

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
January 3, 2022**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road Monday, January 3, 2022. Chairman Greene called the meeting to order at 7:02 P.M. and led the Pledge of Allegiance to the Flag.

ROLL CALL:

Members Present: Weber, Foster, Watkins, Zuber, Okon, Eggenberger, Greene.

Absent: Acharya and Singh

STAFF PRESENT: Patrick Sloan, Erin Schlutow

Chairman Greene introduced newly appointed commissioner, Mr. Brian Watkins.

Mr. Watkins expressed his happiness to be a part of the Canton Township Planning Commission and summarized his work history with the City of Detroit, Wayne County, and Gary, Indiana.

APPROVAL OF THE MINUTES OF NOVEMBER 29, 2021

Motion by Zuber, supported by Okon, to approve the Minutes of November 29, 2021, as presented. Ayes all present on a voice vote.

APPROVAL OF THE MINUTES OF DECEMBER 6, 2021

Motion by Zuber, supported by Weber, to approve the Minutes of December 6, 2021, as presented. Ayes all present on a voice vote, Ms. Eggenberger recused herself from the vote due to absence at that meeting.

ACCEPTANCE OF AGENDA

Chairman Greene stated there is one modification to the agenda, the appointment of a Vice Chair for the Planning Commission.

Motion by Zuber, supported by Foster, to accept agenda as amended. Ayes all present on a voice vote.

PUBLIC HEARINGS

1. 142-SLU-6948 **DUNKIN'** – Consider Special Land Use on parcel no. 142-99-0020-000. Property is located on the east side of Haggerty Road between Michigan Avenue and Old Michigan Avenue. Proposed fast food restaurant with a drive-through.

Ms. Schlutow stated the project sponsor proposes to construct a 1,836-sq. ft. Dunkin' Donuts fast

food drive-thru restaurant on a parcel located on the east side of Haggerty Rd. between Michigan Ave. and Old Michigan Ave. Ms. Schlutow explained that the parcel is split into two (2) separate zoning districts. Ms. Schlutow further stated that the western area is zoned C-3, Regional Commercial, and the east area is zoned C-4, Interchange Service. Ms. Schlutow said that the fast food drive-thru restaurant is proposed to be constructed entirely on the area of the parcel that is zoned C-3 and that fast food drive-thru restaurants are special land uses in the C-3 district.

Ms. Schlutow stated the special land use plans include more details than are typically required on a special land use plan, and many of the staff comments are regarding elements that are addressed at the time of site plan review.

Ms. Schlutow said the subject site is a vacant lot, located at the east side of Haggerty Rd. between Michigan Ave. and Old Michigan Ave., and consists of approximately 1.75 net acres.

Ms. Schlutow stated the surrounding zoning and land uses to the north are WC, Wetlands Conservation, outdoor recreation and Western Townships Utility Authority, to the south – RMH, Mobile Home Park, Sherwood Village, to the east – C-4, Downer Cemetery, and to the west – C-3, Marathon Gas Station and a Jimmy John's located within the gas station.

Ms. Schlutow explained the Future Land Use Map Classification for the subject site is General Commercial. She also stated, surrounding the subject parcel to the north is Community Facilities, to the south, east and west is General Commercial. Ms. Schlutow said the proposed land use is in line with the Future Land Use Map.

Ms. Schlutow stated the proposed configuration of the lot, which has a building envelope of about 144 sq. ft., it is not possible for the development of the parcel in compliance with the dimensional requirements for commercial structure in the Zoning Ordinance. Therefore, the applicant applied for and received variances by the Zoning Board of Appeals (ZBA) at its December 9, 2021 meeting for the following requests:

- Required 85 ft. Front Yard Setbacks (Michigan Ave and Old Michigan Ave)
 - Principal structure to encroach 8 ft. into the required 85-foot front yard setback along Michigan Ave.
 - Principal structure to encroach 32.32 ft. into the required 85-foot front yard setback along Old Michigan Ave.
- Trash Enclosure Location
 - Trash enclosures are not permitted to be located in a front yard; however, due to the configuration of this parcel the ZBA noted that because there are 3 fronts, (Michigan Ave., Old Michigan Ave., and Haggerty) they would allow a front yard enclosure along Old Michigan Ave.
- Loading Area
 - Loading area, similar to the trash enclosure, is not permitted to be located in a front yard; however, the ZBA did permit the loading area on the subject property to be located in the front yard along Michigan Ave.

Ms. Schlutow said the updated plans illustrate that the proposed development is designed to

comply with all other requirements for fast-food drive-thru restaurants in the C-3 zoning district for: minimum frontage (125 feet), maximum building height (3 stories), maximum front yard setback from Michigan Ave. (77 feet with ZBA approval), minimum front yard setback from Haggerty Rd. (85 feet, compliance already has been met), minimum front yard setback from Old Michigan Ave (52.68 feet with ZBA approval), minimum rear yard setback (30 feet).

Ms. Schlutow explained that a Traffic Impact Study (TIS) was submitted by the applicant dated October 19, 2021 which provided operation analysis for the 6 intersections surrounding the subject site. Ms. Schlutow stated that Traffic Engineering consultant firm, Wade Trim, reviewed the TIS and noted that it was prepared in accordance with the standard procedures and guidelines required by Wayne County and Canton Township. Ms. Schlutow noted that Wade Trim recommend that consideration be given to “Stop” bars on Haggerty Rd. at the intersection of Old Michigan Ave. and traffic signs, “Do Not Block Intersection,” to permit a gap in the queue on the northbound lanes of Haggerty Rd. for traffic turning into and out of the subject site. Therefore, Ms. Schlutow said, if the Planning Commission recommends this Special Land Use, Staff would recommend the “Stop” bars and “Do Not Block Intersection” signs be a condition of approval, if Wayne County permits them.

Regarding access management and drive-thru lanes, Ms. Schlutow stated that the plans include turning radii and travel path for a semi-trailer, garbage truck, and fire truck. Ms. Schlutow noted that the turn movements of large vehicles is very tight and will interfere with the drive-thru aisle and possibly cause damage to the future landscape area and will need to be addressed at Site Plan review.

Ms. Schlutow explained that the parking requirement for drive-thru restaurants is: 1 parking space per 50 sq. ft. of eating area, 1 parking space per employee, and 10 stacking spaces. Ms. Schlutow said the revised plans indicated that there will be 540 sq. ft. of eating area out of the 1,836 sq. ft. of total building area, which would require 11 spaces. Additionally, the eating area dimension must be confirmed on the floor plan during site plan review. Ms. Schlutow stated the plans indicate that there will be 5 employees, so a total of 16 spaces are required and proposed as well as 13 stacking spaces. The Planning Commission will review the parking requirements in greater detail during Site Plan Review; however, currently the applicant has met the standard.

Ms. Schlutow stated that one loading space measuring 10 ft. x 50 ft., is required per the Zoning Ordinance. Ms. Schlutow stated a prior variance was granted for loading in the front yard and sufficient screening from Michigan Ave. by a guard rail and landscaping is proposed.

Regarding the architecture, Ms. Schlutow stated the building appears to have the minimum 50% brick required by Section 26.06 of the Zoning Ordinance and will be reviewed in more detail at the time of Site Plan review.

Ms. Schlutow stated that a landscape plan is not required for a Special Land Use review; however, the applicant has noted that a full landscape plan will be provided during Site Plan review and that they will be requesting waivers to the landscape belt along Haggerty Rd. and Michigan Ave.

Ms. Schlutow said a 5-foot-wide sidewalk is proposed along the site's frontage adjacent to Old Michigan Ave. and internal sidewalks and crosswalks are proposed from the south property line along the drive-thru lane to the principal structure.

Regarding lighting, Ms. Schlutow stated a photometric plan is not required at the time of Special Land Use review, and will be required at the time of Site Plan Review.

Ms. Schlutow stated the applicant requested a variance for a 12 ft. tall ground sign to be located on the northwest corner of the site. The Zoning Board of Appeals denied the request. The revised plans include an 8 ft. wide x 6 ft. high ground sign. The maximum height for ground signs is 6 ft., and the applicant has been notified that their plans will be reviewed for compliance with the Zoning Ordinance during Site Plan review.

Ms. Schlutow said one dumpster is on the east side of the building and has been granted a variance by the ZBA to be located in a front yard area. Ms. Schlutow stated that the plans include details for the enclosure, including the height of the masonry walls, bollards, and gate/screening materials and this will be looked at in more detail at Site Plan review.

Ms. Schlutow stated based on the items noted above, we find that the proposed fast food drive-thru restaurant in Canton Township meets the Special Land Use criteria of Section 27.03(C) of the Zoning Ordinance as follows, subject to the above items being corrected or otherwise addressed at the time of Site Plan review:

- The proposed fast food drive-thru restaurant use will be compatible with adjacent nonresidential land uses to the west, as well as the residential uses to the south.
- The proposed fast food drive-thru restaurant use will be compatible with the principles and objectives of the Canton Township Master Plan with regard to the General Commercial classification on the Future Land Use Map and the commercial land uses along Michigan Ave.
- The proposed uses will continue to be adequately served by essential public facilities and services, subject to any requirements of the Canton Township Engineering Division regarding necessary installations for water and sanitary sewer facilities.
- The site will have access to Old Michigan Ave. which will serve to prevent curb cuts on Michigan Ave.
- The site will have a pedestrian circulation system, including sidewalk along Old Michigan Ave., and internal sidewalks and crosswalks for employees and visitors.
- The proposed use is not expected to be detrimental to public health, safety, and welfare.
- The proposed uses will enhance the surrounding environment.
- The proposed use will not unreasonably interfere with or discourage the appropriate development and use of adjacent land and buildings.
- The location of the proposed use will not result in a residential use being surrounded by non-residential uses.
- The proposed use is expected to enhance the economic well-being and welfare of the Township.

Motion by Zuber, supported by Foster, to open the public hearing. Ayes all present on a voice vote.

Ms. Becky Klein stated she is an Engineer with PEA Group representing the applicant (1050 Rochester Ct. Troy, MI 48083). Ms. Klein stated she has worked with Community Planner, Patrick Sloan, and she feels they have come up with a plan that meets the general intent of the Ordinances. Ms. Klein also noted that several variances have been granted in order to build the structures. The sign variance that was denied has been replaced with a compliant one. Ms. Klein also said they intend to meet with Wayne County to see if they would be allowed to place the signage and the “Stop” bars that are requested on Haggerty Rd. Ms. Klein further stated that if Wayne County agrees with these changes they will include them on the Site Plan submittal. Ms. Klein offered to answer any questions.

Ms. Schlutow stated no hands were raised for additional comments or questions from the Zoom component of the meeting.

Motion by Zuber, supported by Weber, to close the public hearing. Ayes all present on a voice vote.

Mr. Weber asked if the site is proposed to be just Dunkin’ Donuts.

Ms. Klein replied, the site will be only a Dunkin’ Donuts.

Mr. Weber said the subject site is a difficult piece of property to develop due to the size. Mr. Weber noted the only in and out access is on Old Michigan Ave., given the mobile home park to the south he asked if emergency access traffic flow and related items have been taken into consideration.

Mr. Sloan replied, that the Township’s Fire Marshal is okay with the emergency access that is illustrated on the plans. Mr. Sloan also stated that a much earlier version of the plan showed a driveway directly out to Haggerty Rd., but this was abandoned due to the proximity to the Michigan Ave. intersection.

Mr. Weber stated he had no further concerns with the development.

Chairman Greene stated he is pleased to see one proposed access drive and was concerned about having a Haggerty Rd. and Michigan Ave. drive.

Mr. Watkins stated that he looked at the pavement condition of Old Michigan Ave. and asked if the applicant was directed to make any improvements to the road. Mr. Watkins stated further road wear could be a concern.

Chairman Greene stated that the condition of the roads falls under Wayne County jurisdiction.

Ms. Eggenberger expressed concern of the added traffic to Old Michigan Ave. and expressed concern with the right turn onto Haggerty Rd. from Michigan Ave., and an added left turn onto Old Michigan Ave. resulting in possible traffic issues. Ms. Eggenberger also asked for further clarification regarding the “Stop” bars.

Further discussion took place regarding the layout of the roadways in the area of the subject site and possible traffic concerns.

Mr. Sloan stated a Traffic Impact Study was prepared by the applicant's traffic engineer which showed the levels of service at that Haggerty Rd. and Old Michigan Ave. intersection were not failing, and peak hours of traffic flows were included in the Study. Mr. Sloan also stated that the traffic engineer representing the Township (Wade Trim) reviewed the Traffic Study submitted and agreed with the conclusions. Mr. Sloan said that Wade Trim recommended the signage and "Stop" bars to assist in the event of a higher traffic volume than projected.

Ms. Klein stated that if more Traffic Study details were needed, that could be addressed at the Site Plan approval process. Ms. Klein said she understands the Traffic Study concludes that there will be a traffic impact, although the result will not be to the point of failure.

Mr. Watkins stated that signage will be an important factor for good traffic flow.

Mr. Weber asked if the Special Land Use would fail if Wayne County did not approve signage recommendations.

Further discussion took place regarding signage.

Mr. Sloan explained that the "Stop" bar and signage is required as a condition of approval if they are approved by Wayne County; however, if Wayne County prohibits this then the Special Land Use would still be approved and that condition would not be applicable. Mr. Sloan stated the Traffic Study shows a level of service necessary as being satisfied.

Ms. Zuber stated the project is a great land use and will be a nice addition to Canton. Ms. Zuber also stated she had no additional concerns not already expressed.

Mr. Okon asked if the site is proposed to be built up given the added height to the north retaining wall being 8 ft.

Ms. Klein stated, yes, the site will be built up due to the west to east grade increase.

Mr. Okon asked what the wall material would be.

Ms. Klein stated that the masonry block for the wall will be attractive and consistent with what is used for the building and it will also act as a screen behind the landscaping in the area.

Ms. Foster stated she likes this use of the property and has no added concerns.

Chairman Greene asked if the Zoning Board of Appeals omitted the sidewalk on the north side of Michigan Ave.

Ms. Schlutow stated that the Zoning Board did not omit the sidewalk on the north side of Michigan Ave. Mr. Sloan stated the Township's Engineering Department was consulted regarding the placement of a sidewalk in that area. Mr. Sloan presented a current aerial photo of

the site showing that currently there are no sidewalks on the north and south side of eastbound Michigan Ave., he stated one reason for this is due to the close proximity of the I-275 expressway interchange. Mr. Sloan also showed the street view of eastbound Michigan Ave., which showed a narrow space between the roadway and a sharp grade increase. Mr. Sloan stated the Township’s Engineering Division expressed concerns that adding a sidewalk to this area could be a safety issue, and the Planning Division and Engineering Division agreed to not require the sidewalk along Michigan Avenue as a result.

Chairman Greene inquired if trash pick-up would be subjected to special timeframes given the location being near a residential area and possible noise issues.

Ms. Klein stated trash pick-up times have not been discussed; however, a requirement could be added to keep trash pick-ups between certain hours of the day. Ms. Klein also stated that deliveries have been specified to take place during off-peak hours and dumpster emptying could be addressed in a similar way.

Chairman Greene asked if the Township has a standard regarding trash pick-up.

Mr. Sloan replied that is handled on a site-to-site basis.

Further discussion resulted in the recommendation that trash pick-up would take place between the hours of 7 A.M. through 7 P.M.

Chairman Greene stated he is pleased to see some pedestrian access and that the proposed project is a good use of the property.

Motion by Zuber, supported by Eggenberger, to recommend approval of the special land use for a fast food drive-thru restaurant use on parcel no. 142-99-0020-000 as the request meets the Special Land Use criteria of the Canton Township Zoning Ordinance pursuant to the information and plans provided, subject to specific design criteria to be addressed and corrected at the time of site plan review and subject to the installation of “Stop” bars and “Do Not Block Intersection” signs, if permitted by Wayne County, and to limit dumpster pick-up to the hours of 7 A.M. to 7 P.M.

Ayes: Weber, Foster, Watkins, Zuber, Okon, Eggenberger, Greene

Absent: Acharya and Singh

2. 132-PDDA-6616 **PANDA EXPRESS RESTAURANT** – Consider PDD Amendment and Site Plan 132-SPC-6608 on parcel no. 132-99-0003-701. Property is located south of Michigan Avenue and west of Belleville Road.

Mr. Sloan stated the Planning Commission previously reviewed these applications at the August 2, 2021 meeting and held a public hearing at that time. The Planning Commission postponed action on the applications, subject to modifications to the plans.

Mr. Sloan said the applicant proposes to split 1.31 acres from the Walmart parcel with the intent

of constructing a Panda Express fast food drive-through restaurant in a 2,300-sq. ft. building. The current site consists of a parking lot and is part of the Wal-Mart PDD, which was originally approved in 2007.

Mr. Sloan explained that the PDD has been amended once for the Walmart store, and a PDD amendment has recently been recommended for approval by the Planning Commission for a Chipotle restaurant east of the proposed Panda Express (i.e., east of the main Walmart drive from Michigan Ave.). Mr. Sloan said the proposed Panda Express will be the third amendment to the Walmart PDD (note: if Panda Express is approved prior to Chipotle, then Panda Express will be the second amendment to the PDD).

Mr. Sloan noted with both proposed restaurants' parking spaces appear to be sufficient based on observations and parking analysis.

Mr. Sloan stated at the prior Planning Commission review of this application on August 2, 2021 that one concern was a northwest site driveway that was proposed to exit onto Panera's site driveway resulting in traffic backups at that location according to the applicant's Traffic Impact Assessment (TIA). Mr. Sloan presented part of the submitted plans to illustrate the northwest drive area of concern previously discussed.

Mr. Sloan said the applicant's traffic engineer (Rowe) and the township's traffic engineering consultant (Wade Trim) have discussed the possibility of keeping the northwest exit in the site design and both traffic engineers agreed that this drive could remain as an exit only as long as the traffic circulation in this part of the site was in a one-way direction and counterclockwise which is what the applicants have done. Mr. Sloan stated west of the building is a double drive through, and also the drive on the west side of the drive-through is one way only which will assist internal traffic flow. Mr. Sloan said the traffic engineers are satisfied with these changes and Staff agrees with these recommendations.

Mr. Sloan stated the site is zoned C-3, Regional Commercial District, and fast food restaurants are Special Land Uses within the C-3 District; however, this site is subject to the Walmart PDD Agreement and would need to follow the PDD Amendment procedure.

Mr. Sloan stated the proposed restaurant meets all the Zoning Ordinance requirements for setbacks and building height.

Mr. Sloan said regarding parking, the First Amendment to the Walmart PDD reduced the number of spaces from 811 to 761, the Chipotle plan (proposed Second PDD Amendment) will result in a reduction of 51 spaces and the Panda Express plan (proposed Third PDD Amendment) will result in a reduction of 85 spaces, which will lower Walmart's parking lot to 625 spaces total. Mr. Sloan said based on the size of the Walmart building and the Zoning Ordinance requirements there are over 1,200 spaces required; however, the Zoning Ordinance does allow the Planning Commission to modify the parking requirements provided data submitted indicates that a different parking level is justified.

Mr. Sloan explained based on review of 24 different aerial photographs that were taken at different times between 2015 and 2021, these indicate that the parking levels are far less than the

lot's capacity. Mr. Sloan added that according to the Parking Generation Manual, 5th Edition, published by the Institute of Transportation Engineers, the average peak parking demand for a 172,298-sq. ft. Free-Standing Discount Superstore is between 357 and 419 spaces. Mr. Sloan stated that staff believes that the remaining 625 spaces are sufficient for Walmart and recommend approval of this number for the site. Mr. Sloan explained based on the size of the Panda Express fast food restaurant, the size of the eating area, and the number of employees, 31 spaces are required. Panda Express proposes 42 parking spaces, which partially makes up for the reduction in the number of spaces for Walmart. Mr. Sloan noted Walmart is sufficient for the parking demand. Mr. Sloan stated the applicant proposed the restaurant will have 66 seats and they estimate about 1.5 customers per vehicle at full capacity and 8 employees, 42 spaces could be occupied. Mr. Sloan said the Zoning Ordinance allows for parking spaces to be adjusted with justification and agrees with this analysis.

Mr. Sloan stated the plans previously reviewed by the Planning Commission on August 2, 2021 had 48 parking spaces. Mr. Sloan said since that time, 6 spaces have been removed based on recommendations: 2 spaces were removed to allow for an additional drive-through lane and 4 spaces were removed on the north side of the site to allow for additional landscaping and queueing length from the northwest exit.

Mr. Sloan said regarding architecture of the building proposed, the plans show 50% brick minimum with stone, glass, EIFS and metal.

Mr. Sloan stated the plans show a concrete sidewalk proposed to connect the existing sidewalk along the south side of Michigan Ave to the north side of the building, and internal sidewalks have been included.

Mr. Sloan said the landscaping plan is designed to comply with the Zoning Ordinance requirement for the frontage along Michigan Ave., the parking lot divider median, the building foundation and the mechanical equipment screening. Mr. Sloan stated some required frontage trees are located south of the required berm to allow for traffic visibility but still within the required front yard space. Mr. Sloan stated that the applicant requested a modification to the foundation landscaping requirements to allow the depth of the foundation landscaping to be less than 10 feet. Mr. Sloan said based on the design of the site and the orientation of the building, Staff recommends approval of the requested modifications. Mr. Sloan noted that the required foundation landscaping exists, some of which is located in other areas of the site outside of the foundation area.

Mr. Sloan said regarding lighting, locations of light poles and fixtures are shown on the plans and minor revisions will be necessary to be consistent with the Zoning Ordinance, and the applicant has emailed light cut sheets that would meet the requirements. Mr. Sloan stated Staff would recommend the proposed submitted changes as a condition of approval.

Mr. Sloan stated the wall signage appears to exceed the maximum allowable signage of the Zoning Ordinance and will defer to the Building and Inspection Services Division for their review after Site Plans are approved. Mr. Sloan said there is currently a Walmart sign on the northeast corner of the site that is proposed to be removed and replaced. Mr. Sloan stated that if

the sign is replaced with a multi-tenant sign, Planning Commission approval will be required.

Mr. Sloan stated the dumpster enclosure is designed to comply with the standards of the Zoning Ordinance requirements.

Mr. Sloan said the PDD Agreement and Access Easement have been revised to meet Township's requirements, and Staff will defer to the Township Attorney on any remaining requirements prior to Township Board review.

Mr. Sloan said Staff recommends approval of the PDD Amendment and Site Plan, including modifications to the landscape requirements to allow foundation landscaping depths of less than 10 feet, subject to receipt of revised plans prior to action by the Township Board that include the following: (1) removal of bumper blocks; (2) adjustment of the lighting plan to comply with Section 2.13 of the Zoning Ordinance; (3) reduction in the wall sign area pursuant to Section 6A.17 of the Zoning Ordinance; and (4) any necessary modifications to the PDD Agreement and access easement to the satisfaction of the Township Attorney.

Mr. Sloan said in Staff's review letter an item of concern was raised by the Township's traffic engineering consultant regarding some calibration of the traffic modeling. Mr. Sloan stated the traffic engineers discussed and reviewed the data that was based on actual accounts in 2019, so the Township's traffic engineer stated that the traffic report was satisfactory with no additional calibration data necessary; therefore, Staff recommends approval.

Mr. Sloan noted a Public Hearing regarding this project took place previously at the August 2, 2021 Planning Commission meeting.

Ms. Foster stated she is glad to see property originally earmarked for excessive amounts of parking being used in this manner.

Mr. Okon asked about the location of the dumpster enclosure and thought it would be better suited for the southeast corner of the site away from the main view of the building.

Mr. Sloan stated discussion with the applicant took place regarding moving the dumpster location south of the building and recalls there was an easement issue along with drive-thru lane that was prohibitive.

Mr. Valentino Mancini state he is the project sponsor with Noor Architects representing the applicant. (150 Jefferson Ave., Suite 1300, Detroit, Michigan). Mr. Mancini stated that Mr. Michael McPherson, a civil engineer with Atwell Group representing the applicant (12745 23 Mile Rd., Suite 200, Shelby Twp. Michigan), is in attendance with him on the Zoom call. Mr. Mancini stated that a couple of easements to the south of the building prohibited the dumpster location there. Mr. Mancini said they plan to add landscaping to the area around the dumpster enclosure.

Mr. Okon stated his only concerns are the elevations drawing which looked to be labeled incorrectly and the dumpster enclosure facing a major road.

Ms. Zuber asked if a new Walmart sign placement has been determined once the current sign is removed.

Mr. Sloan stated once the sign is replaced it will be located east of the site on Walmart's parcel, west of the main entrance. Mr. Sloan stated a multi-tenant sign would need to be agreed to by all parties and would be included during another site plan review.

Ms. Zuber asked about possible placement of a Stop sign at the south internal cross drive intersection coming into the Walmart site from Michigan Ave.

Mr. Sloan stated he would need to consult with traffic engineers regarding the addition of a Stop sign, if Walmart would be agreeable, and how the addition of the Stop sign would impact the Traffic Study.

Ms. Eggenberger stated it will be a great spot and the proposed project looks good.

Mr. Watkins asked if the building signage height meets current code.

Mr. Sloan stated a formula is used based on the building frontage. Mr. Sloan said based on the proposed building frontage, 94.5 sq. ft. is allowed and a corner lot allows for a 50% wall sign bonus which is included in the 94.5 sq. ft. Mr. Sloan stated the signage appears to be slightly over the limit and the Township's Building and Inspection Division can review it for compliance.

Mr. Weber agrees with the usage of parking lot space and stated concern of the dumpster location. Mr. Weber asked if the northwest corner exit is necessary.

Chairman Greene stated the northwest corner exit should remain outbound only and have proper signage. Chairman Greene said as the dumpster landscaping matures that will help mitigate the view of the dumpster.

Motion by Zuber, supported by Weber, to move to recommend approval of the PDD Amendment and Site Plan on parcel no. 132-99-0003-701, including modifications to the landscape requirements to allow foundation landscaping depths of not less than 10 feet, subject to receipt of revised plans prior to action by the Township Board that include the following: (1) removal of bumper blocks; (2) adjustment of the lighting plan to comply with Section 2.13 of the Zoning Ordinance; (3) reduction in the wall sign area pursuant to Section 6A.17 of the Zoning Ordinance; and (4) any necessary modifications to the PDD Agreement and access easement to the satisfaction of the Township Attorney.

Ayes: Eggenberger, Foster, Okon, Watkins, Weber, Zuber, and Greene.

Absent: Acharya and Singh

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

3. 074-SFP-7079 **CHERRY HILL VILLAGE SITE PLAN AMENDMENT** – Consider Site Plan Amendment on parcel no. 074-03-0000-000. Property is located on the west side of Roosevelt Street between Monroe Street and Filmore Street. Proposed changes to site driveways.

Motion by Zuber, supported by Okon, to refer Item #3 to Staff. Ayes all present on a voice vote.

MISCELLANEOUS – DISCUSSION

4. **VICE CHAIR APPOINTMENT**

Nominations were held to fill Planning Commission’s Vice Chair position. Mr. Doug Weber volunteered for the position. No additional nominations or volunteers were received.

Motion by Eggenberger, supported by Foster, to accept Mr. Weber as Vice Chair to the Planning Commission. Ayes all present on a voice vote.

Further discussion took place regarding the Master Plan process and approved projects building starting to break ground.

ADJOURN

Motion by Zuber, supported by Foster, to adjourn the meeting. Ayes all present on a voice vote at 8:22 P.M.

Kelly Dandy
Recording Secretary