



CANTON TOWNSHIP PLANNING COMMISSION – SPECIAL MEETING
Canton Township Administration Building
1150 S. Canton Center Rd.
Canton, MI 48188

Wednesday, January 11, 2023
7:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Cruz, Eggenberger, Foster, Janowski, Okon, Singh, Watkins, Weber, and Zuber

APPROVAL OF MINUTES OF DECEMBER 5, 2022

ACCEPTANCE OF AGENDA: Additions or Deletions

COMMUNICATIONS *Summary of materials provided to the Planning Commission, including emails received after packets were distributed, magazines, publications, or other materials provided to the Commissioners.*

PUBLIC HEARINGS *A public hearing shall not exceed ninety (90) minutes. An individual may speak for a maximum of three (3) minutes. A representative for a group may speak for five (5) minutes. Persons wishing to speak must provide their name and address for the record.*

1. 049-PDDA-7585 **TREMONTE PLACE** – Consider PDD Amendment for parcel nos. 049-99-0001-712, 049-99-0001-713, 049-99-0001-714 (1632 N. Lotz Rd.), and 049-99-0001-716. Properties are located on the east side of N. Lotz Road between Ford Road and Cherry Hill Road. Proposed use is multiple-family residential.
2. 003-SLU-7553 **TRUE STORAGE** – Consider Special Land Use for parcel no. 003-99-0008-707 (7444 N. Haggerty Rd.). Property is located on the east side of Haggerty Road between Warren Road and Joy Road. Proposed use is a mini-warehouse.
3. **ZONING ORDINANCE TEXT AMENDMENT** – Solar Energy Systems
4. **ZONING ORDINANCE TEXT AMENDMENT** – Drive Through Restaurants

OLD BUSINESS *Items that have been postponed from a previous meeting or items returning to the Planning Commission for modification or review.*

None.

NEW BUSINESS

5. 010-SPB-7601 **JOY ROAD BUSINESS CENTER** – Consider Site Plan for parcel no. 010-99-0010-000 (45185 Joy Rd.). Property is located on the south side of Joy Road between Canton Center Road and Sheldon Road. Current use is a medical office, which is proposed to remain. Proposal is to convert the site to a condominium form of ownership.

6. 141-ADS-7416 **S & J ASPHALT PAVING** – Consider Site Plan Amendment for parcel nos. 141-99-0012-000 (39603 Michigan Ave.), and 141-99-0013-000 (39571 Michigan Ave.). Properties are located on the south side of Michigan Avenue between Hannan Road and Lotz Road. Proposal consists of site changes, including an addition to the existing structure.
7. 132-DIR-6993 **MOTOR CITY ELECTRIC CO.** – Consider Site Plan for parcel nos. 132-01-0027-000 (5390 Belleville Rd.), 132-01-0035-000, 132-01-0036-000, 132-01-0037-000, 132-01-0038-000, 132-01-0039-000, 132-01-0040-000, 132-01-0041-000, and 132-01-0042-000. Properties are located on the west side of Belleville Road between Van Born Road and Michigan Avenue. Proposed use is a contractor’s establishment.
8. 039-SPC-7586 **PATEL BROTHERS** – Consider Site Plan for parcel no. 039-99-0006-701 (6130 Canton Center Rd.). Property is located on the east side of Canton Center Road between Ford Road and Warren Road. Proposed use is a grocery store.
9. **ZONING ORDINANCE TEXT AMENDMENT** – Fences, Walls, and Borders

MISCELLANEOUS *Staff reports, commission and liaison comments*

10. Discuss Master Plan
11. Election of Officers (Chair, Vice Chair, and Secretary)

PUBLIC COMMENT *Persons wishing to comment on items not on the agenda. An individual may speak for a maximum of three (3) minutes. A representative for a group may speak for five (5) minutes. Persons wishing to speak must provide their name and address for the record.*

ADJOURN

Canton Township Planning Commission Meetings are broadcast on cable government access television Comcast -Channel 12 - Wide Open West -Channel 10 (Tues. and Thurs. 9:00 p.m.)

**CHARTER TOWNSHIP OF CANTON
ACCESS TO PUBLIC MEETINGS**

In accordance with the Americans with Disabilities Act, individuals with disabilities who require special accommodations, auxiliary aids or services to attend or participate at the meeting/hearing should contact the Human Resources Department at 734-394-5260. Reasonable accommodations can be made with advance notice.

A complete copy of the Access to Public Meetings Policy is available at www.canton-mi.org

*****FOR REFERENCE ONLY*****

NEW APPLICATIONS RECEIVED – *The following are new applications received by the Planning Services Division since the prior Planning Commission meeting. Plans must be reviewed administratively by the Planning Services Division prior to being placed on the Planning Commission’s agenda, as applicable.*

- 136-SPI-7326 **PROSPECT HILL BUILDING LLC** – Consider Site Plan on parcel nos. 136-99-0005-000 (5505 Sheldon Rd.), 136-99-0005-000, and 136-99-0006-000. Properties are located on the east side of Sheldon Road between Michigan Avenue and Van Born Road. Proposed use is primarily contractor’s establishments.
- 061-PDDA-7644 **BERKSHIRE APARTMENTS** – Consider PDD Amendment on parcel no. 061-99-0007-707. Property is located on the north side of Saltz Road between Canton Center Road and Beck Road. Proposal is an amendment to some of the modifications previously granted for this multi-family residential PDD.