



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

Monday, September 12, 2022
7:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Acharya, Eggenberger, Foster, Greene, Okon, Singh, Watkins, Weber, and Zuber

APPROVAL OF MINUTES OF JULY 25, 2022 and AUGUST 8, 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. 120-PDP-6941 **CREEKVIEW LANDINGS** – Consider Preliminary PDD for parcel nos. 118-99-0005-000; 119-99-0001-702; 119-99-0002-001; 119-99-0003-001; 119-99-0007-000 (50400 Geddes Rd.); 120-99-0002-000; 120-99-0003-000 (50356 Geddes Rd.); 120-99-0004-701 (50300 Geddes Rd.); 120-99-0006-000 (50200 Geddes Rd.); 120-99-0009-001 (50760 Geddes Rd.); 120-99-0015-000 (49952 Geddes Rd.); 120-99-0016-000 (49940 Geddes Rd.); 120-99-0017-001 (49828 Geddes Rd.); 120-99-0017-002 (49828 Geddes Rd.); and 120-99-0018-702 (3506 Denton Rd.). Property is located north of Geddes Road and west of Denton Road. Proposed use is a residential development of 449 dwelling units on 224.6 acres.
2. 075-RZ-7471 **HARVEST CREEK** – Consider Rezoning for parcel nos. 075-99-0004-002 and 075-99-0005-000 (1205 Ridge Road) from RR, Rural Residential to R-3, Single Family Residential. Property is located on the east side of Ridge Road between Proctor Road and Cherry Hill Road.
3. 040-PDDA-7261 **BJ'S WHOLESALE CLUB GAS STATION** – Consider PDD Amendment for parcel nos. 040-99-0006-709 (43690 Ford Road) and 040-99-0006-708 (43690 Ford Road). Property is located on the north side of Ford Road between Morton Taylor Road and Sheldon Road. Proposed use is an automobile filling station, with amendments proposed to the existing PDD Agreement.
4. 049-SLU-7443 **BLOSSOM BEHAVIORAL WELLNESS CENTER** – Consider Special Land Use for parcel no. 049-99-0001-708 (39415 and 39453 Ford Rd.). Property is located south of Ford Road between Lotz Road and Hix Road. Proposed use of Blossom Behavioral Wellness Centers consists of the following special land uses: office; medical clinic, office, and

laboratory; training and/or education center; and accessory child care.

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. 073-DIR-6961 **ZAHR PLAZA** – Consider Site Plan Amendment on parcel no. 073-99-0005-713. Property is located south of Cherry Hill Road between Denton Road and Ridge Road. Proposal façade and architectural changes.
6. 072-SFP-6739 **THE MEADOWS OF CHERRY HILL** – Consider Site Plan Amendment on parcel nos. 072-99-0005-704 & 072-99-0009-002. Property is located on the west side of Ridge Road, between Saltz Road and Cherry Hill Road. Proposed changes to the facades of corner homes.
7. 141-DIR-7433 **MCDONALD’S RESTAURANT** – Consider Site Plan on parcel no. 141-99-0028-701 (40241 Michigan Avenue). Property is located south of Michigan Avenue between Lotz Road and Hannan Road. Proposed changes include converting the single drive-through to a double drive-through.

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.*

REPORTS AND DISCUSSION *Staff reports, commission and liaison comments*

8. **MASTER PLAN** – Provide update on the Master Plan project, including upcoming public engagement events/activities, establishment of the Master Plan Advisory Board, and grant funding.

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.*

050-SPX-7495 **BOWERY RESTAURANT**– Consider Site Plan on parcel no. 050-99-0011-002 (41275 Ford Road). Property is located on the south side of Ford Road between Interstate 275 and Haggerty Road. Proposed use is outdoor dining on the south (rear) side of the building.

010-SPD-7492 **EDMOND’S PLACE** – Consider Site Plan on parcel nos. 010-99-0003-701 (44805 Joy

Road). Property is located on the south side of Joy Road between Canton Center Road and Sheldon Road. Proposed use is multi-family residential.

- 089-DIR-7501 **ST. THOMAS A'BECKET CATHOLIC CHURCH** – Consider Site Plan on parcel no. 089-99-0013-702 (713 Lilley Road). Property is located on the east of Lilley Road between Cherry Hill Road and Palmer Road. Proposed use includes landscaping and site changes to the parcel south of the existing church, including expansion of the religious use.
- 104-DIR-7505 **AGP GLASS CHILLERS** – Consider Site Plan on parcel no. 104-99-0013-702 (41600 Haggerty Road). Property is located on the west side of Haggerty Road between Palmer Road and Michigan Avenue. Proposed amendments to an existing industrial facility for outdoor equipment.
- 044-DIR-7521 **DISCOUNT TIRE (FORD ROAD)** – Consider Site Plan on parcel no. 044-99-0021-708 (41550 Ford Road). Property is located on the north side of Ford Road between Haggerty Road and Lilley Road. Proposed amendments to an existing automobile service station.
- 143-SPI-7527 **DTE REGULATION STATION** - Consider Site Plan on parcel no. 143-99-0015-002 (41290 Van Born Road). Property is located on the north side of Van Born Road between Haggerty Road and Interstate 275. Proposed use is a DTE substation.