Roberts stated she would like the rezoning to remain RR, one home per 5 acres.

Ms. Paula Merollis-Snyder (3900 Napier Rd - via Zoom) stated two sides of her property will be affected by the proposed rezoning and she has been part of the community for a number of years. Ms. Merollis-Snyder stated she has grave concerns regarding the rezoning proposed for this land. Ms. Merollis-Snyder said the rezoning area is part of a watershed and the area has potential for flooding. Ms. Merollis-Snyder spoke about her background in the insurance industry, the increase of area water, flood events, and how the insurance industry addresses claims. Ms. Merollis-Snyder stated her other concerns include increase traffic, diminished road conditions, construction debris, extensive noise, stress to current infrastructure, potential tax increases, decreased safety to children and residents of the area, etc. Ms. Merollis-Snyder stated she is against any rezoning of the parcel.

Mr. Glen Kremer (636 Jenner, Plymouth, MI 48170 – via Zoom) stated he co-owns the property located at 51111 Warren Rd. Mr. Kremer said he concurs with everything Paula and Teresa said earlier.

Ms. Kayla Shepard (3700 Napier Rd. – via Zoom) said her family moved to the location 2 years ago and is not in favor of changing the zoning.

Mr. Paul West (4540 Napier Rd.) asked what was the vision that drove the existing Master Plan and feels it is important for everyone to be aligned moving forward. Mr. West said the Township currently is not honoring its commitment to maintain what it should be enforcing.

Chairman Greene said historically the northwest quadrant density has been kept low to offer a variety of homes, price points, etc., in Canton.

Mr. Alan Van Kerckhove (44710 Heather Lane) said this property is landlocked by a floodplain and there is going to be an issue with erosion. Mr. Van Kerckhove asked when the Master Plan process will start and he would like to be a part of the process.

Mr. Sloan stated that the Master Plan update process will begin this spring. Although no official date has been set, it will be well-advertised.

Mr. Todd Richards (7952 Thornwood St.) said the Master Plan is a global look at the area and individual acres are not looked at and he requests that individual acres be addressed now. Mr. Richards requested the Planning Commission to wait address this rezoning until after the Master Plan is re-reviewed and possibly changed to reflect the issues raised tonight.

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

Public Hearing closed at 8:24 P.M.

Mr. Watkins stated he can understand the views from the developer and the residents regarding the rezoning. Mr. Watkins said smart growth is important, to look at what we are doing and how to preserve what we have. Mr. Watkins said the zoning issue meets the standard recommended by staff. Mr. Watkins stated that a future development should be acceptable by the people in attendance, by the community, and the Planning Commission.

Ms. Zuber stated she can understand both sides, as a property owner she doesn't always want to see things change around her; however, property owners have rights regarding what they can do with their property. Ms. Zuber stated the Planning Commission makes decisions based on zoning and the Master Plan.

Mr. Weber stated he understands both sides. Mr. Weber said he disagrees that the proposed zoning change complies with the standards of review in the Zoning Ordinance. Mr. Weber stated that one of the ten conditions that has to be met is to show that conditions have changed since the Zoning Ordinance was adopted. Mr. Weber said the condition that has changed is the property owners desire to sell their property for the purpose of development which is a self-imposed change and

not a change of environment. Mr. Weber said the appropriate standard is also not met by saying that the amendment corrects an inequitable situation created by the zones. Mr. Weber stated that this is not an inequitable situation, the property has been this way for many years. Mr. Weber stated one thing that is concerning is the development of open spaces and flooding situations. Mr. Weber stated he doesn't see an advantage to rezone this property. Mr. Weber said he would like to see open space preserved as much as possible.

Ms. Foster stated this is a difficult choice, she agrees with a lot of what Mr. Weber and Mr. Watkins said. Ms. Foster said she cares deeply about many topics brought before the Planning Commission tonight regarding flooding, losing trees, increased traffic, and preserving wildlife; however, these items are typically addressed when a development plan is received.

Mr. Acharya stated it would not be appropriate to change the zoning because of the ecological damage that could be created. Mr. Acharya said that he agrees with most of the resident comments.

Chairman Greene stated the Master Plan is a guide and the Planning Commission can deviate from that if they feel it necessary for the Township. Chairman Greene stated the residents made a big impact on his viewpoint of the area. Chairman Greene said items to consider are property owners rights, making Canton better for the future, etc. Chairman Greene said he would like to see the zoning stay as it is currently.

Mr. Sloan stated the Planning Commission will make a motion of recommendation to the Township Board. Mr. Sloan said the Township Board makes the final action on any rezoning.

Motion by Weber, supported by Acharya, to recommend denial of the request to rezone parcel no. 026-99-0003-000 from RR, Rural Residential to R-1, Single Family Residential, as proposed at the Planning Commission tonight.

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

Nays: None

Absent: Eggenberger, Okon, Singh

### **NEW BUSINESS-SITE PLANS**

2. 121-SPS-7106 **DESAI COURT - PRIVATE ROAD** – Consider Site Plan on parcel no. 121-99-0005-000 (4286 Denton Road). Property is located on the west side of Denton Road between Geddes Road and Michigan Avenue. Proposed use is a private road.

Mr. Sloan stated the applicant proposes to create a private road, Desai Court, located on the west side of Denton Road, between Geddes Rd. and Mott Rd. The applicant proposes to split the subject parcel into three (3) new parcels for the purpose of constructing single-family homes. The new private road is proposed to serve as the access for all three (3) proposed parcels to Denton Road.

Mr. Sloan stated the private road is proposed to be gravel because the Zoning Ordinance states a

private road can be gravel if it serves a maximum of 3 parcels. Mr. Sloan stated in the future if the road exceeded servicing more than 3 parcels, then it would need to be paved and the applicants are aware of this requirement.

Mr. Sloan stated the property is zoned R-2, Single Family Residential.

Mr. Sloan stated the Township's Engineering Division and Fire Department has reviewed the plans and recommend approval with conditions.

Mr. Sloan stated that Staff recommends approval to the Township Board for final action of the private road site plan on the subject parcel, subject to final approval by the Fire Department prior to Township Board review of the private road application.

Mr. Evan Priest (MLP Civil Engineering & Surveying) stated he is representing the applicant Mr. Scott Skelton and is in attendance to answer any questions.

Mr. Acharya had no questions or comments.

Ms. Foster had no questions or comments.

Mr. Weber had no questions or comments.

Ms. Zuber had no questions or comments.

Mr. Watkins asked for clarification regarding the curb cut on Denton Rd. at the proposed site.

Mr. Priest stated the goal of the applicant is to split the subject parcel into 3 remaining parcels; prior to that happening the Township's Zoning Ordinance requires a private road site plan approval. Mr. Priest said the proposed road will be kept as short as possible to allow for the west portion of the property to remain as is. Mr. Priest stated the proposed road will align with the road across the street on the east side of Denton Rd.

Chairman Greene stated after the split this would become a (3) property subdivision and asked if it would be listed with Wayne County and contain bylaws, dues, etc.

Mr. Priest stated a drafted Private Road Agreement would provide for the maintenance of the private road as well as private culverts, storm sewers, etc. Mr. Priest stated each owner of each parcel will be a party to that agreement and responsible for the maintenance.

Chairman Greene asked who would own the road.

Mr. Priest stated the land the road is on would be owned by each parcel owner.

Chairman Greene stated in the paperwork supplied there is no mention of ownership or who liability would rest with.

Mr. Sloan stated the Private Road Agreement contains an Indemnification Clause and Hold Harmless Clause protecting Canton Township from legal action.

Mr. Weber stated it is clear that the agreement is between the property owners therefore any legal action taken would be against the property owners.

Chairman Greene stated 37 trees are slated to be removed and asked why.

Mr. Priest stated 18 are slated for removal and once a tree removal permit is submitted the number of trees to be removed will be accurate.

Motion by Zuber, supported by Acharya, to move to recommend site plan approval of the private road on parcel no. 121-99-0005-000, subject to final approval by the Fire Department prior to Township Board review of the private road application.

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

Nays: None

Absent: Eggenberger, Okon, Singh

3. 039-ZCSS-7189 **MICHIGAN FIREWORKS COMPANY II, LLC** – Consider Seasonal Sales Permit for parcel no. 039-99-025-001 (44918 Ford Road). Property is located on the north side of Ford Road between Canton Center Rd. and Sheldon Rd. Proposed use is seasonal retail fireworks sales.

Mr. Sloan stated that the Michigan Fireworks Company II LLC has been approved for this permit the past few years. Mr. Sloan said there are no major changes this year from prior years.

Mr. Sloan stated Staff recommends approval based on no changes from previous years and no objections from any other Township divisions.

Ms. Jessica Konopka (Michigan Fireworks Company II LLC., 7367 Fox Hill Lane, Northville, MI 48168) stated she and her husband have been approved for the Seasonal Sales Permit since 2014 and they are not making any changes to the prior years operation and set up.

Commissioners had no questions or comments.

Motion by Zuber, supported by Weber to move to approve one 30-day seasonal sales permit for the Michigan Fireworks Company II, LLC (parcel no. 039-99-0025-001) commencing on June 15, 2022, subject to obtaining appropriate permits from the Building Services Division for erection of the tent, and compliance with all sign regulations.

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

Nays: None

Absent: Eggenberger, Okon, Singh

4. 129-DIR-7120 **QUICK PASS CAR WASH** – Consider Site Plan Amendment on parcel no. 129-99-0002-710 (45420 Michigan Avenue). Property is located on the north side of Michigan Avenue between Canton Center Road and Old Canton Center Road. Proposed changes to architectural design of the building.

Mr. Sloan stated in 2021 Quick Pass Car Wash received a Special Land Use and Site Plan approval to build the automatic car wash. Since then, the applicant has proposed exterior architectural changes. Mr. Sloan said the proposed changes meets the 50% brick requirement of the Zoning Ordinance and it includes some split-face block; however, it excludes the column accents and cornice. Mr. Sloan said Staff prefers the approved building elevations to the proposed elevations because the previously-approved elevations included column accents, cornice, predominant use of masonry, and appropriate window sizes and placements for a commercial building. Mr. Sloan stated the approved columns especially created a visual break in the long walls, and the approved windows are more regular-sized while the proposed plans have narrow, elongated windows that look more industrial.

Mr. Sloan stated in some cases Staff can review architectural changes and make administrative modifications; however, when modifications are more significant and the building has not yet been constructed it is appropriate to have the Planning Commission review the plans and provide a decision on them.

Mr. Sloan stated Staff recommends to defer action on the site plan amendment application for architectural changes to the automobile wash establishment pending receipt of revised plans that address the concerns noted in Staff's review letter.

Ms. Marsha Horning (Jeffrey Scott Architects, 32316 Grand River Ave., Suite 200, Farmington, MI, 48336) stated the applicants asked for a new brand identity for the car wash with a modern clean design that is identifiable as they build multiple units across the metro area. Ms. Horning stated that they agree with the staff recommended lighting change and have new plan sheets showing changes.

Mr. Kevin Rosenburg – (Jeffrey Scott Architects, 32316 Grand River Ave., Suite 200, Farmington, MI, 48336) stated he is the architect representing the applicant. Mr. Rosenburg presented a visual display of the proposed car wash and summarized the colors and design of the proposed structure.

Mr. Scott Griffin – (Property Owner) stated the property is very difficult to develop because it sits between 3 road frontages; therefore, the parcel is subjected to 3 front yard setbacks, landscaping, and signage. Mr. Griffin stated that the parcel contains a "Welcome to Canton" sign and is considered a gateway into Canton. Mr. Griffin stated the Township has Zoning Ordinances for developers to adhere to and the plans submitted have done that. Mr. Griffin stated the proposed development is being asked to adhere to a new standard of plans that are not subjected to other developments.

Mr. Watkins asked if Staff recommendations could be easily incorporated into the design plans.

Mr. Sloan stated the original design plans were favorably received by staff, the Planning Commission, and the Township Board of Trustees. Mr. Sloan gave examples previously mentioned that are consist with existing buildings within the Township.

Ms. Zuber stated she dislikes the proposed architecture and prefers the previously approved plans. Ms. Zuber said the Planning Commission exists to help make the developments in Canton be successful and nice.

Further discussion took place regarding the architecture materials and design, and how it applied to the Zoning Ordinance regulations.

Mr. Weber said most commercial areas in Canton have a traditional look and he is open to a different design. Mr. Weber stated the proposed design does not fit in with existing buildings in the proposed location and is not in favor of the design.

Ms. Foster asked when the branding changed.

Mr. Griffin stated construction could not start in 2021 because of delays with Wayne County and since the rebranding had been completed they decided to change their plans and implement the rebranding at the Canton location in 2022.

Mr. Weber asked if the Quick Pass Car Wash newly built in Plymouth had the same appearance.

Mr. Griffin said no, because the rebranding was not completed in time for the Plymouth location and all future ones will have the rebranding look.

Mr. Jamie Burke (Quick Pass Car Wash owner, 6589 N Canton Center Rd., Canton, MI, 48187) stated the car wash business has become very big in the west and the designs being seen there are very modern and very identifiable. Mr. Burke said this trend is coming to Michigan and the rebranding is to compete with the new trend.

Further discussion took place regarding rebranding, how Quick Pass Car Washes look in other areas, and the appearance of the proposed building.

Mr. Acharya asked if the previously built car wash located in Plymouth is the same design as the proposed design before the Planning Commission.

Mr. Griffin stated the Plymouth location was constructed prior to the rebranding.

Chairman Greene asked what part of the visual rebranding does not fit into the old design.

Mr. Griffin stated the colors are an important part of their rebranding.

Mr. Rosenberg stated their rebranding design is a collaboration based on the most successful car

washes and applied to the rebranding.

Chairman Greene asked if all future Quick Pass Car Washes will have the same design in surrounding communities.

Mr. Griffin said yes.

Further discussion took place regarding the proposed building design likes and dislikes.

Motion by Zuber, supported by Foster to move to defer action on the site plan amendment application for architectural changes to the automobile wash establishment use on parcel no. 71-129-99-0002-710 pending receipt of revised architectural elevations that are more consistent with the previously-approved site plans.

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

Nays: None

Absent: Eggenberger, Okon, Singh

Chairman Greene asked Mr. Sloan if a future design for Quick Pass will come before the Planning Commission again.

Mr. Sloan stated the Planning Commission will see the development again because of a landscape modification and possible architecture changes depending on how the applicant chooses to proceed after this evening's motion.

Mr. Griffin stated the applicant will modify the landscape plans and keep the previously-approved architecture design.

5. 131-ADS-5472 **MANS LUMBER** – Consider Site Plan Amendment on parcel no. 131-99-0008-003 (47255 Michigan Avenue and 47303 Michigan Avenue). Property is located on the south side of Michigan Avenue between Beck Road and Belleville Road. Proposed use is an addition to the existing structure and expansion of the lumberyard operations.

Mr. Sloan stated the lumberyard use was approved in 2004 and the applicants have submitted a site plan for an expansion of use on the site itself. Mr. Sloan said the application was submitted in 2019 and has been delayed due to COVID, plan revisions, a changed business model by the applicant, etc. Mr. Sloan stated that a portion of the site is in Van Buren Township and Staff has consulted with Van Buren Township Planning staff regarding prospective changes. Mr. Sloan summarized the following proposed changes:

- Construction of a 30,000-sq. ft. addition to the south (rear) side of the Warehouse/Manufacturing building, with the primary purpose being the storage for interior millwork, doors, cabinets, and windows.
- Construction of a 9,450-sq. ft. Bulk Shed south of the northernmost building. The purpose of the Bulk Shed is to store lumber and building materials as well as to accommodate overflow material storage from the front warehouse.

- Adding 46 parking spaces near the north side of the existing Warehouse/Manufacturing building, which will include office space.
- Adding 2 fuel tanks on the south side of the site, east of the proposed addition to the Warehouse/Manufacturing building.
- Adding a paved, curbed truck loading and staging area on the south side of the site and a fire lane on the west side of the site.
- Adding 2 curb cuts on the south side of the site for the purpose of providing access to and from the adjacent site to the south, which is in Van Buren Township. The applicant proposes a truss manufacturing facility to the adjacent site to the south in Van Buren Township, which it owns. The proposed curb cuts on the south side of the site is for the Van Buren Township truss manufacturing facility to have direct access to Michigan Ave. rather than accessing Beck Rd., which is gravel.

Mr. Sloan stated Section 5.08 of the Zoning Ordinance allows the Planning Commission to approve a substitute for screening and requires lumber yards to be surrounded by 6 ft. high masonry wall. Mr. Sloan stated in 2004 the Planning Commission allowed for alternate screening on the west, south, and east sides of the subject site.

Mr. Sloan stated that on the west side of the site, the plans show removal and replacement of the existing 8-foot chain link fence. Mr. Sloan said that Staff recommends approval, as the lumberyard is screened by the building wall and the site to the west is vacant and zoned GI.

Mr. Sloan said that on the south side of the site, the plans show the removal of the previously vegetated area and the planting of 40 Burk Upright Junipers along the line where there are no curb cuts or utilities. Mr. Sloan said that the Burk Upright Juniper has a mature height of 15-25 ft. and a mature spread of 8-12 ft. which will create a green screen. Mr. Sloan stated Staff recommends approval, as the site to the south is proposed to be an extension of the Mans Lumber use in Van Buren Township.

Mr. Sloan stated that along the east side of the site, the plans show a continuation of the decorative aluminum fence southward to the southern lot line, with a fence height of 7'-8". Mr. Sloan stated the intent is to create a visual barrier around the storage area. Staff recommends that the plans include a solid, opaque fence along the east side of the site from the north side of the proposed Bulk Shed to the southeast corner to provide a visual barrier from the LI-zoned industrial park to the east for lumberyard storage and truck traffic.

Mr. Sloan stated the majority of the remaining Zoning Ordinance standards shown on the site plan are met and in compliance with the exception of a few minor revisions. Mr. Sloan said minor changes regarding landscaping, lighting, plan notes, etc., can be addressed between the applicant and Staff.

Mr. Sloan stated Staff recommends approval of the site plan amendment for Mans Lumber at the subject site, including approval of the proposed fencing and screening on the west and south sides of the site, subject to the following conditions: (1) Revising the plans to include a solid, opaque fence along the east side of the site from the north side of the proposed Bulk Shed to the southeast corner; and (2) making necessary plan revisions noted in this staff report for storage location and

height notes, landscaping, lighting, parking, and trash compactor enclosure.

Mr. Acharya had no questions or comments.

Ms. Foster had no questions or comments.

Mr. Weber had no questions or comments.

Ms. Zuber stated she is excited that Mans will be adding a local truss manufacturing facility and she has no questions or concerns.

Mr. Watkins had no questions or comments.

Chairman Greene asked if a 6 ft. screening wall height is standard for this type of property use.

Mr. Sloan stated the 6 ft. height is a Zoning Ordinance standard for a masonry wall in Canton. Mr. Sloan stated he has seen in other communities where wall heights are as high as 8 ft. when there is a visual impact and where situations warrant a higher screening barrier.

Chairman Greene stated that Michigan Avenue is planned for Mixed Use and raised concerns that an adjacent property owner may have a different use and higher screening may be preferred.

Mr. Sloan stated the maximum height for a lumber yards storage is 8 ft.; therefore, anything higher than an 8 ft. wall or fence would not be necessary.

Motion by Zuber to recommend approval for the site plan amendment for Mans Lumber did not received support and was later amended.

Chairman Greene asked if the motion could include an 8 ft. screening fence rather than the proposed 6 ft.

Mr. Sloan stated yes, the fence height can be specified in the motion. Mr. Sloan said for review of site plan amendments the Planning Commission is given approval discretion and the motion should reflect the action taken.

Mr. Weber asked if the Ordinance standard is a 6 ft. minimum.

Mr. Sloan stated the applicant stated, from the audience, his willingness to have an 8 ft. high solid fence if it did not have to be masonry. Mr. Sloan read a portion of the Zoning Ordinance and said, the entire site exclusive of access drives shall be enclosed with a 6 ft. high masonry wall.

Amended Motion by Zuber, supported by Watkins, to move to approve the site plan amendment for Mans Lumber at 47255 Michigan Ave. (parcel 131-99-0008-003), including approval of the proposed fencing and screening on the west and south sides of the site, subject to the following conditions: (1) Revising the plans to include an 8 ft. tall,

solid, opaque fence along the east side of the site from the north side of the proposed Bulk Shed to the southeast corner; and (2) making necessary plan revisions noted in the staff report for storage location and height notes, landscaping, lighting, parking, and compactor enclosure.

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

Nays: None

Absent: Eggenberger, Okon, Singh

6. 142-SPC-7135     **DUNKIN' DONUTS** – Consider Commercial Site Plan on parcel no. 142-99-0020-000. Property is located on the east side of Haggerty Road between Michigan Avenue and Old Michigan Avenue. Proposed use is a fast food restaurant with a drive-through.

Mr. Sloan stated that the applicants have submitted a Site Plan for the site that has received a prior Special Land Use approval. Mr. Sloan stated one of the conditions of the Special Land Use review regarding access management is that a stop bar be included on Haggerty Rd. at the intersection of Old Michigan Ave. and traffic signs stating, “Do Not Block Intersection” along Haggerty Rd. to allow for turning in and out of Old Michigan Ave. to the site, which will be part of Staff’s recommendation motion. Mr. Sloan stated that the applicants have said they have contacted Wayne County regarding this and have not received a response. Mr. Sloan said that Wayne County will often not provide a response until a permit application has been submitted and oftentimes applicants will not apply for County permits until after site plan approval has been obtained.

Mr. Sloan stated the plans show 16 parking spaces proposed and based on calculation from the Zoning Ordinance there is a minimum of 17 required. Mr. Sloan stated according to the Parking Generation Manual, 5<sup>th</sup> Edition, published by the Institute of Transportation Engineers, the average peak parking demand for a 1,836-sq. ft. Coffee/Donut Shop with Drive-Through Window is between 10 spaces (Weekday) and 16 spaces (Saturday). Mr. Sloan stated Staff’s review of 22 aerial photographs taken at various times from 2014-2021 of the existing Dunkin’ Donuts on the south side of Ford Road between Haggerty Road and Lilley Road (which is a larger building than the proposed building) indicate that parking levels are far less than 16 spaces at that location. Mr. Sloan stated Staff believes that the 16 proposed spaces are sufficient for the proposed use.

Mr. Sloan stated the Zoning Ordinance requires a minimum 20-foot wide landscape depth for road frontages which is difficult for this site to meet based on the topography of the site and the retaining wall that will need to be constructed. Mr. Sloan stated that there are some areas on the site plan along Michigan Ave. and Haggerty Rd. that have less than a 20-foot wide landscape depth and, as a result, a berm of less than 3 feet in height. Mr. Sloan stated the applicant has added berms to assist with the topography of the area; however, the 3 ft. height requirement per the Zoning Ordinance cannot be met when the landscape depth is less than 20 feet. Mr. Sloan said the landscape plans submitted is similar to other Township frontages where there is some berming and heavy landscaping.

Mr. Sloan stated a modification request has been made for a foundation landscape depth of less than 10 ft. due to the limited site areas, noting that the ZBA previously approved front yard setback variances due to the lot depth and having multiple front yards.

Mr. Sloan stated that the two landscape modifications requested by the applicant are discretionary decisions to be made by the Planning Commission.

Mr. Sloan stated the all the landscaping numerical counts have been met on the landscape plans, and additional trees have been added in attempts to soften the wall appearance.

Mr. Sloan stated a condition of approval for the Special Land Use was to limit the dumpster pickup times to 7 A.M. to 7 P.M. and a note has been added to the plan sheets to reflect that condition.

Mr. Sloan stated that Staff recommends approval of the site plan for a fast food drive-thru restaurant use on parcel no. 142-99-0020-000, subject to the removal of the 3 G2 light fixtures along the sidewalk of Old Michigan Ave., approval of the landscape modifications proposed on Sheet L-1.0 for the foundation landscape depth and frontage berm dimensions, and installation of “Stop” bars and “Do Not Block Intersection” signs if permitted by Wayne County.

Ms. Becky Klein (PEA Group, 1050 Rochester Ct., Troy, MI, 48083) representing the applicant stated she is available to answer any questions. Ms. Klein stated the site is challenging to develop based on the topography, shape, and frontages of the site. Ms. Klein stated she feels a good compromise has been met in terms of functionality and recognized the ordinances requirements have not been met exactly.

Chairman Greene stated that this project has been discussed and did not have anything additional to add.

No additional comments or concerns from the Planning Commissioners.

Motion by Zuber, supported by, Watkins move to recommend approval of the site plan for a fast food drive-thru restaurant on parcel no. 142-99-0020-000, subject to the following conditions: (1) removal of the three (3) G2 light fixtures along the sidewalk of Old Michigan Ave.; (2) approval of the landscape modifications proposed on Sheet L-1.0 for the foundation landscape depth and frontage berm dimensions pursuant to Section 5.07 of the Zoning Ordinance; and (3) installation of “Stop” bars and “Do Not Block Intersection” signs if permitted by Wayne County.

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

Nays: None

Absent: Eggenberger, Okon, Singh

### **NEW BUSINESS – STAFF REFERRAL**

7. 137-ADS-7179 **CANTON RENEWABLES** – Refer review of Site Plan on parcel no. 137-99-0013-706. Property is located east of Lilley Road between Haggerty

Road and Morton Taylor Road. Proposed expansion of equipment.

- 129-ZCSS-7183 **HOME DEPOT – MICHIGAN AVENUE** – Refer review of Seasonal Sales Permit on parcel no. 129-99-0001-701 (45900 Michigan Avenue). Property is located north of Michigan Avenue between Canton Center Road and Beck Road. Proposed use is seasonal sales.
- 049-ZCSS-7187 **HOME DEPOT – FORD ROAD** – Refer review of Seasonal Sales Permit on parcel no. 049-99-0001-720 (39825 Ford Road). Property is located south of Ford Road between Lotz Road and Hix Road. Proposed use is seasonal sales.
- 132-SPC-7188 **CHIPOTLE** – Refer review of Site Plan on parcel no. 132-99-0003-701 (45555 Michigan Avenue). Property is located south of Michigan Avenue and west Belleville Road. Proposed use is a fast food restaurant with a drive-through.
- 002-SPX-7198 **BLUELINE** – Refer review of Site Plan on parcel no. 002-99-0001-708 (8440 Haggerty Road). Property is located east of Haggerty Road between Koppernick Road and Joy Road. Proposed addition to parking lot.
- 040-ZCSS-7199 **LOWES** – Refer review of Seasonal Sales Permit on parcel no. 040-99-0002-705 (44080 Ford Road). Property is located north of Ford Road and east of Sheldon Road. Proposed use is seasonal sales.
- 006-ZCOD-7208 **COFFEE HAUS** – Refer review of Temporary Outdoor Dining on parcel no. 006-99-0019-701 (43407 Joy Road). Property is located west of Morton Taylor Road between Warren Road and Joy Road. Proposed use is outdoor dining to an existing restaurant.

Motion by Weber, supported by Zuber, to refer Item #7 to Staff. Ayes all present on a voice vote.

#### **NEW BUSINESS-SET PUBLIC HEARING FOR APRIL 4, 2022**

8. 050-SLU-7191 **MISTER CAR WASH** – Set public hearing for review of Special Land Use for parcel no. 050-99-0009-003. Property is located east of Haggerty Road between Ford Road and Cherry Hill Road. Proposed use is an automatic car wash.
- 128-SLU-7184 **ZIPPY CAR WASH** – Set public hearing for review of Special Land Use for parcel nos. 128-99-0005-702 (47725 Michigan Avenue) and 128-99-0006-703 (47575 Michigan Avenue). Property is located south of Michigan Avenue between Beck Road and Denton Road. Proposed use is an automatic car wash.

Motion Zuber, supported by Acharya to set the Public Hearings for April 4, 2022.

Ayes all present on a voice vote.

## **MISCELLENEOUS**

### **9. Bylaws**

Ms. Schlutow stated the Michigan Planning Enabling Act allows the Planning Commission to create its own bylaws. Ms. Schlutow said that the current bylaws were adopted in 1998 and are outdated. Ms. Schlutow said Planning Commission bylaws will need to comply with State statutes. Ms. Schlutow gave a summary of the bylaws supplied to the Planning Commissioners which included Commissioner orientation, training, and meeting a 6 hours per year or 18 hours per term continuing education requirement.

Ms. Schlutow stated a Planning Commission Meeting Agenda amendment is proposed which would include a change to the order of business. Ms. Schlutow said an area would be added to the agenda to allow for the public to comments on items not included on the agenda. Ms. Schlutow stated a second proposed amendment to the agenda is the New Business Staff Referral section being moved to end of agenda, and this change will allow for more clarity for residents and applicants.

Chairman Greene asked what the currently named Staff Referral section is proposed to be changed to.

Ms. Schlutow stated items being referred to staff for review would still be included on the agenda as a future project that would come before the Planning Commission but no action would be required.

Ms. Zuber said 6 hours is a lot of time and suggested lowering the proposed 6 hours of continued education.

Further discussion took place regarding the proposed changes to the existing bylaws, order of business, agenda changes, the proposed continuing education requirement for Planning Commissioners, and other related items.

Ms. Foster asked is Staff could send the Planning Commissioners examples of continuing education courses.

Ms. Schlutow said yes.

Motion by Zuber, supported by Watkins to table the discussion of the Planning Commission Bylaws. Ayes all present on a voice vote.

Ms. Zuber asked for additional information regarding Planning Commissioner absences from Planning Commission meetings.

Ms. Schlutow said when Commissioners are going to be absent and prior notice is given to Staff,

this should be noted on the public record. Ms. Schlutow stated 3 consecutive unexcused absences would be addressed by the Township Board at a Public Hearing and action to have the seat vacated could result. Staff noted that the Planning Commission absences this evening had prior notice form each Commissioner and would therefore be an excused absence.

Further discussion took place regarding Commissioners absences at Planning Commission meetings.

Further discussion took place regarding the number of Commissioners required to be present at a meeting to constitute a quorum. A majority of members is required, which is 5.

**ADJOURN**

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

Meeting adjourned at 10:22 P.M.

Kelly Dandy  
Recording Secretary