

**CHARTER TOWNSHIP OF CANTON  
PLANNING COMMISSION PROCEEDINGS  
May 2, 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, May 2, 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, Zuber, and Greene

Absent: Okon and Weber (prior notice was given from all absent)

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

**APPROVAL OF THE MINUTES OF APRIL 4, 2022**

Motion by Zuber, supported by Singh, to approve the Minutes of April 4, 2022, with an amendment to the minutes stating that Mr. Weaver said the car wash would be open 362 days per year and the hours of operation will be 7 A.M. to 8 P.M. Ayes all present on a voice vote.

**ACCEPTANCE OF AGENDA**

Motion by Zuber, supported by Foster, to approved agenda as amended, moving Old Business, Item 1, Bylaws to Item 3 of the agenda. Ayes all present on a voice vote.

**PUBLIC HEARINGS**

None.

**NEW BUSINESS-SITE PLANS**

1. 058-ZCSS-7283 **TNT FIREWORKS** – Consider Seasonal Sales Permit on parcel no. 058-99-0003-720 (45001 Ford Road). Property is located south of Ford Road and east of Canton Center Road (Meijer parking lot). Proposed use is seasonal sales.

Chairman Greene stated TNT is requesting a Seasonal Sales Permit. In previous years, TNT has requested outdoor seasonal sales and has been located in a different area of the Meijer parking lot than what is being requested this year and asked Mr. Sloan for additional details.

Mr. Sloan summarized the staff report, dated May 2, 2022 and showed an aerial map of the subject site with the placement of the proposed TNT tent location to be in the northeast corner of the Meijer lot. Mr. Sloan stated that in previous years TNT Fireworks tent had been located in different areas of the Meijer parking lot, and in 2021 it was located at the Sam's Club parking lot,

due to the Culver's restaurant construction at the Meijer outlet.

Mr. Sloan stated Staff recommends approval, subject to the issuance of the tent and sign permits from the Building & Inspection Services Division and subject to the applicant providing the required fence details noted by staff. Mr. Sloan stated the fence details refer to the proper fencing around the perimeter of the tent, and the applicant has methods to secure it. Mr. Sloan said Staff will defer to the Building & Inspection Services Division to ensure the fence is adequately secured.

Mr. Chuck Friese - applicant (TNT Fireworks, PO Box 7, Three Rivers, MI, 49093) stated last year they were set up at the Sam's Club parking lot and prior to that they have been located in the Meijer parking lot and have been successful. Mr. Friese stated someone will be on site to keep watch over the products. Mr. Friese stated the State of Michigan will do inspections of the site. Mr. Friese said there will be 3 exits, fire extinguishers, and the necessary tent lighting required.

Ms. Eggenberger asked for clarification regarding the automatic renewal of seasonal permits.

Mr. Sloan stated the automatic renewal for seasonal sales permits was originally approved by the Planning Commission in 2020; however, their motion did not include fireworks sales. Mr. Sloan stated the Commission could include the automatic renewal of fireworks in their motion, although the State of Michigan standards and other standards can change that would only apply to fireworks seasonal sales.

Ms. Eggenberger stated if standards were to change in the future, firework seasonal sales could be reviewed by the Planning Commission.

Chairman Greene stated "change" is the key term. Chairman Greene asked if the TNT Fireworks Seasonal Sales Permit is approved, will the parking lot will continue to have sufficient parking flexibility.

Mr. Sloan stated people entering the Meijer site from Ford Rd. will typically park in the aisle closest to the Meijer building entrance, which would result in heavier parking on the east side of Meijer lot. Mr. Sloan said parking demands could result in a location change in future years.

Mr. Friese stated there would be a reduction of approximately 12 – 14 parking spaces. Mr. Friese said the location could be moved closer to Culver's or placed centrally in the Meijer lot if necessary.

Further discussion took place regarding the location of the tent.

Chairman Greene asked if there were any objections to the proposed tent location and there were none.

Motion by Zuber, supported by Eggenberger, to move to approve one 30-day seasonal sales permit for the TNT Fireworks Company, parcel (058-99-0003-723) commencing on June 21, 2022, as shown on the plans, and subject to obtaining appropriate permits and inspections from the Building & Inspection Services Division for the tent and signs, and subject to the applicant providing the required fence details noted by staff.

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

Nays: None

Absent: Okon and Weber

Further discussion took place regarding allowing Staff to approve Seasonal Sales Permits in the future that have been previously approved by the Commission in prior years if the content has not changed.

Motion by Zuber, supported by Eggenberger, to move to allow Staff to approve annual renewals for Seasonal Sales Permits that do not have any material changes from the previous year and material changes will be determined by Staff's discretion.

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

Nays: None

Absent: Okon and Weber

2. 131-SPI-7227      **MINI STORAGE DEPOT** – Consider Site Plan on parcel no. 131-02-0015-000 (4985 Research Drive and 4981 Research Drive). Property is located south of Michigan Avenue between Belleville Road and Beck Road. Proposed use is a mini-warehouse facility.

Mr. Sloan summarized the staff report dated May 2, 2022 and stated the subject site is located on the southeast corner of Michigan Ave. and Research Dr., is zoned L-I, Light Industrial, and has received the required approvals for Special Land Use from the Planning Commission and the Township Board of Trustees.

Mr. Sloan said Staff recommends approval of the site plan for a mini-warehouse establishment use on the subject parcel including a modification to the parking requirements to allow 9 parking spaces, for the reasons stated in the Staff report, contained in the May 2, 2022 Planning Commission meeting packet, subject to the following items being satisfied prior to Township Board action on the site plan: (1) Provide cross-access easement agreement with Arctic Edge to be reviewed and approved by Township legal counsel; and (2) Revise the plans in accordance with staff comments for fence details, architecture, landscaping, mechanical equipment, signage, dumpster enclosure, and any remaining comments from the Engineering Services Division.

Mr. Andrew Wozniak (Zeimet Wozniak & Associates, 55800 Grand River Ave., Suite 100, New Hudson, MI, 48165) stated he is the Civil Engineer for the site and is happy to answer any questions regarding the project.

Mr. Watkins stated the proposed cross-access easement will empty into an existing fire lane and asked if the public currently uses this lane.

Mr. Sloan stated that is a fire lane with no parking allowed.

Mr. Watkins asked about the signage height and illumination review.

Mr. Sloan stated the Building & Inspection Services Division will review the sign permit application, including illumination, electrical, etc. Mr. Sloan said signage is reviewed by Planning Staff to ensure that they are following the Zoning Ordinance standards.

Mr. Watkins asked to view the plans for proposed ground sign placement.

Mr. Wozniak showed the proposed placement of the ground sign on the plans.

Chairman Greene stated plans show, "Dumpster for Staff Access Only", and questioned if renters would have access to any dumpsters or if they would need to take with them.

Mr. Wozniak stated a renter would not have access to the dumpster and would need to take items with them.

Chairman Greene stated the north side of the site has a 20 ft. fire access road that does not connect to Michigan Ave. and inquired about fire accessing the site by this road.

Mr. Wozniak stated if a road is less than 150 ft. a fire apparatus can back into that space and can fight a fire from there.

Chairman Greene stated the site plans show a 5 ft. wide sidewalk on the Michigan Ave. side; however, the legend on the paving and dimension plan sheet shows 4 ft. wide sidewalks and asked for clarification of the discrepancy.

Mr. Wozniak stated the sidewalks will be 5 ft. wide.

No additional comments or concerns from the Planning Commissioners.

Motion by Zuber, supported by Eggenberger, to move to recommend approval of the site plan for a mini warehouse establishment use on parcel no. 131-02-0015-000, including a modification to the parking requirements of Section 4.01(C)(6) to allow 9 parking spaces, as the request meets the Site Plan criteria of the Canton Township Zoning Ordinance, subject to the following items being satisfied prior to Township Board action on the site plan: (1) Provide cross-access agreement with the Arctic Edge site to be reviewed and approved by Township legal counsel; and (2) Revise the plans in accordance with staff comments for fence details, architecture, landscaping, mechanical equipment, signage, dumpster enclosure, and any remaining comments from the Engineering Services Division.

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

Nays: None

Absent: Okon and Weber

**OLD BUSINESS****3. BYLAWS**

Chairman Greene stated the Bylaws have been on the agenda the past few months and needs to be resolved. Chairman Greene discussed the continued education he took part in when he joined the Planning Commission and said continued education is good. Chairman Greene stated he likes the compromise of dropping the continued education hours down to 4 hours per year or 12 hours per term and feels this is achievable. Chairman Greene said continued education is something the commissioners should do and should want to do.

Further discussion was held regarding the continued education requirement verses volunteering for continued education, the importance of having continued education, and the number of hours that should be devoted to continued education.

Ms. Zuber stated she doesn't mind doing continued education but has an issue with the number of proposed required continued education hours, she would have liked to have been included in the drafting of the Bylaws, and would like to propose 2 hours of continued education each year.

Ms. Foster likes the idea of having training. Ms. Foster said one question asked of potential Planning Commissioners during the interview process is about participating in continued education because of the subject matter the Planning Commission acts on, which could be subjected to legal penalties. Ms. Foster said 4 hours per year may be too much for some individuals to obtain.

Mr. Watkins asked if the continued education requirement would be measured by hours or by continuing education units.

Mr. Sloan replied the unit of measure is hours.

Mr. Singh asked when routine training ended for new Planning Commission members.

Mr. Sloan stated he started working for the Township 3 years ago and is unsure when the routine training ended. Mr. Sloan said Staff currently forwards training opportunities to Commissioners and will continue that practice. Mr. Sloan said new member orientation is part of the proposed Bylaws and Staff will be responsible for providing the MSU training information to them.

Mr. Singh recommended that a training program be required for new members followed by a few hours yearly for the remainder of their term if needed.

Further discussion took place regarding legal ramifications, how it applies to continued education, and hiring someone to train commissioners on specific items as a whole if needed.

Ms. Eggenberger suggested amending the proposed Bylaws to require 2 hours a year or 6 hours per term of required continued education.

Mr. Acharya said a new commissioner would benefit by having continued education at the start of their term. Mr. Acharya said if a commissioner has a background in Planning maybe they could opt out of some required continued education hours.

Further discussion took place regarding requiring new members to obtain a specific number of hours of training, and the type of training that would be required.

Ms. Foster asked how many hours the Michigan Township Association training is.

Ms. Eggenberger stated when she did the training it was a full day.

Further discussion took place regarding language in the proposed Bylaws regarding newly appointed member training.

Motion by Eggenberger, supported by Zuber to adopt the Planning Commission Bylaws, pursuant to the Michigan Planning Enabling Act (P.A. 33 of 2008), with the amendment to change the required education hours to two (2) hours per year or six (6) hours per term.

Further discussion continued regarding newly appointed member training and training budgets.

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

Nays: None

Absent: Okon and Weber

### **NEW BUSINESS – STAFF REFERRAL**

5. 040-PDDA-7261 **BJ'S WHOLESALE CLUB** – Consider PDD Amendment on parcel no. 040-99-0006-708. Property is located north of Ford Road between Sheldon Road and Morton Taylor Road. Proposed use is an automobile filling station.
- 044-SPC-7266 **AT&T**– Consider Site Plan on parcel no. 044-99-0007-705 (42180 Ford Rd.). Property is located on the north side of Ford Road between Lilley Road and Haggerty Road. Proposed use is installation of wireless telecommunications equipment.
- 126-SFP-7287 **ANAND VILLAGE** – Consider Final Site Plan on parcel no. 126-99-0008-701. Property is located east of Denton Road between Geddes Road and Mott Road. Proposed use is a single-family detached condominium development.
- 039-DIR-7291 **MICHIGAN SCHOOLS AND GOVERNMENT CREDIT UNION** – Consider Site Plan Amendment on parcel no. 039-99-0028-702 (44530 Ford Rd.). Property is located on the north of Ford Road between Canton Center Road and Sheldon Road. Proposed use is a drive-through credit union with exterior modifications proposed.

073-SPC-7293     **GREENLAND & SAJ** – Consider Site Plan on parcel no. 073-99-0001-706. Property is located on the south side of Cherry Hill Road between Denton Road and Ridge Road. Proposed use is a grocery store and bakery.

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

Further discussion took place regarding future training opportunities for Planning Commissioners, how training was handled in the past, and having Staff facilitate the training requirements as stated in the newly adopted Bylaws.

Chairman Greene asked where BJ's Wholesale Club is proposing to put a gas station.

Mr. Sloan replied that the applicant has proposed a fueling station for BJ's Wholesale members only, located on the vacant wooded parcel north of the Fifth Third Bank. Mr. Sloan stated Staff is waiting on open space calculations to be able to determine if the proposed location will be an eligible application. Mr. Sloan said when the application is complete it will be scheduled for a Public Hearing to be brought before the Planning Commission because it is a proposed PDD Amendment.

Further discussion took place regarding the previous PDD Agreement for the site of the proposed BJ's Wholesale Club fueling station and the open space requirements.

**MISCELLENEOUS**

None.

**PUBLIC COMMENT**

None.

**ADJOURN**

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

Meeting adjourned at 8:10 P.M.

Kelly Dandy  
Recording Secretary