

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
July 11, 2022**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road, Canton, MI 48188 on Monday, July 11, 2022. Chairman Greene called the meeting to order at 7:22 P.M. and led the Pledge of Allegiance to the Flag.

ROLL CALL:

Members Present: Foster, Okon, Watkins, Weber, Greene

Absent: Acharya, Eggenberger, Singh, Zuber

STAFF PRESENT: Patrick Sloan and Erin Schlutow

TOWNSHIP CONSULTANTS PRESENT: Sarah Gabis, Attorney with Foster Swift Collins & Smith PC

APPROVAL OF THE MINUTES OF JUNE 6, 2022

Motion by Watkins, supported by Okon, to approve the Minutes of June 6, 2022, as presented. Ayes all present on a voice vote.

Mr. Sloan stated prior notice was given by Commissioners Eggenberger and Zuber that they would not be in attendance for this evening's meeting.

ACCEPTANCE OF AGENDA

Motion by Weber, supported by Watkins, to approved agenda as presented. Ayes all present on a voice vote.

PUBLIC HEARINGS

None.

OLD BUSINESS

None.

NEW BUSINESS-SITE PLANS

1. 126-SPC-7287 **ANAND VILLAGE** – Consider Final Site Plan on parcel no. 126-99-0008-701. Property is located on the east side of Denton Road between Geddes Road and Mott Road. Proposed use is a detached single family-Residential development.

Mr. Sloan summarized the staff report, dated July 11, 2022, Item #1.

Mr. Sloan stated Staff recommends approval of the Final Site Plan, subject to the applicant locating the entrance light posts closer to the sidewalk crossing at the entrance from Denton Rd. Mr. Sloan stated Staff has received communications from the applicant showing the proposed light post placement being closer to the sidewalk crossing, which is acceptable. Mr. Sloan said the proposed light post placement needs to be updated on revised plans prior to Township Board review.

Mr. Kirit Patel (Shree Akshar, LLC., 30290 Old Stream St., Southfield, MI, 48076) is the project representative and had no comments to add.

No comments or concerns from the Planning Commission.

Motion by Okon, supported by Foster, to recommend approval of the Final Site Plan for Anand Village, on tax parcel no. 126-99-0008-701, which includes 43 single-family detached residential condominium units on 11.51 net acres, subject to the applicant locating the entrance light posts closer to the sidewalk crossing at the entrance from Denton Rd., obtaining all outside agency permits, and submitting the financial securities to the Township prior to review by the Board of Trustees.

Ayes: Foster, Watkins, Weber, Okon, Greene

Nays: None

Absent: Acharya, Eggenberger, Singh, Zuber

Chairman Greene asked if this project will be presented to the Township Board of Trustees in the next few months.

Mr. Sloan stated yes.

2. 073-SPC-7293 **GREENLAND & SAJ** – Consider Site Plan on parcel no. 073-99-0001-706 (49491 Cherry Hill Road.). Property is located at the southwest corner of Cherry Hill Road and Denton Road. Proposed use is a grocery store and bakery.

Mr. Sloan summarized the staff report, dated July 11, 2022, Item #2 and stated the proposed site is located in the Village core of the Cherry Hill Village Overlay District.

Mr. Sloan stated Staff recommends approval of the Site Plan for a grocery store and bakery as illustrated on the Site Plan for the reasons stated in the staff report, including a waiver of the foundation landscape requirements on the west and south sides of the building and a waiver to modify the number of required parking spaces to 82 on-site spaces and up to 6 on-street spaces, subject to items noted in the review being addressed and corrected and subject to all State, County, and Township requirements.

Mr. Najim Saymuah (CDPA Architects, 6 Parkland Blvd., Suite 676, Dearborn, MI, 48126) stated he is the Project Designer and also present is the owner of Greenland & Saj Market. Mr. Saymuah stated the proposed Denton Rd. improvements are based on the Traffic Impact Study Analysis and

Wayne County's Traffic Engineering reviews.

Ms. Foster stated she supports the project, agrees with Staff recommendations, and has no concerns with the site plan.

Mr. Weber stated he has no objections and is looking forward to this development at the proposed location.

Mr. Watkins stated this is a great project but has concerns about the traffic patterns on Denton Rd. Mr. Watkins asked when the proposed Denton Rd. infrastructure improvements will begin. Mr. Watkins stated the curb cut that exits onto Denton Rd, a lane for southbound traffic, and a turning lane northbound should be included in the Denton Rd. improvements.

Mr. Okon asked where the cart corrals locations are being proposed.

Mr. Sloan stated the cart corrals will occupy 3 different locations and showed the locations on the plans.

Mr. Okon asked if there is a designated spot for bicycles.

Mr. Sloan stated there is not.

Mr. Okon recommended a location to be added for bicycle parking. Mr. Okon asked for clarification regarding left turns exiting onto Denton Rd. from the proposed development site.

Mr. Sloan stated the plans show a "No Left Turn Sign" prior to exiting onto Denton Rd.

Mr. Saymuah stated the Denton Rd. improvements will be concurrent with the construction of the development.

Chairman Greene asked if the signage would have downlit lighting. Mr. Greene said he is concerned about lighting because the proposed development is near a residential area.

Mr. Saymuah stated they want to create a downtown look. Mr. Saymuah stated lighting requirements have been met and they would be happy to discuss any enhancements.

Chairman Greene stated a bicycle area would be nice.

Mr. Saymuah stated a good location for a bicycle corral would be on the north side of the building by the patio.

Chairman Greene asked if the shopping carts could be stored inside.

Mr. Issam Koussan (Greenland & Saj Market) stated he owns the market and agrees to have the carts stored inside in the evening.

Chairman Greene asked how late the trash compactor could operate.

Mr. Sloan stated that restricting hours for trash pick-up has been done prior and gave examples of developments that have time restrictions in their Planned Development District (PDD) Agreements. Mr. Sloan stated this development does not contain any time restrictions for the trash compactor operation in their PDD Agreement and the trash compactor use would be limited based on the current noise ordinance.

Chairman Greene asked if there is an ordinance that speaks to trash compactor use.

Mr. Saymuah stated the majority of the garbage is generated by the market and the hours of operation for the market will be 8 A.M. to 8 P.M.

Mr. Koussan stated the trash compactor will be used mainly in the morning hours when old produce is disposed of and personnel responsible for stocking typically leave by 4 P.M.

Chairman Greene asked if they have space dedicated for truck stacking if more than one truck is on site at the same time.

Mr. Saymuah stated yes, they have a truck well for deliveries and the compactor area will be used for stacking.

Motion by Watkins, supported by Foster, to move to recommend approval of the Site Plan for a grocery store and bakery on parcel no. 073-99-0001-706, as illustrated on the Site Plan, including approval of a waiver of the foundation landscape requirements on the west and south sides of the building pursuant to Section 5.07 of the Zoning Ordinance and approval of a modification to the number of required parking spaces to 82 on-site spaces and up to 6 on-street spaces pursuant to Section 4.01(C)(6) of the Zoning Ordinance, subject to all State, County, and Township requirements and subject to the following items to be addressed and corrected by the applicant:

1. Modifying the lighting specifications on Sheet L201 to be consistent with Sheet ASP-1 and to comply with Section 2.13 of the Zoning Ordinance;
2. Placing a limestone or similar-looking material cap on the compactor enclosure to provide a finished appearance in accordance with Section 2.14 of the Zoning Ordinance; and
3. Revising Sheets A-01 and A-03 to replace the spandrel glass on the north side of the building adjacent to the seating area and drinking edge of the bakery with transparent glass.

Further discussion took place to add a bicycle space to the site.

Amended motion by Watkins, supported by Foster, to work with Staff to include a bike rack to the site.

Ayes: Foster, Watkins, Weber, Okon, Greene

Nays: None

Absent: Acharya, Eggenberger, Singh, Zuber

3. 039-DIR-7291 **MICHIGAN SCHOOLS AND GOVERNMENT CREDIT UNION** – Consider Site Plan on parcel no. 039-99-0028-702 (44530 Ford Road). Property is located on the north side of Ford Road between Sheldon Road and Canton Center Road. Proposal is to re-occupy the site for a financial institution use and make modifications to the site and building.

Mr. Sloan summarized the staff report, dated July 11, 2022, Item #3.

Mr. Sloan stated Staff approves the site changes, including adding a dumpster enclosure, reducing parking spaces, and removing an additional drive-through lane, etc., Staff recommends deferring action on the proposed staining of the building pending receipt of revised plans that address concerns noted by Staff in this review.

Mr. Sloan showed the existing Huntington Bank color renderings previously approved by the Planning Commission. Mr. Sloan stated the existing structure has a natural colored red brick, a columned entryway, and an open area to the front doors. Mr. Sloan stated the proposed entry change of the glass vestibule will allow the benefit of a significant amount of natural light to enter the building.

Mr. Steve Brewer (Michigan Schools and Government Credit Union (MSGCU), 40400 Garfield Rd., Clinton Township, MI, 48038) stated he is the Chief Financial Officer for MSGCU, and summarized the operation and performance standards of MSGCU. Mr. Brewer stated the proposed building color has been used in other locations without community complaints and is part of MSGCU's branding. Mr. Brewer stated the previous Huntington Bank building consists of their brand, MSGCU has a different look and branding that their customer base recognizes.

Mr. Mike Blaneck (Stucky-Vitale Architects, 27172 Woodward Avenue, Royal Oak, MI, 48067) stated the proposed building stain is a product by United Coatings, the stain color is called Canyon Tone, and it has been used on three other branches. Mr. Blaneck described how the product works and had a sample brick to show the color to the Commissioners. Mr. Blaneck stated the benefits of this product is uniformed appearance, color rendition non-fading pigments, non-oxidizing, non-lapping creating a uniformed appearance, allows moisture vapor to escape from the building interior while providing water repellency on the exterior through the use of hydrophobic resins. Mr. Blaneck stated the United Coatings product does not peel or flake from properly prepared substrates unlike typical paint finishes. Mr. Blaneck stated the color of the mortar and brick are the same and that is part of their branding. Mr. Blaneck stated on Ford Rd., Arby's has white brick and white mortar as part of their branding said a strip mall behind the subject site has paint on the brick that is peeling. Mr. Blaneck stated they are using a unique product that is specifically designed for this type of use. Mr. Blaneck stated the glass façade will allow for ADA compliance, the added glass will allow more natural light to come into the building, and the roofline will remain unchanged. Mr. Blaneck stated the current EIFs on the building is in poor shape, on the front of the building they will remove it and, in the drive-through area they plan to replace it with pre-finished metal.

Mr. Brewer stated all their buildings in every community are professional and the moment any of them need items replaced they are going to do that.

Mr. Weber stated he has no doubt that they are good corporate citizens. Mr. Weber stated he does not like the appearance of the stain.

Mr. Watkins stated in his experience staining brick is not a good idea, he has seen it done in many instances, and it doesn't hold up. Mr. Watkins stated starting with a light brick and staining it to a dark color works best.

Ms. Foster stated she is okay with variations of brick color throughout the Township but she does not like the look of this.

Mr. Okon stated he is okay with the color and has no issues with this project.

Chairman Greene stated he loves the idea of changing the entrance. Chairman Greene said he understands wanting the branding color but would prefer the brick to be replaced rather than staining it to their branding color.

Mr. Blaneck asked if they propose to change the brick would the color presented be acceptable in brick form.

Further discussion took place regarding brick color and deferring action for new proposed elevation plans.

Motion by Watkins, supported by Weber, to defer action on the site plan amendment application for a financial institution use on parcel no. 039-99-0028-702 pending receipt of revised architectural elevations that address the comments and recommendations of Planning Division staff and the Planning Commission.

Ayes: Foster, Watkins, Weber, Okon, Greene

Nays: None

Absent: Acharya, Eggenberger, Singh, Zuber

5. 128-SPC-7356 **ZIPPY AUTO WASH** – Consider Site Plan on parcel nos. 128-99-0005-702 (47725 Michigan Avenue) and 129-99-0006-703 (47575 Michigan Avenue). Property is located on the south side of Michigan Avenue and on the west side of Beck Road. Proposed use is an automatic car wash.

Mr. Sloan summarized the staff report, dated July 11, 2022, Item #4.

Mr. Sloan stated Staff recommends approval of the site plan for an automobile wash establishment use as illustrated on the Site Plan for the reasons stated in the Staff report, subject to the items noted in the review being addressed and corrected prior to review of the plans by the Township Board of Trustees and subject to all State, County, and Township requirements.

Mr. Sloan stated the model motion prepared by Staff lists 7 conditions of approval, most of which are minor and Staff recommends these conditions are met prior to Township Board review.

Mr. Corey Weaver (Zippy Car Wash co-owner, 233 Ellsworth Rd., Ann Arbor, MI, 48108) stated he co-owns Zippy Auto Wash with his wife, Michelle Weaver who is in attendance along with Dave Brewer and Greg Heim from Vance O'Brien, their design build firm. Mr. Weaver stated plans will be updated to reflect the 7 items recommended by Staff and resubmitted within time for the next Township Board of Trustees meeting.

Mr. Weber asked what differentiates Zippy Auto Wash from other car washes.

Mr. Weaver stated the industry has seen significant change over the past decade. Zippy focuses on high quality services, outstanding customer service, and being an integral part of the community through fundraising and charitable donations and they are looking forward to expanding that offering into the Canton community.

Chairman Greene asked if they planned on joining the Canton Chamber of Commerce.

Mr. Weaver said absolutely.

Chairman Greene asked what their hours of operation are planned to be.

Mr. Weaver stated hours of operation will be Monday through Saturday 7 A.M. to 8 P.M. and Sunday 8 A.M. to 8 P.M.

Chairman Greene asked if the operation will be automated or will it need to be staffed.

Mr. Weaver stated all of their sites are staffed with typically 2 to 3 managers at all times. Mr. Weaver said the wash process is automated, staff will help load vehicles at the entrance and prewash them prior to the automated process.

Chairman Greene asked if staff will collect money or if it will be prepaid.

Mr. Weaver stated there will be auto cashiers.

Chairman Greene asked if they have solar panels on the south side of the building.

Mr. Weaver stated yes, being clean and green is a big part of their business. Mr. Weaver said their plans include an electric vehicle charging station and high efficiency water recycling.

Mr. Watkins asked what the annual car count is projected at and how many days will they be open annually.

Mr. Weaver stated the car wash will be open 363 days per year and a few hundred cars a day is a

good day for an express auto wash, depending on the weather, some days could jump to 1,000 cars per day.

Mr. Okon asked about the vacuum location and if it allowed room for two-way traffic. Mr. Okon asked if they would consider adding a public restroom.

Mr. Weaver stated they have 2 bathrooms that can be used upon request.

Mr. Sloan stated drive aisles are required to be 22 feet wide and the plans meet that requirement.

Mr. Weber asked what the prior recommendation was for the quoins.

Mr. Sloan stated the Planning Commission had recommended the quoins to be colored the same as the window outline. Mr. Sloan showed the color elevations which show the quoins on the upper part of the building in a contrasting gray and the lower quoins match the gray building.

Further discussion took place regarding the color of the quoins and liking the color elevations submitted rather than the previous Planning Commission recommendation.

Mr. Greene asked when the car wash is closed will people be able to use the vacuums and will there be ample lighting to the site.

Mr. Weaver stated vacuums will shut off when the car wash is closed and lights will remain on.

Motion by Watkins, supported by Okon, to move to recommend approval of the site plan for an automobile wash establishment use on parcel nos. 71-128-99-0005-702 and 71-128-99-0006-703 as illustrated on the Site Plan, as the request meets the Site Plan criteria of the Canton Township Zoning Ordinance pursuant to the information and plans provided, subject to all State, County, and Township requirements and subject to the following design criteria noted by staff to be addressed and corrected prior to review by the Township Board of Trustees:

1. Lengthening the westernmost parking spaces to 19 feet or widening the adjacent sidewalk to 7 feet;
2. Reducing the loading space size to the dimensions of a typical cube van pursuant to Section 4.02(B)(7) of the Zoning Ordinance, provided the loading area allows for the required 22 ft. parking aisles to the northeast and west;
3. Delineating the sod and seed on the landscape plan;
4. Making the entrance light fixtures a decorative fixture similar to other entrance fixtures along Michigan Ave.;
5. Modifying the angle of the dumpster enclosure to improve maneuverability; and
6. Providing details on the vacuum enclosures to ensure proper screening.

Amended Motion by Watkins, supported by Okon, to recommend that the colored quoins remain consistent with the existing color rendering as featured on the façade.

Ayes: Foster, Watkins, Weber, Okon, Greene

Nays: None

Absent: Acharya, Eggenberger, Singh, Zuber

PUBLIC COMMENT

Ms. Carole Beck (591 Roosevelt, Canton, MI, 48188) stated last time she attended a Planning Commission meeting a gentleman asked why there had not been any communications from the resident living at Unit 101. Ms. Beck said she found out that they did not know about the proposed project and they are upset, they found out two weeks ago and are not in favor of it. Ms. Beck said she appreciated the time taken by the Planning Commission regarding colors used throughout the community, she was not aware that they did that and thanked Mr. Sloan for the time he has spent answering questions for her.

There were no additional public comments.

REPORTS AND DISCUSSION

3. **MASTER PLAN** – Provide update on the Master Plan project, including summary of comments received during Liberty Fest, upcoming public engagement events/activities, and current status of the Master Plan Advisory Board.

Ms. Schlutow summarized the Canton Township Master Plan memorandum contained in the July 11, 2022 Planning Commission packet.

Chairman Greene asked if the Master Plan Advisory Board is restricted to Canton residents.

Ms. Schlutow stated the board will be limited to Canton residents and Canton business owners, people who are vested in the community.

Chairman Greene asked what the role of the Master Plan Advisory Board will be.

Ms. Schlutow said the Master Plan Advisory Board will be tasked with looking at topics such as, density, housing, commercial corridors, and forming discussion points to be reviewed in more detail by Staff and the McKenna consultants, then that information will be presented to the Planning Commission. Ms. Schlutow said the Planning Commission will look at the topics and begin to draft text, policies, and initiatives that will go into the Master Plan.

Chairman Greene asked if the Master Plan Advisory Board will look at the Master Plan process from a standpoint of having a blank slate even though Canton is built up.

Ms. Schlutow stated the board will consider what has taken place prior and incorporate that with the best way to move forward today.

Mr. Weber asked what the status is regarding Cherry Hill Unit 101.

Mr. Sloan stated the Cherry Hill Unit 101 project will be on the Planning Commission agenda at the next meeting. Mr. Sloan said Unit 101 surrounds 4 units, those 4 units own what is contained within the walls of the unit. Mr. Sloan said the Association is responsible for the original application for the drive. Mr. Sloan stated notification to the area was not required for the original application submitted. Mr. Sloan said when application was made to the Zoning Board of Appeals, notification was sent to everyone within 300 feet of the proposed development per state law, Staff verified the addresses, and the distribution map.

Further discussion took place regarding properties for sale on Ford Rd. west of Canton Center Rd.

Mr. Okon stated he loves Ms. Schlutow's monthly updates.

ADJOURN

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

Meeting adjourned at 9:22 P.M.

Kelly Dandy
Recording Secretary