



**CANTON ADMINISTRATION BUILDING  
1150 S. CANTON CENTER ROAD  
CANTON, MI 48188  
REGULAR BOARD MEETING  
MARCH 8, 2022**

**To mitigate the spread of the COVID-19 pandemic, protect the public health, and provide essential protections to Canton Township residents; the Canton Township Board of Trustees will also offer this meeting by video teleconference.**

**Individuals may attend the meeting in person or join the video teleconference by going to:**

<https://us02web.zoom.us/j/85047086506>

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Webinar ID: 850 4708 6506

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**6:00 P.M.:**

CALL TO ORDER

ROLL CALL: BORNINSKI, FOSTER, GANGULY, GRAHAM-HUDAK, SIEGRIST, SLAVENS, SNEIDEMAN

**CLOSED SESSION:**

- DISCUSS PENDING LITIGATION (HUNTER VS CANTON)
- STRATEGY SESSION RELATED TO COLLECTIVE BARGAINING

ADOPTION OF AGENDA

APPROVAL OF MINUTES: FEBRUARY 22, 2022

**RETIREMENT RECOGNITIONS**

PUBLIC COMMENT ON AGENDA ITEMS ONLY

PAYMENT OF BILLS

**PUBLIC HEARING:**

- 1) CONSIDER HOLDING THE PUBLIC HEARING FOR THE 2022 SIDEWALK REPAIR PROGRAM

**CONSENT CALENDAR:**

- 1) CONSIDER SECOND READING OF AN AMENDMENT TO APPENDIX A – ZONING OF THE CODE OF ORDINANCES REGARDING MCPT MICHIGAN AVENUE, LLC REZONING (MSD)
- 2) CONSIDER APPROVAL OF THE RESOLUTIONS FOR THREE ANNUAL PERMITS AND AUTHORIZING THE TOWNSHIP CLERK'S SIGNATURE FOR WORK WITHIN THE WAYNE COUNTY RIGHT-OF-WAY DURING 2022 (MSD)
- 3) CONSIDER APPROVAL OF THE PURCHASE OF TWO DUMP TRUCKS FOR THE WATER AND SEWER DEPARTMENT AND AN ASSOCIATED BUDGET AMENDMENT TO THE 2022 WATER AND SEWER BUDGET (MSD)
- 4) CONSIDER APPROVING A MERIT COMMISSION RECOMMENDATION FOR A POSITION RECLASSIFICATIONS IN LEISURE SERVICES (CLS)
- 5) REQUEST FOR RESOLUTION OF LOCAL BODY OF GOVERNMENT TO RECOGNIZE “CANTON COMMAND OFFICERS ASSOCIATION” AS A NONPROFIT IN THE COMMUNITY FOR PURPOSES OF MAKING AN APPLICATION FOR A “CHARITABLE GAMING LICENSE” TO THE BUREAU OF STATE LOTTERY (CLERK)

**GENERAL CALENDAR:**

- 1) CONSIDER APPROVAL OF GREENLAND & SAJ PLANNED DEVELOPMENT DISTRICT (MSD)
- 2) CONSIDER AWARD OF A CONTRACT TO AL’S ASPHALT PAVING COMPANY FOR PAVING OF THREE PARKING LOTS IN HERITAGE PARK AND AN AWARD TO WADE/TRIM ASSOCIATES FOR CONSTRUCTION ENGINEERING AND TESTING SERVICES (MSD)
- 3) CONSIDER APPROVAL OF AN INTER-GOVERNMENTAL AGREEMENT BETWEEN WAYNE COUNTY AND CANTON TOWNSHIP FOR THE BARN REPLACEMENT AT PRESERVATION PARK (CLS)

PUBLIC COMMENT  
BOARD COMMENT  
ADJOURN

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 Rachelle Howell, Human Resources Manager, 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](http://www.canton-mi.org).

**Charter Township of Canton  
Board Proceedings – February 22<sup>nd</sup>, 2022**

A regular meeting of the Board of Trustees of the Charter Township of Canton was held Tuesday, February 22<sup>nd</sup>, 2022, in-person. Supervisor Graham-Hudak called the meeting to order at 7:02 p.m.

Members Present: Borninski, Foster, Ganguly, Graham-Hudak, Siegrist, Slavens, Sneideman  
Members Absent: None

Motion by Siegrist, supported by Slavens to move to reenact the motion to go into closed session under Section 8(h) of the Open Meetings Act, to discuss information exempt from public disclosure under Section 13(1)(g) of the Freedom of Information Act, ‘Information or records subject to the attorney-client privilege’ from the meeting on February 8, 2022. Motion carried unanimously by roll call vote.

**Adoption of Agenda:**

Motion by Siegrist, supported by Slavens to adopt the agenda as amended with the addition of G-9 and G-10. Motion carried unanimously.

**Approval of Minutes:**

Motion by Siegrist, supported by Borninski to approve the February 8, 2022 and February 15, 2022 Board minutes as presented. Motion carried unanimously.

**Public Comment:** Public comment was held.

**Payment of Bills:**

Motion by Slavens, supported by Ganguly to approve the payment of bills as presented. Motion carried unanimously.

CHARTER TOWNSHIP OF CANTON EXPENDITURE RECAP FOR THE TOWNSHIP BOARD MEETING OF February 22, 2022		
101	GENERAL FUND	647,862.18
204	ROADS FUND	134,699.04
206	FIRE FUND	450,047.53
207	POLICE FUND	405,440.86
208	SUMMIT OPERATING (General)	49,877.49
219	STREET LIGHTING	0.00
230	CABLE TV FUND	9,217.91
246	TWP (COMMUNITY) IMPROVEMENT	0.00
248	DDA - CANTON	22,363.80
261	E-911 UTILITY	33,568.00
265	ORGANIZED CRIME - DRUG ENFORCEMENT	45,090.98
274	CDBG	104,365.03

276	NSP GRANTS FUND	0.00
285	AMERICAN RESCUE PLAN ACT	0.00
301	ENERGY PROJECT DEBT SVCE FUND	0.00
302	CAPITAL PROJECT DEBT SERVICE	0.00
401	CAP PROJ - ENERGY PROJECT	1,175.50
402	CAP PROJ - SUMMIT CONSTR	0.00
403	CAP PROJ - ROAD PAVING	0.00
584	GOLF FUND	20,361.26
592	WATER & SEWER FUND	1,014,252.59
596	SOLID WASTE	2,567.15
661	FLEET	31,097.70
701	TRUST & AGENCY FUND	4,055.00
702	CUSTODIAL FUND	-239.40
736	POST EMPLOYMENT BENEFITS	179,547.92
852	SPECIAL ASSESSMENT DEBT	0.00
<b>TOTAL - ALL FUNDS</b>		<b>3,155,350.54</b>

**Consent Calendar:**

**Item C-1. Consider an Increase of \$14,500 to PO 2021-1132 to Fishbeck for the 2021 Water Main Capital Improvement Project**

Motion by Siegrist, supported by Borninski to move to increase PO 2021-1132 by \$14,500 for the 2021 Water Main Capital Improvement Projects for additional survey work. Motion carried unanimously.

**Item C-2. Consider Approving the Purchase of 27,400 Feet of Type K Copper Tubing, Brass Fittings and Stop Box and Rod From Core and Main**

Motion by Siegrist, supported by Borninski to move to award a contract for the purchase of 27,400 feet of Type K copper tubing, and Brass fittings to Core and Main Located at 4901 Dewitt Canton Mi 48188 for in the amount of \$271,363. Motion carried unanimously.

**Item C-3. Consider Approving the Purchase of 119 Water Main Repair Clamps in Various Sizes From Low Bidder Core and Main in Canton**

Motion by Siegrist, supported by Borninski to move to award a contract for the purchase of 119 water main repair clamps to Core and Main 4901 Canton Mi 48188 in the amount \$26,238.47. Motion carried unanimously.

**Item C-4. Request Budget Amendment for the Carryover of Fiscal Year 2021 Open Purchase Orders to Fiscal Year 2022**

Motion by Siegrist, supported by Borninski to move to approve the following 2022 budget amendments increasing the expenditures for purchase order commitments previously accrued and carried over from 2021:

<b>Fund</b>	<b>Amount</b>
General Fund (101)	\$220,203
Roads Fund (204)	\$1,285,034
Fire Fund (206)	\$117,852
Police Fund (207)	\$96,604
Community Center Fund (208)	\$3,150
Community Improvement Fund (246)	\$384,231
Downtown Development Authority Fund (248)	\$39,083
Community Development Block Grant Fund (274)	\$230,878
Capital Projects Fund (401)	\$2,210,776
Capital Projects – Roads Fund (403)	\$2,547
Golf Course Fund (584)	\$27,756
Water & Sewer Fund (592)	\$687,027
Post-Employment Benefits Fund (734)	\$3,500

Motion carried unanimously.

**Item C-5. Request Approval to Deposit Additional Monies to MERS to Fund Pension Liabilities**

Motion by Siegrist, supported by Borninski to move to approve the additional funding to the MERS pension system for Canton Township in the total amount of \$3,299,920 and to approve the follow budget amendments:

Increase Expense:		
101-261.724_0050	Fringe Benefits Pension Contribution	921,978
204-446-50.724_0050	Fringe Benefits Pension Contribution	3,226
206-336-50.724_0050	Fringe Benefits Pension Contribution	1,000,000
207-301-50.724_0050	Fringe Benefits Pension Contribution	1,000,000
208-757-50.724_0050	Fringe Benefits Pension Contribution	78,097
248-729.724_0050	Fringe Benefits Pension Contribution	8,008
592-536.724_0050	Fringe Benefits Pension Contribution	125,784
592-537.724_0050	Fringe Benefits Pension Contribution	125,785
596-528.724_0050	Fringe Benefits Pension Contribution	1,775
661-530.724_0050	Fringe Benefits Pension Contribution	35,267

Increase Revenue:		
101-000.695	Fund Balance Appropriation	921,978
204-000.695	Fund Balance Appropriation	3,226
206-000.695	Fund Balance Appropriation	1,000,000
207-000.695	Fund Balance Appropriation	1,000,000
208-757-50.695	Fund Balance Appropriation	78,097
248-000.695	Fund Balance Appropriation	8,008
592-000.695	Fund Balance Appropriation	251,569
661-000.695	Fund Balance Appropriation	35,267
Decrease Expense:		
596-528.999	Transfer to Fund Balance	1,775

Motion carried unanimously.

**General Calendar:**

**Item G-1. Receive and File the Planning Commission 2021 Annual Report**

Motion by Siegrist, supported by Sneideman to move to receive and file the Planning Commission 2021 Annual Report and 2022 Work Plan, which was adopted by the Planning Commission on February 7, 2022, in accordance with the Michigan Planning Enabling Act. Motion carried unanimously.

**Item G-2. Consider First Reading of an Amendment to Appendix A – Zoning of the Code of Ordinances Regarding MCPT Michigan Avenue, LLC Rezoning**

Motion by Siegrist, supported by Sneideman to move to introduce and hold the first reading of the proposed amendment to Appendix A – Zoning of the Code of Ordinances of the Charter Township of Canton as provided in the attached ordinance, which rezones tax parcel nos. 71-128-99-0005-702 and 71-128-99-0006-703 from GI, General Industrial to C-3, Regional Commercial.

Further, move to table consideration of the amendment for a second reading on March 8, 2022.

Motion carried unanimously.

**Item G-3. Consider Authorization of 2022 FY Specialized Services Operating Assistance Program Agreement with SMART**

Motion by Siegrist, supported by Borninski to move to approve the FY 2022 Specialized Services Operating Assistance Agreement between SMART and the Charter Township of Canton for \$43,377 and to authorize the Township Supervisor to sign the contract on behalf of the Township. Motion carried unanimously.

**Item G-4. Consider Approval of a Purchase Order for Rental of Tents, Tables, and Chairs for the 2022 Liberty Festival**

Motion by Siegrist, supported by Slavens to move to waive the bidding process and authorize a purchase order in the amount of \$17,500 from account # 101-756-47.940 – Rentals for Delux Tents and Events, 489 East Huron River Drive, Belleville, MI 48111. Motion carried unanimously.

**Item G-5. Consider Request to Temporarily Relocate the Motorola Dispatch/Radio Console During the Dispatch Renovation and an Associated 2022 E-911 Budget Amendment**

Motion by Siegrist, supported by Borninski to move to to approve Motorola Solutions to relocate the Motorola dispatch and radio console, including furniture, in the amount of \$29,504 and to approve the below amendment to the 2022 E-911 Budget to accommodate this project.

<b><i>Increase E-911 Revenues:</i></b>		
Fund Balance Appropriation:	#261-000-695	\$29,504
<b><i>Increase E-911 Appropriations:</i></b>		
Professional Contracted Services:	#261-346-50.801 0050	\$29,504

Motion carried unanimously.

**Item G-6. Consider Approving a New Fire Inspector Position and an Associated Amendment to the 2022 Fire Budget**

Motion by Siegrist, supported by Slavens to move to approve a new Fire Inspection position in the Fire Department; and move to approve the below amendment to the 2022 Fire Budget:

<b><i>Increase 2022 Fire Revenues:</i></b>		
Fire Fund Balance Appropriation:	#206-000-695	\$112,959
<b><i>Increase 2022 Fire Appropriations:</i></b>		
Fire Salaries & Wages (various):	#206-336-43.703 XXXX	\$75,063
Fire Fringe Benefits (various):	#206-336-43.724 XXXX	\$37,896

Motion carried unanimously.

**Item G-7. Consider Approval of the Updated New Part Time Wage Scale**

Motion by Siegrist, supported by Slavens to move to approve the new updated proposed Part-Time/Seasonal/Variable Wage Scale for all current and new hire Leisure Services positions to go into effect on April 1, 2022.

Further, move to approve a step increase annually, effective January 1, to those employees who have a) worked a minimum of 250 hours in the prior year, and b) were hired prior to October 1.

Furthermore, move to approve the scale be tied to the annual wage increase applied to the NonUnion Classified Employee (Merit) wage scale.

Motion carried unanimously.

**Item G-8. Consider Approval of Appointment of Information Technology and Innovation Director**

Motion by Siegrist, supported by Sneiderman to move to approve the appointment of Victor Ibegbu to Information Technology and Innovation Director, effective March 7, 2022. Motion carried unanimously.

**Item G-9. Consider granting the Clerk authority to engage special records counsel**

Motion by Siegrist, supported by Sneiderman to move to grant the Clerk authority to engage legal counsel and support their authority to sign a letter of retainer and direct the relationship.

I further move to approve the following budget amendment:

Increase Expenditures:	101-215.801_0020 Professional Services – Legal	\$15,000
Increase Revenues:	101-000.695 Fund Balance Appropriation	\$15,000

Motion carried unanimously.

**Item G-10. Consider Appointment to the Canton Tax Board of Review**

Motion by Siegrist, supported by Slavens to move to approve the appointment of Lewis Smith to the Canton Tax Board of Review for a two-year term to expire on 3/1/24. Motion carried unanimously.

Additional Public comment was held.

Additional Board comment was held.

**Adjourn:** Motion by Siegrist, supported by Slavens to adjourn the meeting at 8:38 p.m. Motion carried unanimously.

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Michael A. Siegrist, Clerk

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Anne Marie Graham-Hudak, Supervisor



**CANTON COMMUNITY  
REQUEST FOR BOARD ACTION**

**MEETING DATE:** March 8, 2022

**AGENDA #PH-1**

**ITEM: Consider Holding the Public Hearing for the 2022 Sidewalk Repair Program**

**PRESENTER:** Jade Smith, Municipal Services Director

**INDIVIDUALS IN ATTENDANCE:** None anticipated.

**EXECUTIVE SUMMARY:** The Sidewalk Ordinance became effective on July 1, 1999 and was amended on August 2, 2001 (Chapter 62, Article II, Section 31-36). The ordinance was adopted to protect the public health, safety and welfare of the citizens of the Charter Township of Canton through adoption of regulations concerning the construction and maintenance of sidewalks within the Township. The Sidewalk Ordinance requires the Township to hold a Public Hearing regarding the necessity of repairs for the 2022 Sidewalk Repair Program.

**BACKGROUND:** The Township is working in scheduled subdivisions, residential, in a consolidated area known as "Zone Seven". The scheduled subdivisions this year are located north of Cherry Hill Road, west of Sheldon Road, east of Beck Road and south of Ford Road in Cherry Knoll Estates #1 & #2, Cobblestone Ridge #1, #2, #3 & #4, Embassy Square, Fellows Creek, Grand Oaks, Meadowbrook #1 & #2, and Savannah Pointe. This year's program represents the twenty third year in sidewalk repairs since the program started. Notice of the Public Hearing has been properly advertised and letters were provided to the residents affected.

**STRATEGIC PLAN/GOALS:** Healthy Ecosystem

**ACTION REQUESTED:** Open the Public Hearing, close the Public Hearing and adopt a Resolution finding the necessity of sidewalk repairs pursuant to the Township Sidewalk Ordinance, Sidewalk Repair Program Policy and as provided in Public Act 80 of the Public Acts of 1989.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Not Applicable

**IMPLEMENTATION PLAN:** Upon adopting the resolution, those sidewalks not repaired by the owners after 60 days will be repaired by the Township's contractor.

**DIRECTOR'S RECOMMENDATION:** Approval

**FINANCE AND BUDGET DIRECTOR'S RECOMMENDATION:** Approval

**SUPERVISOR'S RECOMMENDATION:** Approval

## **MODEL RESOLUTION:**

Motion #1: I move open the Public Hearing to hear comments on the necessity of sidewalk repairs pursuant to the Township Sidewalk Ordinance, Sidewalk Repair Program Policy and as provided in Public Act 80 of the Public Acts of 1989.

Motion #2: I move to close the Public Hearing after hearing the comments on the necessity of sidewalk repairs to the Township Sidewalk Ordinance, Sidewalk Repair Program Policy and as provided in Public Act 80 of the Public Acts of 1989.

Motion #3: I move to adopt the attached resolution requiring replacement of sidewalks in Cherry Knoll Estates #1, Cherry Knoll Estates #2, Cobblestone Ridge #1, Cobblestone Ridge #2, Cobblestone Ridge #3, Cobblestone Ridge #4, Embassy Square, Fellows Creek, Grand Oaks, Meadowbrook #1, Meadowbrook #2, Savannah Pointe, and miscellaneous locations as indicated on the attached list and published in the Canton Eagle on February 17, 2022 & March 3, 2022.

## **ATTACHMENTS:**

1. Resolution
2. Additional Information
3. Copy Public Notice
4. Copy of letter sent to residents

**CANTON COMMUNITY  
REQUEST FOR BOARD ACTION**

**MEETING DATE: March 8, 2022**

**AGENDA ITEM #C-1**

**ITEM: Consider Second Reading of an Amendment to Appendix A – Zoning of the Code of Ordinances Regarding MCPT Michigan Avenue, LLC Rezoning**

**PRESENTER:** Jade Smith, Municipal Services Director

**INDIVIDUALS IN ATTENDANCE:** MCPT Michigan Avenue, LLC

**EXECUTIVE SUMMARY:** The applicants propose to rezone 47725 Michigan Ave (parcel no. 128-99-0005-702) and the south portion of 47575 Michigan Ave (parcel no. 128-99-0006-703) from GI, General Industrial to C-3, Regional Commercial. The subject site is located on the south side of Michigan Ave., west of Beck Rd. The parcel at 47575 Michigan Ave. is zoned both GI and C-3, and the current portion of this parcel zoned GI is approximately 1.5 acres. Therefore, rezoning this parcel to C-3 will allow for the entire parcel to be located within one zoning district.

If the rezoning is approved, the applicant will submit applications for Special Land Use and site plan review to construct a car wash establishment, which will be reviewed by the Planning Commission and Township Board at that time. Car wash establishments are special land uses in the proposed C-3 zoning district.

**BACKGROUND AND ANALYSIS:**

**Location:** South side of Michigan Ave., west of Beck Rd.

**Net Acres:** Approximately 6.85 acres: Approximately 3.57 acres (47575 Michigan Ave), and approximately 3.28 acres (47725 Michigan Ave).

**Existing Land Use(s):** Vacant. The parcel at (47725 Michigan Ave. has a vacant building)

**Existing Zoning:**

- C-3, north half of 47575 Michigan Ave. and GI, south half of 47575 Michigan Ave.;
- GI, 47725 Michigan Ave.

**Surrounding Zoning and Land Uses:**

**North** – LI-R, Light Industrial Research; Canton Business Park

**South** – GI, General Industrial; MAPCO

**East** – C-3, Regional Commercial; Community Financial Credit Union

**West** – GI, General Industrial; Public Storage

**Existing Comprehensive Plan Future Land Use Map Classification: Mixed Use**

**Surrounding Comprehensive Plan Future Land Use Map Classifications:**

**North** – Light Industrial

**South** – Mixed Use

**East** – Mixed Use

**West** – Mixed Use

**Review Considerations:** Section 27.06(D)(4) of the Zoning Ordinance consists of 10 standards of review to be considered prior to action. Based on our review of the application materials, the Comprehensive Plan, and the site area, we find that the application meets each of the 10 rezoning standards of review as follows:

- (1) The proposed amendment will be in accordance with the basic intent and purpose of the Zoning Ordinance, as the amendment is consistent with the Comprehensive Plan whose policies the Zoning Ordinance is intended to implement.
- (2) The proposed amendment is consistent with the Comprehensive Plan of the Township. The Future Land Use Map of the Comprehensive Plan designates the subject property as Mixed Use, which identifies Michigan Ave as a regional transportation corridor. Policy 1.5.2(c) notes that areas along Michigan Ave. that are designated Mixed Use shall allow for the consideration of Light Industrial (LI) on the south side of Michigan Ave, Office (O-1), and/or Regional Commercial (C-3) zoning.
- (3) Conditions have changed since the Zoning Ordinance was adopted, as the owners of the subject parcel desire to utilize the property for commercial uses that were identified as desirable in the Master Plan.
- (4) The amendment will correct an inequitable situation created by the Zoning Ordinance rather than grant special privileges because the Comprehensive Plan recommends mixed uses that are permitted in the Office and Regional Commercial districts.
- (5) The amendment will not result in exclusionary zoning, as the amendment is a result of an application by the owner of the subject property, and the subject parcel is adjacent to parcels in the C-3 district to the east.
- (6) The amendment will not set an inappropriate precedent, as it is consistent with the Comprehensive Plan policies and Future Land Use Map, and the subject parcel is surrounded by the Mixed Use Future Land Use classification on the west, south, and east sides.
- (7) The proposed rezoning is consistent with the existing land uses of surrounding properties. Surrounding land uses are a mix of light industrial and commercial land uses that are compatible with each other.
- (8) If the proposed rezoning is approved, it appears that all of the requirements of the proposed zoning classification can be complied with on the subject parcel. However, specific development requirements will be addressed at the time of Special Land Use and site plan review.
- (9) The proposed zoning, C-3, Regional Commercial, is consistent with the trends in land development in the general vicinity of the subject property, as the subject parcel is adjacent to parcels in the C-3 zoning district.
- (10) The subject property will be serviced by an adequate road system (Michigan Ave, which is paved in this area), and water and sanitary sewer service are available in the

area. Therefore, there is expected capacity in the water and sewer systems to serve the subject property. Beck Road is gravel and we have informed the applicants that we recommend the future uses access Michigan Ave. exclusively. While site access will be addressed during Special Land Use review and site plan review, the applicants have indicated agreement with exclusively accessing Michigan Ave. due to the nature of the car wash use. The western parcel at 47725 Michigan Ave. currently has 2 curb cuts on Michigan Ave., and the applicants will be required to coordinate its proposed curb cut access with MDOT.

- **Community Planner's Recommendation:** Approval.
- **Planning Commission Recommendation:** At its meeting on February 7, 2022, the Planning Commission voted 8-0 to recommend approval of the request to rezone parcel nos. 71-128-99-0005-702 and 71-128-99-0006-703 from GI, General Industrial to C-3, Regional Commercial. Prior to recommending approval of the rezoning, the Planning Commission held a duly noticed public hearing and there were no public comments received.

**STRATEGIC PLAN/GOALS:** N/A

**ACTION REQUESTED:** Remove consideration of the proposed amendment from the table and approve the proposed rezoning amendment to Appendix A – Zoning of the Code of Ordinances, which proposes to rezone parcel nos. 71-128-99-0005-702 and 71-128-99-0006-703 from GI, General Industrial to C-3, Regional Commercial.

**BUDGET IMPLICATION & ACCOUNT NUMBER:** N/A

**IMPLEMENTATION PLAN:** N/A

**MUNICIPAL SERVICES DIRECTOR'S RECOMMENDATION:** Approval

**ENGINEERING SERVICES DIVISION'S RECOMMENDATION:** N/A

**FIRE MARSHAL'S RECOMMENDATION:** N/A

**BUILDING OFFICIAL'S RECOMMENDATION:** N/A

**FINANCE AND BUDGET DIRECTOR'S RECOMMENDATION:** N/A

**SUPERVISOR'S RECOMMEDATION:** Approval

**MODEL MOTIONS:**

1. I move to remove from the table and hold the second reading of the proposed amendment to Appendix A – Zoning of the Code of Ordinances of the Charter Township of Canton as provided in the attached ordinance, which rezones tax parcel nos. 71-128-99-0005-702 and 71-128-99-0006-703 from GI, General Industrial to C-3, Regional Commercial.

2. Further, I move to adopt and publish the second reading of the ordinance amending Appendix A – Zoning of the Code of Ordinances of the Charter Township of Canton which rezones tax parcel nos. 71-128-99-0005-702 and 71-128-99-0006-703 from GI, General Industrial to C-3, Regional Commercial.

**ATTACHMENTS:**

1. Draft Ordinance and Map

**CANTON COMMUNITY  
REQUEST FOR BOARD ACTION**

**MEETING DATE:** March 8, 2022

**AGENDA ITEM #C-2**

**ITEM: Consider Approval of the Resolutions for Three Annual Permits and Authorizing the Township Clerk's Signature for Work Within the Wayne County Right-of-Way During 2022**

**PRESENTER:** Jade Smith, Municipal Services Director

**INDIVIDUALS IN ATTENDANCE:** None Anticipated

**EXECUTIVE SUMMARY:** Wayne County requires that the Township Board approve the resolution attesting to the tenants of the permit and empowering the signature of the permit. There are three (3) permits that are required to be approved. Along with these permits, the county requires incorporation by reference of attachments with each permit. All three permits require the General Conditions and Limitations of Permits and a Model Community Resolution.

**BACKGROUND:** The first, Permit A-22038 allows for the maintenance of sanitary sewers and water mains including inspection and repair, installation of residential & commercial water service connections, dust palliative applications, and sidewalk repair & replacement. This permit must also incorporate, the Scope of Work and Conditions for Municipal Maintenance Permits and Indemnity and Insurance Attachment.

The second, Permit A-22093 allows for pavement restoration. This permit must also include the Indemnity and Insurance Attachment.

The third Permit A-22081, allows for special events such as parades, festival celebrations and similar activities. This permit must incorporate use of a county road as a detour for traffic around such activity taking place even on a non-county road, and placement of a temporary banner within the right-of-way. In addition, this permit must incorporate Annual Special Events Attachment for Municipalities and Banner Attachment for Municipalities.

**STRATEGIC PLAN/GOALS:** N/A

**ACTION REQUESTED:** Approve resolutions for the three (3) permits, and authorize the Township Clerk to sign the Permits received from Wayne County.

**BUDGET IMPLICATIONS AND ACCOUNT NUMBERS:** N/A

**IMPLEMENTATION PLAN:** Once received and approved, Engineering Services will forward the executed permit applications, resolutions and certificate of insurance to the Wayne County Department of Public Services.

**DIRECTOR'S RECOMMENDATION:** Approval

**FINANCE AND BUDGET DIRECTORS RECOMMENDATION:** Approval

**SUPERVISOR'S RECOMMENDATION:** Approval

**MODEL RESOLUTION:**

Resolution 1: I move to approve Resolution 1; Permit A-22038 allowing for routine maintenance of sanitary sewers and water mains including inspection and repair, along with dust palliative applications, sidewalk repair and replacement, to authorize the Township Clerk as the designated officer to sign the 2022 Annual Permit for Wayne County Department of Public Services.

Resolution 2: I move to approve Resolution 2; Permit A -22093 allowing the Township to occupy the right-of-way for pavement repair and restoration in 2022, and authorize the Township Clerk as the designated officer to sign the 2022 Annual Permit for Wayne County Department of Public Services.

Resolution 3: I move to approve resolution 3; Permit A-22081 allowing the Township to perform Special Events which temporarily occupy the Wayne County Road right-of-way in 2022, and authorize the Township Clerk as the designated officer to sign the 2022 Annual Permit for Wayne County Department of Public Services.

**ATTACHMENTS:**

1. Permit application package for A-22038, Annual Maintenance
2. Permit application package for A-22093, Annual Pavement Restoration
3. Permit application package for A-22081, Annual Special Events



**CANTON COMMUNITY  
REQUEST FOR BOARD ACTION**

**MEETING DATE: March 8, 2022**

**AGENDA ITEM:#C-3**

**ITEM: Consider Approval of the Purchase of Two Dump Trucks for the Water and Sewer Department and an Associated Budget Amendment to the 2022 Water and Sewer Budget**

**PRESENTER:** Jade Smith, Municipal Services Director

**INDIVIDUALS IN ATTENDANCE:** None Anticipated.

**EXECUTIVE SUMMARY:** MSD Fleet Services evaluates all vehicles that meet the minimum replacement criteria each year and recommends replacements as part of the Capital Improvement Program process. This year two (2) Dump Trucks are budgeted for replacement to meet the services needs of the Water and Sewer Department.

The Township will again utilize existing publicly bid government pricing contracts administered through Rochester Hills CO-OP RFP RH-20-023 Agreement for the purchases from Wolverine Freightliner Eastside Inc. for the Cab and Chassis in the amount of \$206,197 and to Truck and Trailer Specialties Inc in the amount of \$102,865 for the build and installation of the dump bodies.

The units taken out of service will be rotated elsewhere in the fleet and/or be auctioned off using our online auction site, BidCorp.com, for disposal.

The vehicles that are proposed to be purchased have all been evaluated for alternative fueling sources including electric.

The total value of the purchases for is \$309,062. The Water and Sewer Department approved budget amount is \$305,000 and will require a budget amendment.

**BACKGROUND:** The Fleet Replacement Policy PW:607 has four criteria to establish replacement of an existing vehicle; 1) Vehicle Age, 2) Vehicle Mileage, 3) Maintenance & Repair Costs, and 4) Physical Appearance/Condition.

The two (2) replacement Dump Trucks for 2022 include:

1-2024 Model year single axle 39,000 GVW Chassis Model 108SD and complete Dump Body Installation by Truck and Trailer Specialties.

1-2024 Model year Tandem Axle 62,000 GVW Chassis Model 108SD and complete Dump Body Installation by Truck and Trailer Specialties.

**STRATEGIC PLAN/GOALS:** Ensuring that the Canton Township fleet includes hybrid and or electric vehicles and maintaining the assets, to extend the useful life cycle until replacement is necessary.

**ACTION REQUESTED:** Approve the purchase of two Dump Trucks and an associated budget amendment to the 2022 Water and Sewer Budget.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** A budget amendment to the 2022 Water and Sewer Budget is being requested

Increase Expenditures:

Water – Capital Outlay Vehicles                      Account # 592-536-970\_0040    \$4,062

Decrease Expenditures:

W&S – Maintenance and Repair Vehicle      Account # 592-536-930\_0040    \$4,062

The following funds will be charged 592-536-970\_0040 Freightliner \$152,607.00 and Truck and Trailer \$76,450 Fund 592-537-970\_0040 Freightliner \$53,590 and Truck and Trailer \$26,410

**IMPLEMENTATION PLAN:** Upon approval by the Township Board, the purchase orders will be created. Delivery can be expected in 12 to 16 months from order date. The new vehicles will be delivered to the Fleet Service Center. Any usable equipment will be transferred over to the new units coming into service.

**DIRECTOR'S RECOMMENDATION:** Approval

**FINANCE AND BUDGET DIRECTOR'S RECOMMENDATION:** Approval

**SUPERVISOR'S RECOMMENDATION:** Approval

**MODEL RESOLUTION:**

- 1) I move to approve the to approve the following budget amendment to the 2022 Water and Sewer Budget

Increase Expenditures:

Water – Capital Outlay Vehicles                      Account # 592-536-970\_0040    \$4,062

Decrease Expenditures:

W&S – Maintenance and Repair Vehicle      Account # 592-536-930\_0040    \$4,062

- 2) I further move to approve issuing purchase orders for the purchase of two (2) Dump Trucks in the amount of \$206,197.00 for the Cab and Chassis to Wolverine Freightliner-Eastside Inc located at 107 S, Groesbeck Mt.Clemens Mi 48043 and to Truck &Trailer Specialties Inc in the amount of \$102,865 located at 900 Grand Oak Drive Howell Mi 48843

**ATTACHMENTS:**

1. Vehicle Build Specifications

**CANTON COMMUNITY  
REQUEST FOR BOARD ACTION**

**MEETING DATE:** March 8, 2022

**AGENDA ITEM # C-4**

**ITEM: Consider Approving a Merit Commission Recommendation for Position  
Reclassifications in Leisure Services**

**PRESENTER:** Greg Hohenberger, Director of Leisure Services

**INDIVIDUALS IN ATTENDANCE:** None Anticipated

**EXECUTIVE SUMMARY:** The Leisure Services Department is requesting the Board of Trustees approve two reclassifications. The first is a Grade 3 position of Facilities Specialist, to a Grade 4 position of Recreation Specialist – Community Center. The second is a Grade 4 position of Communication Specialist, to a Grade 6 position of Senior Marketing and Communication Administrator. The Merit Commission unanimously approved these reclassifications on February 28, 2022, following their review of the new job description and factor analysis provided by Human Resources. If approved, the reclassifications will be effective immediately.

**BACKGROUND INFORMATION:** A Job Analysis Questionnaire was completed by the current position holder, with the support of the Director of Leisure Services. The current positions have evolved over the years, and the new job description and factor analysis accurately reflect the positions being proposed. The Recreation Specialist – Community Center position will reset from a Grade 3-Step 6, to a Grade 4-Step 3 and the Senior Marketing and Communications Specialist will reset from a Grade 4-Step 10, to a Grade 6-Step 6 with minimal financial implications for the remainder of 2022. This position will be adjusted accordingly for 2023 & beyond.

**STRATEGIC PLAN/GOALS:** n/a

**ACTION REQUESTED:** Approve the Merit Commission recommendation to reclassify the current Grade 3 position of Facilities Specialist, to a Grade 4 position of Recreation Specialist – Community Center and the current Grade 4 position of Communication Specialist, to a Grade 6 position of Senior Marketing and Communication Administrator

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** The grade/step increase for the Recreation Specialist – Community Center is under \$600 and will be absorbed by the current 2022 Leisure Services budget. The grade/step increase for the Senior Marketing and Communication Administrator is under \$1800 and will also be absorbed by the current 2022 Leisure Services budget.

**IMPLEMENTATION PLAN:** n/a

**DIRECTOR'S RECOMMENDATION:** Approve

**FINANCE AND BUDGET DIRECTOR'S RECOMMENDATION:** Approve

**SUPERVISOR'S RECOMMENDATION:** Approve

**MODEL RESOLUTION:** I move to approve the Merit Commission recommendation to reclassify the current Grade 3 position of Facilities Specialist, to a Grade 4 position of Recreation Specialist – Community Center and the current Grade 4 position of Communication Specialist, to a Grade 6 position of Senior Marketing and Communication Administrator

**ATTACHMENTS:** Attachment A – Merit 2022 Salary Grade System

**CANTON COMMUNITY  
REQUEST FOR BOARD ACTION**

**MEETING DATE:** March 8<sup>th</sup>, 2022

**AGENDA ITEM #C-5**

<p><b>ITEM:</b> Request for Resolution of Local Body of Government to Recognize “Canton Command Officers Association” as a Nonprofit in the Community for Purposes of Making an Application for a “Charitable Gaming License” to the Michigan Gaming Control Board.</p>
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**PRESENTER:** Michael A. Siegrist, Clerk

**INDIVIDUALS IN ATTENDANCE:** David Eyl

**BACKGROUND INFORMATION:** The application to the Bureau of State Lottery requires the organization to get a resolution passed by the Canton Board of Trustees stating that the organization is recognized as a non-profit in the community “Canton Command Officers Association” 1150 S. Canton Center Road, Canton, Michigan 48188, is exempt from Federal income tax under section 501©(5) of the Internal Revenue Code.

This organization is in the process of making an application to the Michigan Charitable Gaming Division for a gaming license. The organization is planning to hold an event whereas it intends to host a poker or euchre tournament.

A resolution passed by the local body of government stating the organization is recognized as a non-profit organization in the community is required. A copy of the required resolution is attached.

**STRATEGIC PLAN/GOALS:** To meet the service needs of a changing community.

**ACTION REQUESTED:** To approved the attached resolution.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** None

**IMPLEMENTATION PLAN:** A certified resolution will be forwarded to the State of Michigan along with the application.

**DIRECTOR'S RECOMMENDATION:** Approved

**FINANCE AND BUDGET DIRECTOR'S RECOMMENDATION:** Approved

**SUPERVISOR'S RECOMMENDATION:**

**MODEL RESOLUTION:** I move to approve the resolution for the "Canton Command Officers Association" 1150 S. Canton Center Road, Canton, Michigan 48188 to be recognized as a non-profit organization for the purpose of obtaining a charitable gaming license.

**ATTACHMENTS:**

Charitable Gaming Resolution

Signed and dated copy of the organization's current bylaws or constitution, including membership criteria.

Complete copy of the organization's Articles of Incorporation that have been filed with the Corporations and Securities Bureau, if the organization is incorporated.

Copy of the letter from the IRS stating the organization is exempt from federal tax under IRS code 501(c).

**CANTON COMMUNITY  
REQUEST FOR BOARD ACTION**

**MEETING DATE: March 8, 2022**

**AGENDA ITEM #G-1**

**ITEM: Consider Approval of Greenland & Saj Planned Development District**

**PRESENTER:** Jade Smith, Municipal Services Director

**OWNER/REPRESENTATIVE:** Najim Saymuah (CDPA Architects)

**EXECUTIVE SUMMARY:** The applicant proposes to build a grocery store and bakery on a 1.59-acre parcel located at the southwest corner of the intersection of Cherry Hill Road and Denton Road. The building is proposed to be 19,044 sq. ft., though there may be some adjustments to the 2<sup>nd</sup> floor mezzanine area prior to site plan review. There are two (2) entrances proposed: one (1) entrance from Market Square Dr. to the west and one (1) entrance from Denton Rd. to the east. The entrance from Market Square Dr. will align with Lantern Way and there is no proposed extension of Market Square Dr. The entrance from Denton Rd. is located on the south side of the site and is designed to be as far away from the intersection of Cherry Hill Rd. as possible.

The site is located in the Village Edge area of the Cherry Hill Village Overlay District, and the underlying zoning district is RA, Rural Agricultural. Section 6.09(B)(2) of the Zoning Ordinance states that the Cherry Hill Village Design Guidelines are the applicable development standards, which are made part of the Zoning Ordinance. Although the original Agreement for Cherry Hill Village expired in 2014, the site is still subject to the standards of the Cherry Hill Village Overlay District in Section 6.09 of the Zoning Ordinance.

The Cherry Hill Village Overlay District requires all projects to be treated as a Planned Development. Each Planned Development (PD) District is required to demonstrate definite benefits to the community, and the definite benefits of the site include architectural design and outdoor dining amenities.

At its meeting on February 7, 2022, the Planning Commission recommended approval of the PDD Amendment, subject to conditions. If the PDD is approved, the next step will be for the applicant to submit a site plan application, which will be reviewed by the Planning Commission and Township Board.

**BACKGROUND AND ANALYSIS:**

**Location:** Southwest corner of Cherry Hill Rd. and Denton Rd. (49491 Cherry Hill Road; parcel no. 073-99-0001-706)

**Existing Zoning:** Cherry Hill Village Overlay District (RA underlying zoning district)

**Net Acres:** 1.59 acres

**Existing Land Use:** Vacant

**Surrounding Zoning and Land Uses:**

**North** – Cherry Hill Village Overlay District (R-1 underlying zoning district); Vacant and Uptown Apartments

**South** – Cherry Hill Village Overlay District (RA underlying zoning district); Corners at Cherry Hill

**East** – Cherry Hill Village Overlay District (RR underlying zoning district); Cherry Hill Gardens Condominium

**West** – Cherry Hill Village Overlay District (RA underlying zoning district); The Towns at Cherry Hill

**Comprehensive Plan:** Cherry Hill Area

**Site History:** The last application for the subject site was a Rite Aid, which was approved in 2007 but was not built and the plans have subsequently expired. For your reference, similar to the proposed Greenland & Saj building, the previously-approved Rite Aid building was located in the northeast corner of the site at the intersection, with the parking lot located west and south of the building.

**Land Uses:** A grocery store and bakery are proposed, both of which are permitted uses in the Cherry Hill Village Overlay District.

**Schedule of Regulations and Modifications:**

- **Front Yard Setback.** Section 2.2.3 of the Cherry Hill Village Overlay District Design Guidelines allows a maximum setback of 15 feet. The proposed front yard setback ranges from 8' to 8'-7".
- **Side and Rear Yard Setbacks.** Section 2.2.3 of the Cherry Hill Village Overlay District Design Guidelines allows side yard setbacks of 0'-10'. The proposed building is 84'-1" from the west lot line and 153'-5" from the south lot line.
- **Open Space.** Section 2.4 of the Cherry Hill Village Overlay District Design Guidelines requires 25% of the gross area to be dedicated open space. There was no dedicated open space on the previously-approved Rite Aid plans because the required open space was located elsewhere in Cherry Hill Village. However, because the original Agreement for Cherry Hill Village expired in 2014, the minimum open space requirement applies to individual sites. As a result, we recommend a modification to reduce the required open space to 17% pursuant to the plans. At its meeting on February 7, 2022, the Planning Commission recommended approval of this modification.
- **Building Height.** The proposed building height is 26'-4" and is designed as 2 stories, which is recommended by Section 3.3.6 of the Cherry Hill Village Overlay District. Many areas inside the store are 1 story and open above, but there are 2<sup>nd</sup> story areas for offices and storage. The applicants are also in the process of considering a bakery seating area in



the upstairs mezzanine, which will be determined at the time of site plan review.

**Traffic Management:** There are two (2) entrances proposed: one (1) entrance from Market Square Dr. to the west and one (1) entrance from Denton Rd. to the east. The entrance from Market Square Dr. aligns with Lantern Way and there is no proposed extension of Market Square Dr. The entrance from Denton Rd. is located on the south side of the site and is designed to be as far away from the intersection of Cherry Hill Rd. as possible. When The Towns at Cherry Hill development was approved, its PD Agreement included as a definite benefit that the shared access drive (Market Square Dr.) is being provided to the corner parcel (71-073-99-0001-706) to prevent the need for another driveway connection on Cherry Hill Road for the future development of the corner parcel. The following documents were executed and recorded in 2007 and 2008, respectively: A Declaration of Easements and Agreement for Maintenance; and a Reciprocal Easement Agreement

The project sponsor has submitted a Traffic Impact Study (TIS), which notes the following future deficiencies (Level of Service E or F) under the build conditions:

- Northbound on Denton Rd., thru/right at Cherry Hill Rd., during AM peak.
- Southbound on Denton Rd., left at Cherry Hill Rd., during AM and PM peak.
- Westbound on Cherry Hill Rd., left at Denton Rd., during AM and PM peak.

The TIS states, “The proposed retail center is projected to cause traffic congestion at the intersection and along the south side of Denton Road.” To address these deficiencies, the TIS recommends the following:

- A right-turn deceleration lane on Denton Road. This improvement is being proposed by the applicant.
- A left-turn passing lane on Denton Road. This improvement is being proposed by the applicant.
- A left-turn phase at the signalized intersection of Cherry Hill Rd. and Denton Rd. This improvement is not proposed by the applicant because the TIS states, “[T]he need for this phase is not due to the ‘new trips’ of the proposed development. The background traffic has caused the signalized intersection to need a left-turn phase to relieve the congestion.”

The Township’s traffic engineering consultant (Wade Trim) reviewed the TIS and stated that the TIS was prepared using standard procedures and guidelines required by Wayne County and Canton Township. Wade Trim stated that the report is approved, subject to the following 2 items being addressed:

- Explaining why 2018 counts were used. Consistent with Wade Trim’s findings, the applicant has since stated that 2018 data was used due to effects COVID-19, which has resulted in atypically lower traffic volumes since March 2020. Therefore, this condition has been satisfied.
- Providing a recommendation on mitigating the queue at the southern site driveway, which blocks traffic attempting to turn out of the market onto northbound Denton Road. Wade Trim recommends a solution to this problem such as prohibiting the left turn and directing market traffic to use the Cherry Hill Road driveway. However, Wade Trim states in its January 7, 2022 letter that there are a number of ways this queue can be addressed. Therefore, we recommend prohibiting the left turn onto Denton from the

site and directing market traffic to exit via the Cherry Hill Road driveway unless an alternative solution is mutually agreeable to Wade Trim and the applicant prior to Township Board action on the PD application. After the February 7, 2022 Planning Commission meeting, the PD plans were revised to include a sign prohibiting left turns onto Denton Rd.

**Sidewalks:** There are existing sidewalks along the frontages of Cherry Hill Rd. and Denton Rd. Internal sidewalks are proposed to connect the building from The Towns at Cherry Hill to the west, Cherry Hill Road to the north, and Denton Road to the east.

**Landscaping and Screening:** Although landscaping and screening will be addressed in more detail at the time of site plan review, a landscape plan is included. The landscape requirements are:

- **Landscaping Adjacent to a Road.** Section 2.1.5 of the Cherry Hill Village Overlay Design Guidelines requires 1 shade tree every 30-38 feet.
- **Parking Lot Landscaping.** Section 2.2.5 of the Cherry Hill Village Overlay Design Guidelines requires compliance with the parking lot landscaping requirements of Section 5.02(C) of the Zoning Ordinance, which requires 25 sq. ft. of interior landscape area per parking space and 1 deciduous or evergreen tree per 300 sq. ft. of interior landscape area.
- **Foundation Landscaping.** Section 5.03(A)(4) of the Zoning Ordinance requires 1 ornamental tree and 5 shrubs per 35 linear feet of building frontage that faces a road or is adjacent to a parking area.
- **Screening of Parking Areas and Trash Storage.** Section 2.2.6 of the Cherry Hill Village Overlay Design Guidelines requires parking areas and trash storage areas to be screened with appropriate fencing or landscaping. On the south side of the site, there is a continuous row of evergreen trees proposed (Black Hills White Spruce), and the site to the south has an opaque fence along its northern lot line. On the west side of the site, there is a 2'-8" masonry wall and a row of upright Junipers proposed. The Juniper species (Burk Upright Juniper) has a mature height of 15-25 ft. and a mature spread of 8-12 ft. Screening will be finalized at the time of site plan review. The trash storage and screening are addressed below.

**Parking and Loading:** Section 4.01(C)(6) of the Zoning Ordinance requires 1 parking space per 150 sq. ft. of usable floor area of the store, 1 parking space per 250 sq. ft. of office area, and 1 parking space per employee. Based on plans, 82 spaces are required and proposed. Additionally, 6 on-street parking spaces are proposed on the south side of Cherry Hill Rd. in front of the building. 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 19,044-sq. ft. Supermarket is 69 spaces on a Saturday. Indoor eating areas are also proposed for the bakery, which will lower the parking required for the grocery store and increase the parking required for the eating area at a rate of 1 additional parking space per 65 sq. ft. of usable eating area. The final parking requirements will be determined at the time of site plan review when the final floor plans are prepared, at which time the Planning Commission can evaluate whether any modifications to the parking space requirements are warranted pursuant to Section 4.01(C)(6) of the Zoning Ordinance.

There are 3 cart corrals in the parking lot and the designs are included in the plans.

**Lighting:** Although lighting will be addressed in more detail at the time of site plan review, a lighting plan is included. There is no light trespass shown along the western and southern lot lines adjacent to residential areas. While the illumination levels comply with the standards of Section 2.13 of the Zoning Ordinance, the light poles and fixtures must be consistent with the existing decorative poles and fixtures in the Cherry Hill Village Overlay District.

**Dumpster Enclosure:** The compactor area is shown on the southeast corner of the building, which is about as far away as possible from the adjacent residential areas. Pursuant to Section 2.14 of the Zoning Ordinance, the plans show that the enclosure wall will be 10 feet high, which is 1 foot higher than the compactor. The compactor has the required opaque gate, but the gate height must be increased to be the same height as the screening walls. Dumpster enclosure details will be addressed in more detail at the time of site plan review.

**Building Design:** The building meets many of the design standards of Section 3.3.6 of the Cherry Hill Village Overlay District, including being 2 stories and having a rectangular form with a storefront façade. Similar to the previously-approved Rite Aid building, because the proposed building is a large single-use building, it does not have the recommended full-width glass on the ground floor and three windows topped by an upper cornice or parapet on the upper floor. Overall, the building is very modern compared to a more traditional building in Cherry Hill Village. The exterior building material is at least 50% brick, which is required by Section 26.06 of the Zoning Ordinance. At its meeting on February 7, 2022, the Planning Commission recommended approval of the building design.

**Signage:** Section 2.2.8 of the Zoning Ordinance limits the size of wall signage to 2% of the building's ground-level façade. While signage is illustrated on the elevation renderings, the areas are not calculated and will be addressed in more detail at the time of site plan review. A ground sign is proposed on the south side of the proposed driveway from Denton Road. Because ground signs are not permitted in the Cherry Hill Village Overlay District, the PDD Agreement includes a modification from the Zoning Ordinance. Since the February 7, 2022 Planning Commission meeting, the ground sign detail has been revised to not exceed the dimensions of the underlying RA zoning district (max. height of 6 feet and max. area of 24 sq. ft.), which is the same size permitted in the commercial districts.

**Stormwater Management:** The site is proposed to drain to the existing stormwater ponds located directly south in the Corners at Cherry Hill, which are designed to hold regional drainage. There is a Declaration of Easements and Agreement for Maintenance that allows for this regional stormwater detention, which also includes The Towns at Cherry Hill property. Stormwater management is under the jurisdiction of Wayne County, which will be reviewed during site plan review if the proposed PD is approved.

**PDD Agreement:** The PDD Agreement is consistent with the Township's template, and the Township Attorney has approved the document subject to a few minor revisions. After the February 7, 2022 Planning Commission meeting, the following modifications were added to

the PDD Agreement pursuant to the Planning Commission's recommendations:

- To permit a ground sign, which will have a maximum height of 6 feet and a maximum area of 24 sq. ft.;
- To permit the building within the 25-foot clear vision triangle at the intersection of 2 public roads. The plans show a clear vision triangular area of 15 feet, 11 inches; and
- To permit the site to have less than 25% open space. The plans show 17% open space.

- **Community Planner's Recommendation:** Approval of the Planned Development District on parcel no. 073-99-0001-706, subject to the following conditions: (1) revising the plans to address the Zoning Ordinance compliance items noted by staff, including lighting fixtures, compactor gate height, and directional arrows; (2) prohibiting the left turn onto Denton from the site and directing this market traffic to exit via Market Square Dr.; and (3) acceptance of the Traffic Impact Study findings, conclusions, and proposed improvements by Wayne County.

- **Planning Commission's Recommendation:** At its meeting on February 7, 2022, the Planning Commission voted 8-0 to recommend approval of the Planned Development District on parcel no. 073-99-0001-706, subject to the following conditions being satisfied prior to Township Board action on the PDD: (1) revising the PDD Agreement to include modifications to allow for less than 25% open space, a clear vision triangle of less than 25 feet, and a ground sign no greater than 6 feet in height and 24 sq. ft. in area; (2) addressing Zoning Ordinance compliance items noted by staff, including lighting and compactor gates; and (3) prohibiting the left turn onto Denton from the site and directing market traffic to exit via the Cherry Hill Road driveway unless an alternative solution is mutually agreeable to Wade Trim and the applicant.

After the February 7, 2022 Planning Commission meeting, the PD plans and PD Agreement were revised accordingly. While revisions were made to the lighting and compactor gates, additional changes are required to comply with the Zoning Ordinance, which we recommend as conditions of approval. Additionally, some minor revisions are required to the directional arrows at the driveways.

**STRATEGIC PLAN/GOALS:** N/A

**ACTION REQUESTED:** Approval of the Planned Development District on parcel no. 073-99-0001-706 at 49491 Cherry Hill Road, subject to the following conditions: (1) revising the plans to address the Zoning Ordinance compliance items noted by staff, including lighting fixtures, compactor gate height, and directional arrows; (2) prohibiting the left turn onto Denton from the site and directing market traffic to exit via the Cherry Hill Road driveway; and (3) acceptance of the Traffic Impact Study findings, conclusions, and proposed improvements by Wayne County.

**BUDGET IMPLICATION & ACCOUNT NUMBER:** N/A.

**IMPLEMENTATION PLAN:** N/A.

**MUNICIPAL SERVICES DIRECTOR'S RECOMMENDATION:** Approval

**ENGINEERING SERVICES DIVISION'S RECOMMENDATION:** Approval, with

conditions.

**FIRE MARSHAL'S RECOMMENDATION:** Approval, with conditions.

**BUILDING OFFICIAL'S RECOMMENDATION:** N/A.

**FINANCE AND BUDGET DIRECTOR'S RECOMMENDATION:** N/A.

**SUPERVISOR'S RECOMMENDATION:** Approval

**MODEL RESOLUTION:**

RESOLUTION OF  
BOARD OF TRUSTEES  
CHARTER TOWNSHIP OF CANTON, MICHIGAN

**Approval of Minor Planned Development District for Greenland & Saj**

**WHEREAS,** the Project Sponsor has requested approval of a Planned Development District for Greenland & Saj on property located at the southwest corner of Cherry Hill Rd. and Denton Rd.; and,

**WHEREAS,** the Planning Commission reviewed the Planned Development Plan and Planned Development Agreement, and voted 8-0 to recommend approval of the request, with conditions, as it meets the criteria for a planned development, results in definite benefits to the community, and complies with the applicable site design requirements of the Zoning Ordinance;

**NOW THEREFORE BE IT RESOLVED,** the Board of Trustees of the Charter Township of Canton, Michigan does hereby approve the Greenland & Saj Planned Development District on tax parcel no. 073-99-0001-706 at 49491 Cherry Hill Road, as proposed in the Planned Development Agreement and plan documents, subject to the following conditions: (1) revising the plans to address the Zoning Ordinance compliance items noted by staff, including lighting fixtures, compactor gate height, and directional arrows; (2) prohibiting the left turn onto Denton from the site and directing this market traffic to exit via Market Square Dr.; and (3) acceptance of the Traffic Impact Study findings, conclusions, and proposed improvements by Wayne County.

**ATTACHMENTS:**

1. Planning Commission Minutes
2. Zoning Map and Location Map
3. PDD Plan/Site Plan
4. Traffic Impact Study and Wade Trim Review
5. Proposed PDD Agreement

**NEXT STEPS:** If the PDD is approved, the next step will be for the applicant to submit a site plan application, which will be reviewed by the Planning Commission and Township Board. The

PDD plans include more details than are typically required on a PDD plan, so many of the staff comments are regarding elements that will be addressed at the time of site plan review.

**CANTON COMMUNITY  
REQUEST FOR BOARD ACTION**

**MEETING DATE: March 8, 2022**

**AGENDA ITEM: #G-2**

**ITEM: Consider Award of a Contract to Al's Asphalt Paving Company for Paving of Three Parking Lots in Heritage Park and an Award to Wade/Trim Associates for Construction Engineering and Testing Services**

**PRESENTER:** Jade Smith, Municipal Services Director

**INDIVIDUALS IN ATTENDANCE:** None Anticipated

**EXECUTIVE SUMMARY:** In August 2021 Canton Township Engineering Services (ES) solicited public bids for six projects in the Heritage Park area. Three projects have been selected for construction in the 2022 construction season: Softball NW, Softball NE and North Pavilion lot which are all located adjacent to Heritage Drive. On August 19, 2021 eight pavers submitted bids (Attachment 1 – Bid Tabulation) and Al's Asphalt Paving Co. (Al's Asphalt) was the low bidder for all six projects collectively and for each project individually. The base bid from Al's Asphalt for the three selected projects total projects is \$1,070,808.50 (Attachment 2 –Base Bid).

ES recommends approval of a contract with Al's Asphalt for the Heritage Park paving projects in the amount of \$1,070,808.50 with a 5% contingency of \$53,540.43 for a total contract of \$1,124,348.93. ES also recommends approval of a contract amendment with our engineer Wade Trim for Construction Engineering and Testing in the amount of \$121,500 (Attachment 3 – Wade Trim Proposal).

**BACKGROUND:** In 2018, Wade Trim was retained as design engineer for a base survey and utilities/drainage assessment of Heritage Park along with several paving and rehabilitation projects. In 2020 WT was released to complete designs of several projects in Heritage Park. ES bid six projects ( CIP Project # 200011,200014,200017,210006,210007,230003,230004)for Heritage in July, 2021: Softball NE, Softball NW, North Pavilion, Veterans Way, Pheasant Run Clubhouse Parking and the Golf Maintenance Building.

The eight bids received on August 19, 2021 were evaluated and adjusted by ES. One bidder (Hutch) incorrectly bid several of the projects and had multiple errors, therefore the bid was removed from consideration. The remaining seven bids ranged from \$2,697,083.25 to \$3,286,476.70. Al's Asphalt has successfully completed several recent projects for the Township (DDA Road Paving, 2021 and Independence Park Paving, 2015 and they are willing to hold their pricing from their August 2021 bid.

**STRATEGIC PLAN/GOALS:** Board Goal: Quality Infrastructure

**ACTION REQUESTED:** Approve a contract with Al's Asphalt Paving Co. for the Heritage Park paving projects in the amount of \$1,070,808.50 with a 5% contingency of \$53,540.43 for a total contract of \$1,124,348.93. Consider approving a contract under our Master Services Agreement with our engineer WTA for Construction Engineering and Testing in the amount of \$121,500.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** The funds for the Heritage Park will need the following budget adjustment:

**Increase Revenue:**

401-000.695 Fund Balance Appropriation \$1,245,849.93

**Increase Expenditures:**

401-441.970\_0050 Capital Outlay Infrastructure \$1,245,849.93

**IMPLEMENTATION PLAN:** Upon Board approval, ES and Finance will complete the contract with Al's Asphalt Paving Co. and establish the purchase orders and will issue a contract approval and purchase order for this work to Wade/Trim Associates.

**MUNICIPAL SERVICES DIRECTOR'S RECOMMENDATION:** Approval

**FINANCE AND BUDGET DIRECTOR'S RECOMMENDATION:** Approval

**SUPERVISOR'S RECOMMENDATION:** Approval

**MODEL RESOLUTIONS:**

1. I move to approve the following Budget Adjustment:

**Increase Revenue:**

401-000.695 Fund Balance Appropriation \$1,245,849.93

**Increase Expenditures:**

401-441.970\_0050 Capital Outlay Infrastructure \$1,245,849.93

2. I move to award a construction contract to Al's Asphalt Paving Co. for the Heritage Park paving projects in the amount of \$1,070,808.50 with a 5% contingency of \$53,540.43 for a total contract of \$1,124,348.93 from the Fund 401-441.970\_0050.
3. I move to award a contract extension to Wade Trim Associates for engineering services on the Heritage Park paving projects in the amount of \$121,500 (Attachment 3 – WTA Proposal) from 401-441.970\_0050.

**ATTACHMENTS**

- 1 Bid Tabulation, August 19, 2021
- 2 Al's Asphalt Bid
- 3 Wade Trim Proposal



**CANTON COMMUNITY  
REQUEST FOR BOARD ACTION**

**MEETING DATE: March 8, 2022**

**AGENDA ITEM #G-3**

**ITEM: Consider Approval of an Inter-Governmental Agreement between Wayne County and Canton Township for Barn Replacement at Preservation Park**

**PRESENTER:** Greg Hohenberger, Leisure Services Director

**INDIVIDUALS IN ATTENDANCE:** None Anticipated

**EXECUTIVE SUMMARY:**

Wayne County has agreed to fund the replacement of the barn at Preservation Park through the Wayne County Parks Millage in the amount of \$151,912 for the 2021-22 fiscal year. An Intergovernmental Agreement (IGA) between Wayne County and Canton has been drafted for approval by both governing authorities. See Attachment A.

**BACKGROUND:**

A Wayne County Parks Millage was approved by voters in 2002 and renewed in 2009 and 2016 for seven more years. As a provision to this millage, Wayne County parks has agreed to reinvest a maximum of 15% back into local communities. Annually, communities submit project proposals based on the allocated funds from the county.

Canton submitted a request for the funding to go towards replacing the historic barn in Preservation Park that was lost due to a fire in May 2021 in the amount of \$151,912. This project is estimated to exceed \$500,000 and will require further funding in addition to the insurance payout. Wayne County has agreed to fund improvements as follows:

<b>I.D.</b>	<b>ITEM</b>	<b>LOCATION</b>	<b>ROUGH COST ESTIMATE</b>
1.	Land Survey	Preservation Park	\$13,000
2.	Wood Floors	Preservation Park	\$12,000
3.	HVAC RTU	Preservation Park	\$68,000
4.	Fire Suppression	Preservation Park	\$14,000
5.	Lighting	Preservation Park	\$6,900
6.	Roof with Skylights	Preservation Park	\$15,400
7.	Hot Water Tanks	Preservation Park	\$4,500
8.	Wood Siding	Preservation Park	\$21,000
9.	Insulation	Preservation Park	\$4,000
10.	Windows	Preservation Park	\$10,500
11.	Cross Beam	Preservation Park	\$31,500

Note: Total project costs not to exceed \$151,912

**ACTION REQUESTED:** Authorize the Supervisor to sign agreement.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** The 2022 budget will be adjusted to record the county contribution and offsetting expenses.

**IMPLEMENTATION PLAN:** Upon Board approval, CLS will provide a copy of agreement for signature by Supervisor and forward signed copy to County for execution.

**DIRECTOR'S RECOMMENDATION:** Approval

**FINANCE AND BUDGET DIRECTOR'S RECOMMENDATION:** Approval

**SUPERVISOR'S RECOMMENDATION:** Approval

**MODEL RESOLUTION:** I move to authorize the Supervisor to sign the Intergovernmental Agreement between Wayne County and Canton Township for the Replacement of the historic barn located in Preservation Park and to authorize the Finance Department to make necessary budget adjustments to the 2022 Budget to record the Wayne County contribution and the related expenditures.

**ATTACHMENTS:**

Attachment A – Intergovernmental Agreement