

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
November 29, 2021**

A Special meeting of the Planning Commission of the Charter Township of Canton was held by video teleconference (Zoom) in accordance with Michigan law on Monday, November 29, 2021. Chairman Greene called the meeting to order at 7:06 P.M. and led the Pledge of Allegiance to the Flag.

ROLL CALL:

Members Present: Eggenberger, Engel, Weber, Foster, Singh, Zuber, Okon, and Greene.
Each member noted that they were video teleconferencing from Canton Township, Wayne County, Michigan.
Absent: Acharya

STAFF PRESENT: Patrick Sloan, Erin Schlutow

APPROVAL OF THE MINUTES FROM OCTOBER 18, 2021

Motion by Zuber, supported by Foster, to move to approve the minutes from October 18, 2021.
Motion passed unanimously by those present by roll call vote, 8-0

APPROVAL OF THE MINUTES FROM NOVEMBER 1, 2021

Motion by Weber, supported by Foster, to move to approve the minutes from November 1, 2021.
Motion passed unanimously by those present by roll call vote, 8-0

ACCEPTANCE OF AGENDA

Motion by Zuber, supported by Eggenberger, to move to accept the agenda as presented.
Motion passed unanimously by those present by roll call vote, 8-0.

PUBLIC HEARINGS

None.

OLD BUSINESS

1. 073-DIR-6961 **ZAHR PLAZA** – Consider Developer Instigated Revision 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. This item was tabled at the October 18, 2021 Planning Commission meeting.

Patrick Sloan said that at the October 18, 2021 Planning Commission meeting, the as-built version of the Zahr Plaza plan was reviewed and at that point the Planning Commission postponed action. Since then, the applicant has made modifications to the plans to add cornice around the building, decorative tops on columns, metal awnings over windows, and stucco over exposed concrete footings near the ground. Mr. Sloan said these modifications were in response to comments regarding the Cherry Hill Village Overlay District. He added, to be consistent with existing buildings and compliant with the Cherry Hill Village Overlay District guidelines, the applicant proposes adding cornice around the perimeter and stucco over exposed concrete instead of paint. Mr. Sloan added that stucco was chosen over veneer because veneer

would protrude from the wall. He said the applicant also proposed awnings over the windows to improve the façade in addition to decorative tops on the columns, consistent with the cornice.

Sloan recommended approval of the revised plans with exception of the decorative column tops being the same color as the limestone and subject to the stucco being integrally colored. Mr. Sloan opened the floor for comments adding that Zahr Plaza representatives were in attendance for questions.

Commission Eggenberger wanted to know if the awnings over the windows were going to be green.

Mona Hammoud, representing Zahr Plaza, said they could submit a sample color of the material and that it is a shade of olive green. Chairman Greene wanted to know if staff could review the color and Patrick Sloan confirmed that he could. Commissioner Zuber thought this was an improvement and appreciated the effort to improve the aesthetics. Commissioner Eggenberger, Commissioner Okra, Commissioner Weber, Commissioner Engel and Commissioner Foster agreed. In looking at the plans, Commissioner Singh asked why awnings were missing on the two side windows. Mona Hammoud said that those are corner areas, at an angle and not flush with the building. She added that awnings in that location would interfere with the door.

Chairman Greene asked the Commission if the south side elevation looks too plain compared to the front and sides. He felt that the residents adjacent to it might appreciate something more decorative. Commissioner Zuber said she agreed that it looked clean but she couldn't recall how close it was to the neighbors. She also pointed out that it faced the back of residential homes, not the front of their homes. Commissioner Zuber said the rear plan has been approved and is relatively similar. She explained that the plan was already approved in 2016 and she wouldn't want to ask them to do more improvements than they already have. Chairman Greene asked if the Commission agreed. All were in agreement.

Motion by Zuber, supported by Weber, to approve site plan amendment on parcel no. 073-99-0005-713 subject to cornice and decorative column tops being the same color as the limestone, subject to the stucco at the base being integrally colored and subject to the staff reviewing the awning color.

Commissioner Zuber called the vote:

Ayes: Eggenberger, Engel, Foster, Okon, Singh, Weber, Zuber, and Greene

Motion passed unanimously by those present by roll call vote, 8-0.

NEW BUSINESS-SITE PLANS

2. 057-DIR-7048 **BUFF CITY SOAP** – Consider Site Plan on parcel no. 057-99-00-01007 (43555 Ford Rd.). Property is located south of Ford Road between Sheldon Road and Morton Taylor Road. Proposed addition of a commercial tenant space to the main building (i.e., the proposed Planet Fitness building).

Patrick Sloan said the proposed Planet Fitness was previously a movie theater. Planet Fitness is not proposing to occupy the entire building and Buff City Soap is a proposed commercial tenant. Mr. Sloan brought up the Google street view of the building and pointed out the left (east) side, where Buff City Soap proposes to occupy. He noted that this side of the building currently only serves the purpose of having an egress door. As a result, the applicants propose to renovate the east side of the building, facing Ford Road. Mr. Sloan said this would include a brick veneer (shade of gray) on the bottom half with the top half painted gray, windows, awnings and front entry door. Mr. Sloan noted that the building footprint, parking, access and cross access is not proposed to change. He said the parking was originally developed based on a movie

theater at one space per three seats. He added that parking based on a fitness center and retail is still less than the amount currently available, so there is no parking shortage. He said the land use is permitted in the C-2, Community Commercial zoning district and the Central Business District overlay, and all setbacks are the same. Mr. Sloan said the proposed changes include a glass entrance door and windows, placing thin brick over the existing painted block on the bottom half, painting the top half, adding awnings and a wall sign. He stated that wall signs are subject to review by the Building Division and the sign size would be determined by the Building Division. Minor changes are proposed to landscaping and there is an existing landscape plan on file from the former movie theater. Mr. Sloan said the applicants' proposed plan is to remove the four foundation trees in front of the proposed store and relocate two of them along the front more fitting for retail, with the other two foundation trees proposed to be replanted on the east side of the store. He added that due to the decline of landscaping since the previous plan was approved many years ago, a landscape inspection would be required as a condition of occupancy and any changes to the landscape plan will have to be illustrated on the revised plan in accordance with the Zoning Ordinance. Mr. Sloan added that there are no proposed changes to the lighting or dumpster enclosure. He also felt that, based on the building's current tan color, it may be better to have a light brown or dark brown that would be more of a unified color scheme as opposed to the proposed color scheme of gray. Mr. Sloan spoke with the applicants about the possibility of changing their color scheme from gray to something more consistent with the existing brown color scheme. The applicants didn't have a concern with the main color scheme but they did note that the teal color of the sign and accent is a corporate color. Patrick Sloan concluded his report and opened the floor for questions.

Bradford Angelini and John McAllister were introduced to represent Buff City Soap. Brad Angelini said they will have to repair sidewalks, fix some of the parking areas, and add handicapped spaces. He said the trees on the original image are sickly and not doing well. Mr. Angelini said they would be adding an entry door and two windows. He said they felt that the dark gray brick on the bottom and light gray on top would distinguish their business so that it doesn't appear to be an additional entrance to Planet Fitness. He said they are depending on being seen from the street. Mr. Angelini explained that the color is a mild gray that he feels goes well with the current cream color of the building.

Commissioner Foster agreed with Patrick about choosing something more complimentary for the color of the brick.

Commissioner Singh is on board with the project and thinks the gray/teal that Buff City Soap wants is fine. He agrees with them wanting to set themselves apart from Planet Fitness.

Commissioner Engel is happy with either color.

Commissioner Weber was in favor gray and teal and understands why they would like to stand out.

Commissioner Okon likes the idea of breaking up a big building. He asked the representatives from Buff City Soap to give a little background on their business. John McAllister said they are a franchisee with one store in downtown Brighton, so Canton would be their second location in Michigan.

Commissioner Eggenberger thought this would be an interesting addition and was in favor.

Commissioner Zuber agrees with Commissioner Weber and is in favor of gray and teal. She feels it is a nice color combination that will stand out. She said she understands Patrick Sloan's concern but thinks the proposed color scheme will look nice and she supports it.

Chairman Greene asked if Buff City Soap's south side signage would be backlit or if it would have lighting

shining brightly towards the residents. Sloan said the south side of the building is the rear side and all changes are proposed to be on the north side, facing Ford Rd., and east side facing a commercial site. Chairman Greene said the plans show signage on the rear. Commissioner Zuber said there isn't a rear elevation in the packet, only the front and side. Chairman Greene said he mistakenly thought the side view was the rear of the building and thanked the Commissioners for clarification.

Commissioner Zuber asked if the windows on the front would actually be windows, not spandrel glass. John McAllister confirmed that they are windows that you can see inside. Commissioner Zuber asked if there was a possibility of putting a window on the side. Bradford Angelini said it would be nice to have a window there but they would have to change things because the furniture that would go in that area may be too tall. He appreciated the suggestion and said they could look into making it work.

Chairman Greene asked if spandrel glass would be an option on the east side for aesthetic purposes. Commissioner Zuber thought it would like nice but be more exciting and advantageous to have an actual window.

Chairman Greene asked Bradford Angelini if the green color was a corporate color for their business. Mr. Angeline said yes, it is called Tokyo Green. Chairman Greene then asked if the door on the side was a utility door, not an entry door. Mr. Angelini said yes, that is correct. Chairman Greene asked if the dark gray veneer could go along the side as well as the front. John McAllister noted that they would already be taking the paint color past their occupied space for some continuity. Mr. McAllister said that is a big piece of the building that doesn't belong to them so putting the brick veneer there wouldn't be cost effective. He added that they could paint that bottom portion a darker gray to match the brick veneer.

Motion by Zuber, supported by Singh, to approve the site plan amendment for Buff City Soap on tax parcel no. 057-99-00-01007 (43555 Ford Rd.) subject to compliance with the previous approved site plan, adding a window on the east side, and painting the side door and the bottom portion of the block on the east side to match the charcoal veneer on the front (north) of the building.

Commissioner Zuber called the vote:

Ayes: Eggenberger, Engel, Foster, Okon, Singh, Weber, Zuber, and Greene

Motion passed unanimously by those present by roll call vote, 8-0.

NEW BUSINESS-OTHER

3. 057-DIR-7048 **PLANNING COMMISSION MEETING SCHEDULE FOR 2022** – Consider approval of 2022 Planning Commission meeting schedule.

Patrick Sloan noted that the Michigan Open Meetings Act provision that allows for virtual meetings expires at the end of December so we will go back to meeting in person starting in January. Mr. Sloan said in an effort to help with social distancing, we plan to offer a Zoom component so the public can participate virtually if they choose to. Mr. Sloan explained that the Board of Trustees has been successful in doing its meetings that way for its last few meetings. He said members will be required to be present but the public, applicants, etc. will be permitted to attend virtually.

Chairman Greene asked to clarify that members must attend in person or not be present at the meeting; however, the audience could go either way. Patrick Sloan said that is correct.

Chairman Greene asked Commissioner Foster how that has been going for the Trustees so far.

Commissioner Foster said it has been working very well at the Township Board level.

Chairman Greene asked if we would still have the ability to add additional meetings. Sloan said yes.

Commissioner Weber asked if there was any talk at the state level, with another Covid variant coming, about the possibility of continuing with virtual meetings. Sloan said he has not yet heard anything more.

Commissioner Foster mentioned that the current order has been extended in the past. She said the Wayne County Health Department or the County Commissioners would be the ones to ask as to whether another extension would be issued due to the current circumstances. Commissioner Foster noted that changes aren't usually announced until the last minute.

Commissioner Weber asked if masks will be required. Commissioner Foster said yes, they are required in the Administration Building now.

Motion by Zuber, supported by Weber, to accept the Planning Commission meeting schedule for 2022 at 7pm on the following dates: January 3rd, February 7th, March 7th, April 4th, May 2nd, June 6th, July 11th, August 1st, September 12th, October 3rd, November 7th and December 5th.

Motion passed unanimously by those present by roll call vote, 8-0

NEW BUSINESS-STAFF REFERRAL (NEW PLANS RECEIVED TO REFER FOR STAFF REVIEW)

- 4. 053-DIR-7036 **WENDY'S** – Consider Developer Instigated Revision on parcel no 053-99-0001-005 (41465 Ford Rd.). Property is located south of Ford Road between Haggerty Road and Lilley Road. Proposed changes to building and site.

Motion by Zuber, supported by Weber, to refer Item #4 for staff review.

Motion passed unanimously by those present by roll call vote, 8-0

NEW BUSINESS-SET PUBLIC HEARING FOR DECEMBER 6, 2021 (NOTICES PREVIOUSLY PUBLISHED AND MAILED BECAUSE THE APPLICATION DEADLINE WAS MET)

- 5. 141-SLU-6965 **CANTON BANQUET AND CONVENTION CENTER** – Set public hearing for review of Special Land Use on parcel no. 141-99-0027-716. Property is located east of Lotz Road between Michigan Avenue and Van Born Road. Proposed convention center and banquet facility.
- 008-SLU-7017 **CANTON BUSINESS CENTER** – Set public hearing for review of Special Land Use on parcel no. 008-99-0001-021. Property is located north of Koppernick Road between Haggerty Road and Lilley Road. Proposed automobile service station.
- 132-PDDA-7013 **CHIPOTLE** – Set public hearing for review of PDD Amendment on parcel nos.: 132-99-0003-701. Property is located south of Michigan Avenue between Belleville Road and Beck Road. Proposed fast food restaurant with a drive-through.
- 073-PDM-6859 **GREENLAND & SAJ** – Set public hearing for review of PDD Minor on parcel

no. 073-99-0001-706 (49491 Cherry Hill Rd.). Property is located south of Cherry Hill Road between Denton Road and Ridge Road. Proposed grocery store and bakery.

131-SLU-7024 **MINI STORAGE DEPOT** – Set public hearing for review of Special Land Use on parcel no. 131-02-0015-000 (4985 Research Dr). Property is located south of Michigan Avenue between Belleville Road and Beck Road. Proposed mini-warehouse.

Motion by Zuber, supported by Okon, to set public hearing for December 6, 2021 for stated items.

Motion passed unanimously by those present by roll call vote, 8-0

MISCELLANEOUS – DISCUSSION

Commissioner Weber asked Patrick Sloan if he met the new Deputy Municipal Services Director yet. Mr. Sloan said he had not yet met with him. Commissioner Weber said he and the newly hired Deputy Director are friends and worked together for the City of Dearborn previously. He noted that the new Deputy Director was very involved with community and sustainability issues and he felt the Township would enjoy working with him.

ADJOURN

Motion by Zuber, supported by Okon, to adjourn the meeting.

Motion passed unanimously by those present by roll call vote, 8-0. Meeting adjourned at 8:03pm

Kerri Romanko
Recording Secretary