

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
June 3, 2019**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road on Monday, June 3, 2019 Chairman Greene called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance to the Flag.

ROLL CALL:

Members Present: Acharya, Eggenberger, Engel, Graham-Hudak, Greene, Okon, and Zuber
Absent: Bennett, Perkins

STAFF PRESENT: Goulet and Sloan

APPROVAL OF THE MINUTES OF MAY 6, 2019

Motion by Zuber, supported by Okon, to accept the Minutes of May 6, 2019 as presented. Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA:

Motion by Zuber, supported by Eggenberger, to accept the Agenda as presented. Ayes all present on a voice vote.

PUBLIC HEARINGS

1. 000-TXT-5435 **MCMAHON HELICOPTER SERVICES TEXT AMENDMENT** – Consider text amendment for Article 22.02B to add small aircraft landing fields and accessory structures to special land use language.

Mr. Goulet explained that the proposed change would create a new use in the zoning code for “Airport related businesses” in the LI, Light Industrial District and establish several site development standards for the use. Mr. Goulet explained that in 1990, the comprehensive update to the zoning ordinance allowed for “small aircraft landing fields” as a special land use in the GI, General Industrial District. Mr. Goulet state that prior to 1990, the use was also considered a special land use in the LI-2, Light Industrial District. Mr. Goulet explained that McMahon Helicopter Service received a special land use for a building on Ronda Drive in the mid-1980s for their business under this previous classification and now wish to build and expand their business in a new building proposed on a vacant site on the east side of Lilley Road adjacent to Mettetal Airport. Mr. Goulet stated that since the zoning code specifically calls out their use as a small aircraft landing field in the GI, General Industrial district only, the use cannot be considered in the LI, Light Industrial District. Mr. Goulet explained that staff has evaluated the code and redefined the use to clarify the actual types of businesses that can be considered in the LI, Light Industrial District. Mr. Goulet stated that the ordinance change also includes some general performance criteria for Airport related businesses to ensure compatibility with other permitted light-industrial uses.

Motion by Zuber, supported by Engel, to open the public hearing at 7:10 p.m. Ayes all present on a voice vote.

Mr. Bruce Bargit, representative for McMahon Helicopters, introduced Mark Roth, the engineer in charge of the project and stated that he was happy to answer any questions.

Mr. Bryan Amann, 1777 Stonebridge Way, stated that he suggested adding “airport and aircraft” as a phrase related in the language as it is changing in forms and may prevent another zoning change in the future. Mr. Amann stated that it is important to keep Canton Township competitive in the future with new technology and industries and supportive of the change.

Motion by Zuber, supported by Okon, to close the public hearing at 7:10 p.m. Ayes all present on a voice vote.

Commissioner Acharya inquired whether drones are considered aircraft. Mr. Goulet stated that commercial drones are regulated by the FAA.

Motion by Zuber, supported by Eggenberger, to move to recommend approval of the proposed amendment to Section 22.02.B establishing “Airport related businesses” as a Special Land Use in the LI, Light Industrial District and amending Section 6.02 establishing site development standards for “Airport and related businesses,” and 6.02B.1 including the word aircraft.

Ayes: Acharya, Eggenberger, Engel, Graham-Hudak, Greene, Okon, Perkins and Zuber
 Absent: Bennett, Perkins

- 2. 024-PDP-5428 ARBOR GLEN – Consider preliminary PDD for parcel nos. 024 99 0006 708, 024 99 0007 000, 024 99 0008 000 and 024 99 0009 702. Property is located north of Warren and west of Ridge Road.

Mr. Sloan stated that the applicant proposes to locate 36 single-family residential site condominiums on the approximately 36.02 acres located at the northwest corner of Warren Road and Ridge Road. One entrance is proposed on Ridge Road on the south part of the site, located about 400 feet north of Warren Road, and one emergency vehicle entrance is proposed on Ridge Road on the north part of the site, located about 1,675 feet north of Warren Road. Mr. Sloan stated that the project sponsor proposes to pave Ridge Road from Warren to the southern entrance to the development. Mr. Sloan explained that each Planned Development District is required to demonstrate definite benefits to the community with the project sponsor proposing the following definite benefits: maintaining 32.6% of the site (12.38 acres) as open space, which exceeds the 25% open space minimum; constructing sidewalks along the west side of Ridge Road from Arbor Glen to Warren Road, including crosswalks across Ridge Road and Warren Road to connect to the existing sidewalk network on the opposite sides of those roads; preserving approximately 800 trees that are either protected or landmark trees; and minimizing clearing and grading along Ridge Road, which is a Natural Beauty Road. Mr. Sloan stated that additionally, the plans note that the landscaping along Ridge Road will consist of native species consistent with the Natural Beauty Road objectives.

Mr. Sloan stated that the findings for the project were as followed and recommended;

Schedule of Regulations and Modifications. The following modifications to Zoning Ordinance requirements are proposed: lot area (17,000 sq. ft.), lot width (100 ft.), front yard setbacks (35 ft.), side yard setbacks (15 ft. on one side and 25 feet on the other, for a minimum separation distance of 40 feet between buildings), and wetland setbacks for Lots 7, 8, 32, 34, and 35. Although no lots are proposed in wetland areas, Lots 7, 8, 32, 34, and 35 will have conservation easements. The plans and PDD Agreement must include a complete Schedule of Regulations and Modifications.

Natural Features. Due to proposed grading and filling in wetland areas, the applicant must obtain approval from the Michigan Department of Environment, Great Lakes, and Energy (EGLE), which was formerly the MDEQ. Many wetland areas will be preserved, and many landmark trees will be preserved as a result of making the lots smaller. Ridge Road north of Warren Road is classified as a Natural Beauty Road, and clearing and grading in the Ridge Road right-of-way is minimized. For example, only 5 trees are proposed for removal in the Ridge Road right-of-way south of the development road entrance, and the species of those 5 trees are Elm, Box Elder, and Cottonwood.

Landscaping. Although a full landscape plan is not required at the time of Planned Development review, we recommend that an illustrative landscape plan be submitted at Final PDD review for the frontage areas along Warren Road and Ridge Road that is consistent with the natural character of those frontages. Also, the berms must be located outside of the right-of-way areas and we do not recommend frontage berms in areas where clearing and grading is not otherwise proposed.

Access Management. Arbor Glen traffic will enter and exit through one access road at Ridge Road, which will be located about 400 feet north of Warren Road. A secondary emergency vehicle access is proposed on the north side of the site, which will be 20 feet wide and paved. The emergency vehicle access must meet Fire Code requirements for minimum load, clearance, and signage. We recommend that the emergency vehicle access road be tapered at the internal road termination and gated at Ridge Road.

PDD Agreement. There are several minor corrections to the PD Agreement that are required prior to Final PDD review, including completing the Schedule of Regulations and Modifications. The only major item appears to be in Section 15, which addresses the developer's out-of-pocket third-party costs. We will defer to the Township Engineer and Township Attorney regarding the proper text of Section 15.

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

Mike Noles, Diffin Ulmer, introduced Joe Skore, Pulte Homes, who was in attendance. Mr. Noles stated that the project has a great amount of open space and tree preservation. Mr. Noles stated that tree clearing will be required only where necessary to develop the property and that overall 400 new trees will also be planted on the property. Mr. Noles indicated that they will not plant in the preserve or wetland area.

Mr. Noles stated that because they are saving so much of open space it would be difficult to plant new trees in the area. Mr. Noles stated that they met with the neighbors to discuss the project and get their feedback. Mr. Noles explained they walked the site with Mr. & Mrs. Rowe who are adjacent to the north property line and discussed which trees were scheduled for clearing and their preferences for screening. Mr. Noles stated that he met with Mr. Dick Dionne regarding the natural beauty road and the opportunity to enhance the natural beauty of the area with native species. Mr. Noles stated that they met with Wayne County who were very supportive of the rural cross section proposed along Ridge Road and were open to planting within the road right-of-way. Mr. Noles stated that as long as site distances are maintained and the safety of residents are recognized they are in favor of plantings along the frontage area.

Mr. Noles stated that Wayne County was very willing to minimize the road cross section for the proposed paving by reduction of the taper lane. Mr. Noles stated that paving to the end of the entrance and elimination of the taper lanes are some of the details which will be worked out as they proceed through the permitting and approval process. Mr. Noles indicated that the emergency access road will be gated at both ends and only utilized for emergency purposes. Mr. Noles stated that the existing driveway area along the north property line will be widened to accommodate emergency vehicles.

Chairman Greene asked for comments from the audience.

Junie Morrow, 7755 Ridge N., inquired if the emergency drive will have trees planted along the road area.

Mr. Noles stated that they will only clear what is necessary on the emergency road to accommodate the 20 foot lane installation. Mr. Noles indicated the much of the area will be preserved and that due to the abundance of trees existing on the site additional trees will not be planted. Mr. Noles indicated that the bulk of the existing woodlands will be a fantastic screen for the residents. Mr. Goulet explained that they will only be doing clearing that is necessary to get the 20 foot emergency lane installed.

Chairman Greene verified that the emergency access is for public safety access only. Mr. Noles stated that the emergency access road will be locked and accessible only by emergency personnel.

Phillip Kupnik, 7739 Ridge N., inquired who is responsible for the emergency access road. Mr. Goulet explained that the homeowners association will be responsible for the emergency access road.

Paul Anderson 49650 Warren, inquired as to how far the paving will proceed on Ridge Road. Mr. Sloan explained that only the first 400 feet of road will be paved. Mr. Anderson inquired whether the entrance could be located on Warren Road behind the retention pond. Mr. Goulet explained that Wayne County will not allow access to Warren Road as there are wetlands on the site and the entrance would be too close to the intersection. Mr. Goulet explained that Wayne County requires at least 300 feet of separation from an intersection. Mr. Anderson explained that locating the entrance at Warren Road would eliminate the need for paving. Mr. Goulet stated that it would be that Wayne County would not allow the access. Mr. Goulet explained that many of the items discussed will become more specific when they return in the development process.

Ms. Junie Morrow inquired as to a start date for the project. Mr. Noles explained that they intend to have everything approved and permits in hand in January and break ground in April 2020. Mr. Goulet explained that the process is typically 12-18 months.

Ms. Kupnik, 7739 Ridge, inquired of road access during construction. Mr. Noles stated that other than the water connection and road construction the main entrance will not be a haul road for the development.

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

Commissioner Okon, stated that he was pleased that the developer was working with the residents and that the homes look amazing.

Commissioner Eggenberger stated that she was glad to see that an abundance of trees will be saved. Commissioner Eggenberger indicated that there were not any options for first floor models. Mr. Noles explained they respond to market requests but first floor model homes become more expensive on a price per square foot basis.

Chairman Greene inquired why a small segment of the road is being paved. Mr. Goulet explained that due to additional traffic on Ridge Road paving will be needed. Mr. Goulet stated that the Natural Beauty Road specification does not say it cannot be paved but one must do what can be done for reasonable access and not remove a huge swath of trees. Mr. Goulet explained that Wayne County has allowed paving a rural cross section with no sidewalks and hug the ditch so that no vegetation is removed. Mr. Goulet explained that the threshold is 1000 trips per day on a dirt road and if over that threshold the road must be maintained and paved. Mr. Goulet explained that paving will begin on Ridge Road between Ford Road and Warren Road so this will also increase traffic to the area.

Brayan Amann, stated that he was the County Commissioner that wrote the Ordinance relative to the Natural Beauty Road and that there is a misconception that prohibits paving. Mr. Amann explained that paving is permitted but it also requires extra attention to detail as to how to preserve the naturel beauty area of the road. Mr. Amann stated that by paving up to the entrance of the development they are attempting to preserve the rest of Ridge Road along with the character of the area. Chairman Greene inquired if there are specific species relative to enhancing the area along Ridge Road. Mr. Goulet explained that Wayne County will review the plants and the Township's landscape specialist Leigh Thurston will also be involved in the process. Mr. Sloan explained that once there is a final design on the roadway a pedestrian access can be discussed. Mr. Goulet explained that access may be feasible from the entrance to Warren Road but not within the right of way.

Chairman Greene inquired of the agreement between the developer and the Township. Mr. Goulet stated that as they move through the development process the proper documents will be prepared. Chairman Greene stated that he was concerned with resident's protection in the event the project is not completed. Mr. Goulet explained that letter of credits and financial securities are taken from the developer to ensure the project is completed.

Mr. Goulet explained that if the work is not finished the Township contacts the bank which is securing the financial guarantees and once the money is received Township will contract out the remaining work.

Commissioner Graham-Hudak inquired of the traffic impact. Mr. Sloan explained that according to the study measured in December of 2018 there were 918 vehicle trips per day calculated. Commissioner Graham Hudak explained that she was concerned with preserving the natural beauty road if the trips exceed 1000 trips per day. Mr. Goulet explained that the 1000 trips per day is not a congestion issue but of maintenance of the road. Commissioner Graham-Hudak indicated that there are not tapers near the drive entrance. Mr. Noles explained that Wayne County requested that tapers were eliminated and have the driveway proceed directly onto the road.

Commissioner Acharya appreciated that the developer met with the residents in the area and stated that Pulte is exemplary in their approach when it comes to development.

Motion by Zuber, supported by Okon, to move to recommend preliminary approval of the Arbor Glen Planned Development District on tax parcel nos. 024-99-0006-708, 024-99-007-000, 024-99-0008-000, and 024-99-0009-702, as provided in the Planned Development Agreement and plan documents, subject to revisions to the PDD plans and PDD Agreement to include the following: a complete Schedule of Regulations and Modifications; an illustrative landscape plan at Final PDD review for the frontage areas along Warren Road and Ridge Road; removal of berms from the right-of-way areas and in frontages where clearing and grading is not otherwise proposed; a taper where the emergency access road connects to the internal road termination and gates at each end of the emergency access road; architectural plans that meet the requirements of Section 26.06 of the Zoning Ordinance; and a revised PDD Agreement that incorporates corrections noted as well as Township Engineer and Township Attorney review of Section 15.

Ayes: Acharya, Eggenberger, Engel, Graham-Hudak, Greene, Okon, Perkins and Zuber

Absent: Bennett, Perkins

Junie Morrow stated that currently the speed limit is 25 mph on the road and speeding is an issue and needs to be addressed. Mr. Goulet indicated that Ms. Morrow contact Public Safety to request selective enforcement of the road.

SITE PLANS

3. 049-SPC-5397 **CANTON RETAIL MANAGEMENT III (AKA HAYDEN'S)** – Consider site plan review for parcel no. 049-99-0001-704. Property is located south of Ford Road and east of Lotz Road.

Mr. Goulet stated that the applicant is proposing to renovate and divide the existing 7,700 square foot restaurant building into a multi-tenant commercial building. Mr. Goulet indicated that Special Land Use Approval was granted to allow general office, medical and dental clinics, training and education centers, standards restaurant/bar with an accessory drive-through window, specialty retail, business and personal service establishments, and general retail uses within the

building. Mr. Goulet explained that the site plan updates the entire exterior of the building, removes some parking in the rear, which would allow for a loading area and access to the trash enclosure. Mr. Goulet indicated that the trash enclosure would be moved from directly behind the building to the southeast corner of the site, and a pick-up window lane would be added to the east side of the building. Mr. Goulet stated that the project sponsor is requesting a modification to allow more than the maximum amount of parking and to be able remove the mature trees and replant the Ford Road Berm areas with new landscaping.

Mr. Goulet indicated that based on staff review of the site plan, the following items are recommended to be considered prior to review and approval of the plan by the Township Board:

1. The 10 parking spaces on the west side of the building could be removed and replaced with a sidewalk and compliant foundation landscaping. This change would bring the site closer into compliance with maximum parking requirements and bring the foundation landscaping bed into conformance. It would also provide a safer method of access for those parking on the west side of the drive aisle to gain access to the front of the building.
2. Most of the existing trees are in good condition, not fair condition. It is highly recommended that the project sponsor preserve as much of the mature landscaping along the Ford Road buffer area as possible. Most trees have already been pruned up, and other crowns can be lifted too. One of the objectives of planting trees along the roadway buffers is to allow them to mature. Staff is not in favor of removing practically all of the existing trees and replanting with new landscaping.

Mr. Bryan Amann, project representative, stated that by dividing the building into three spaces the potential for the building going dark may not occur. Mr. Amann stated that currently they have a potential dentist office and restaurant proposed for the building. Mr. Amann explained that the goal is to have the site designed and approved so it can handle all circumstance. Mr. Amann stated that previously parking was an issue for the site and want to preserve the 10 parking spaces. Mr. Amann explained that based on the tenant mix they do not want to return and request the 10 parking spaces back. Mr. Amann stated that they are requesting to keep the 10 parking spaces and work with staff on reducing the tree mix and planting if given a choice. Mr. Amann stated that they want to protect the long-term viability of the site. Mr. Amann stated that the 10 parking spaces would be needed if a restaurant were to take up the entire building.

Commissioner Graham-Hudak agreed with staff recommendations relative to keeping the trees and that they should remain or be trimmed. Mr. Amann indicated that the dental office hours are until 9 p.m. at night and want to keep parking spaces available in the event there is a dental clinic and restaurant on the site. Mr. Amann indicated that Home Depot is very uncooperative with anyone parking on their property as far as obtaining an easement agreement for parking on their site. Mr. Amann indicated that since the area is a very active driveway they would not recommend people parking in the rea.

Chairman Greene inquired if there were DDA sign requirements. Mr. Goulet explained that the signage meets the requirements. Chairman Greene agreed with maintaining the versatility of a multi-tenant use.

Commissioner Zuber agreed with the recommendation to keep the mature trees but having a caveat relative to the parking spaces that the owner will consider reducing the parking spaces if not needed.

Beau Wynn, Detroit Architectural Group thanked Mr. Goulet for his help with designing the building and gave a brief overview of the proposed architectural features of the building. Chairman Greene requested that all mechanical units will be screened from all sides.

Commissioner Graham-Hudak inquired whether a market study was done for potential tenants. Mr. Amann explained that tenants are also very active and aggressive in their market studies and where they need to be located. Mr. Amann indicated that Aspen Dental have been very interested in having a presence in Canton Township. Chairman Green inquired if signage is allowed to the rear of the building. Mr. Goulet explained that each tenant is allowed to have a 10 foot square sign on the back of the building.

Motion by Zuber, supported by Engel, to move to recommend approval of the request for site plan approval for the Canton Retail Management III site plan (formerly Don Pablo’s/Hayden’s Restaurant) on parcel no. 049-99-0001-704, subject to: working with staff on minimizing the amount of mature tree removal and replacement.

Ayes: Acharya, Eggenberger, Engel, Graham-Hudak, Greene, Okon, Perkins and Zuber

Absent: Bennett, Perkins

NEW BUSINESS REFER TO STAFF

- 4. 131-ADS-5472 **MANS LUMBER BUILDING ADDITION** – Refer review of site plan to staff for parcel no. 131 99 0008 003. Property is located south of Michigan Avenue and east of Beck Roads.
- 033-DIR-5471 **CANTON CENTER CROSSINGS/MEDICAL OFFICE BUILDING & PARKING ADDITION** – Refer review of site plan to staff for parcel nos. 033 99 0009 711 and 033 99 0009 715 (part of). Property is located west of Canton Center Road between Hanford and Warren Roads.
- 049-SPR-5474 **EMAGINE CANTON THEATER SUPER EMAX EXPANSION**– Refer review of site plan to staff for parcel no. 049 99 0001 715. Property is located south of Ford Road and east of Lotz Road.

Motion by Okon, supported by Eggenberger, to refer the Item 4 site plan to staff. Ayes all present on a voice vote.

NEW BUSINESS – SET PUBLIC HEARING FOR JUNE 17, 2019

- 5. 049-SLU—5473 **EMAGINE CANTON THEATER SUPER EMAX EXPANSION** – Set public hearing for June 17, 2019 to consider special land use to expand the existing motion picture theater. Property is located south of Ford Road and east of Lotz Road.

Motion by Zuber, supported by Graham-Hudak, to set the Item 5 public hearing for June 17, 2019. Ayes all present on a voice vote.

REPORTS, DISCUSSION AND CORRESPONDENCE

6. Mr. Goulet explained that there is an additional Planning Commission meeting which will occur on June 17, 2019 due to timing issues for public notification. Mr. Goulet stated that Emagine Theater is requesting an E-Max expansion to their theater and are doing parallel approvals with the City of Westland.

ADJOURN.

Motion by Engel, supported by Zuber, to adjourn the meeting. Ayes all present on a voice vote.

Connie Wade
Recording Secretary