

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
August 5, 2019**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road on Monday, August 5, 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, Bennett, Eggenberger, Engel, Greene, Okon, and Zuber
Absent: Graham-Hudak, Perkins

STAFF PRESENT: Goulet and Sloan

APPROVAL OF THE MINUTES OF JUNE 17, 2019

Motion by Okon, supported by Zuber, to accept the Minutes of June 17, 2019 as presented.
Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA:

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

PUBLIC HEARINGS

1. 103-COND-5306 **REDWOOD/MARKETPLACE OF AMERICA
CONDITONAL REZONING** – Consider conditional rezoning for parcel nos. 103 99 0001 003, 133 99 0001 001, 133 99 0001 002, 133 99 0001 003, 133 99 0002 000 (3700 MORTON TAYLOR), 133 99 0004 000 (43600 MICHIGAN AVE.), 133 99 0006 000, 133 99 0007 000, 133 99 0009 000 (43800 MICHIGAN AVE.), 133 99 0010 000 (43820 MICHIGAN AVE.) AND 138 99 0004000 FROM C-3 Regional Commercial to R-6, Single-Family Attached Residential and C-3, Regional Commercial as permitted in Section 27.07. Property is located north of Michigan Avenue and east of Morton Taylor Road.

Mr. Goulet explained that the request is to change the zoning on a portion of the property from C-3, Regional Commercial to R-6, Single-Family Attached Residential and C-3, Regional Commercial Districts, subject to a Statement of Conditions and Conceptual Development Plan. Mr. Goulet indicated that policy 1.5.2.a. of the Future Land Use Element of the Comprehensive Plan establishes guidelines for the Mixed-Use designation for the Michigan Avenue Corridor. Mr. Goulet explained that the policy states: “The Mixed Use designation along the north side of Michigan Avenue between Sheldon Road and the ITC Transmission Corridor shall allow for the consideration of Light Industrial Research (LI-R), Office (O-1), Regional Commercial (C-3), Mid-Rise Development (MRD) and/or R-6, Single-Family Attached Residential zoning, as long as the R-6 zoning is not exclusive and is part of the mixed use development.”

Mr. Goulet stated that the request would change the zoning of 48 acres of the subject property to R-6, while the remaining 14.6 acres fronting Michigan Avenue would remain C-3. Mr. Goulet indicated that the 48 acres would allow up to 250 single-story apartment units and up to 66,550 square feet of commercial use and that the entire area would be subject to the proposed Statement of Conditions and Conceptual Development Plan. Mr. Goulet stated that integration of the two uses has been provided via vehicular and pedestrian connections in order to meet the mixed use policy objectives. Mr. Goulet explained that the Statement of Conditions also restricts uses in both the R-6 and C-3 Districts; offers to pave Morton Taylor Road; provides a landscaped berm along Morton Taylor Road along with sidewalks along both sides of the road; and, provides for internal pedestrian connections between the residential and commercial areas as a method of integrating the uses to meet the mixed use criteria that the R-6 area is not exclusive.

Mr. Goulet stated that staff recommends approval if the Planning Commission feels that the request and associated statement of conditions meets the criteria specified under Policy 1.5.2.a. of the Future Land Use Element of the Comprehensive Plan and the general criteria for rezoning.

Mr. Goulet stated that he feels that single-story apartments on the east side of Morton Taylor Road would have adverse impacts to the tree cover and other natural features of this portion of the site due to the mass grading required. Mr. Goulet indicated that a minimum of 2-story buildings would reduce the footprint of the buildings and allow the buildings to be clustered, resulting in a more efficient, effective, and ecologically sensitive layout. Mr. Goulet stated that ideally, MRD zoning for 3-story apartments would be more appropriate than R-6 zoning and have the least impact for development on the east side of Morton Taylor Road given the nature of the site.

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

Ms. Kelly McIver, Vice-President of acquisitions of Redwood, stated that they were excited about the project as one of their other products in Canton, The Enclave At Brownstone, is a beautiful community with 98% of the units completely rented out. Ms. McIver explained that what is unique about their product is that they are single-story, 2 bedroom, 2 bath, 2 car attached garage with a driveway and a patio on the back. Ms. McIver explained that the majority of their resident are empty nesters which give them the opportunity to age in place and are within 3 miles of the community. Ms. McIver explained that the conditional rezoning request provides for mixed use which allows for commercial zoning along the front and residential to the back with interconnectivity. Ms. McIver explained that the site restraints gave Redwood an opportunity to develop features such as pocket parks along with creating sidewalks to connect to the commercial portion of the site. Ms. McIver indicated that one of the amenities is to complete Morton Taylor Road by extending it all the way back with walking trails on either side to connect to the Wayne County trail head.

Tyler Tennant, from Dawda Mann, and outside council for Redwood stated that conditional zoning offers conditions that the Township responds to with a conceptual plan unlike a straight rezoning. Mr. Tennant explained that the process allows for reviewing the conceptual plan and tweaking it before final site plan is approved.

Mr. Tennant explained that they have agreed to restrict uses to the commercial portion such as smoking lounges, junkyards and adult regulated uses which are currently allowed under the current zoning designation. Mr. Tennent explained that if the conditional rezoning is approved all the conditions run with the property and prohibit the property from being developed in any other manner than what is approved on the concept plan. Mr. Tennent explained that if the development is not started within 5 years the property will revert back to the original zoning. Mr. Tennent stated that this allows the Township to maintain a clear hand in managing the site plan and allowing flexibility in providing a mixed use development when otherwise the property is zoned for only C-3, Regional Commercial.

Mr. John Gaber, attorney who represents the property owners, stated that his clients have owned the property for 10 years and it was not an easy site to develop. Mr. Gaber explained that the financial collapse stopped development of potential big box users such as Meijer and that the opportunity with Redwood came along to develop the property into a mixed development. Mr. Gaber explained that the commercial component is driven by the tenants and is conceptual and the hope is that with the inter-connectivity it will put retail type restaurants uses there that will serve the residents behind the development. Mr. Gaber stated that his clients also own the 27 acre parcel that is north of the Rouge River and have been in discussion with the Township for several years to develop the area as a Canton Township park. Mr. Gaber stated that he was happy to answer any questions.

Chairman Greene asked for any comments from the audience.

There were no comments either in favor or against the proposed project from the audience.

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

Commissioner Bennett stated that she liked the conceptual layout with the commercial portion placed in the front which keeps with the theme of Michigan Avenue but was concerned with the number of units proposed for the residential portion. Commissioner Bennett stated that she would have liked to have seen a park area which could be included should the project move forward.

Commissioner Eggenberger verified the location of the trail area in relation to the proposed development.

Commissioner Zuber inquired as to the significance of the different colored buildings indicated on the site plan. Ms. McIver explained that the various colors represent different unit types and sizes to help differentiate them on the site plan. Mr. Goulet explained that he suggested clustering the units with a 2 story structure to maintain the wooded area but the developer chose not to develop that type of product.

Ms. McIver explained that a wetland firm reviewed the site and found that the majority of the site is scrub trees and shrub with no canopy developing. Ms. McIver explained that the trees on the site are not quite as dense as google earth would lead one to believe. Zuber verified that the units are apartment rentals and not for sale. Commissioner Zuber stated that she was not pleased with the front elevations and garages in front but understood it is the best way to make use of the space.

Mr. Goulet explained that not all of the elevations have been provided and that some are front facing units with porches for variation. Ms. McIver explained that the units have been upgraded with higher roof pitch elevations and stone requirements to give it the unique Canton appeal.

Commissioner Acharya stated that his questions have been addressed.

Chairman Greene stated that the concept of the development allows for flexibility and cohesiveness of residential and commercial but was disappointed that they are dealing with two different aspects of development. Ms. McIver explained that the site must be developed as a cohesive development as there are shared stormwater, walking trails and road connections. Ms. McIver explained that they have made a commitment to the development which will feel and function as one mixed development.

Chairman Greene inquired of the paving of Morton Taylor Road and if there will be a unified streetscape up to the trail. Mr. Goulet explained that this will be done as part of the first phase.

Chairman Greene indicated that the conditions have stipulations such as not allowing housing for the elderly or buildings that require outside storage. Mr. Goulet explained that this stipulation restricts a senior high rise or a contractor yard which is a more intensive use. Mr. Goulet explained that a hotel or motel is allowed with a special land use. Chairman Greene inquired why the design didn't allow for a higher scale of building. Ms. McIver explained that the core value of their company is for ranch style 2 bedroom, 2 bath apartments with a 2 car attached garage and driveway and patio in the back.

Chairman Greene inquired as to what makes their product distinct from what currently exists in Canton Township? Ms. McIver stated that there are upgrades to their product with cantilevers and bump-outs which are not part of their standard product. Chairman Greene stated that he was disappointed in the design and would prefer a high rise building development with less removal of trees and more space. Ms. McIver stated that there will be more revisions as the project progresses as it is not the final site plan. Ms. McIver explained that once potential buyers see the residential development then the commercial portion will infill.

Chairman Greene stated that this is a valuable area of Canton and felt that more could be accomplished to the area. Commissioner Engel stated that the area has been zoned C-3 for quite some time and nothing has been developed on the site. Mr. Goulet explained that this particular area of Morton Taylor is not close enough to the freeway and from the Canton Center and Beck Road commercial node. Mr. Goulet indicated that the site does not have direct access to the community and one cannot get to the side Wayne County roads. Mr. Goulet stated that the type of commercial the area will generate is bypass traffic for people who are traveling on the road such as restaurants or light retail. Commissioner Engel stated that Meijer and Menards had shown interest to the site. Mr. Goulet stated that Menards located in Van Buren where it was more suitable for outdoor storage and a semi-industrial area. Mr. Goulet explained that this site location is not close to the expressway or residential and that the commercial component will come in at a later time.

Chairman Greene stated that he was concerned the site was being developed piecemeal. Mr. Goulet explained that the conditional zoning agreement is good for 2 years and is why the commercial was incorporated and would then be incorporated into a PDD. Mr. Goulet explained that they do not want the commercial portion left out without some type of agreement in place relative to the design factors to make it integrated.

Commissioner Okon stated that he understands the concern and that the layout is complete however, getting residential developed may get the commercial aspect moving. Commissioner Okon stated that if residential is provided then more variation of commercial uses may be provided to the area. Chairman Greene stated that he disagreed and does not think the residential will drive the commercial market.

Mr. Goulet indicated that the Meijer in Pittsfield Township sold off their entire road frontage and created a combination of buildings along the road as people want exposure to the road and want the traffic from the road. Mr. Goulet explained that the residents who will live in the units will need services and not want to travel to Ford Road and that there will be demand for commercial services at some point. Mr. Goulet explained that there are some pockets of Michigan Avenue that do great while there are other still developing.

Commissioner Okon inquired as to the out parcel on the site and what would occur if that property were acquired with the development. Mr. Goulet explained that the developer would need to return to either incorporate the parcel into the conditional zoning agreement or use it as office or rezone the property to what is appropriate on the master land use plan.

Motion by Zuber, supported by Engel, to move to recommend approval of the request to rezone the subject property from C-3, Regional Commercial to R-6, Single-Family Attached Residential District and C-3, Regional Commercial Districts on tax parcel nos. 103-99-0001-003, 138-99-0004-000, 133-99-0001-001, 133-99-0001-002, 133-99-0001-003, 133-99-0002-000, 133-99-0004-000, 133-99-0006-000, 133-99-0007-000, 133-99-0009-000, and 133-99-0010-000 subject to the conceptual development plan and voluntary offer provided in the Statement of Conditions, per the attached ordinance, as the proposal does meet the criteria of the Mixed Use Policy 1.5.2.a. and the general development objectives of the Future Land Use Element of the Comprehensive Plan.

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

- 2. 005-SLU-5533 **MCMAHON HELICOPTER HANGER** - Consider special land use approval for an airport related business for parcel nos. 005 99 0006 000 and 005 99 0007 000. Property is located south of Joy Road and east of Lilley Road.

Mr. Goulet explained that the applicant is proposing to move from their existing location on Ronda drive and build a new 19,000 square foot facility on Lilley Road adjacent to the airport, which would have an access agreement from Mettetal Airport for the business.

The McMahon facility includes a 15,000 square foot hangar for the helicopters and a 4,000 square foot administrative office area.

Mr. Goulet stated that the conceptual site plan demonstrates that they can meet all of the required design standards in the zoning code for building and site improvements.

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

Mark Roth, Siddock Group, and Mr. Nicholas McMahon, owner of the company stated that they were happy to answer any questions.

Chairman Greene asked for any comments from the audience.

Mr. Brian Butz, Deputy Administrator for the Office of Aeronautics for the MI Department of Transportation stated that he was in attendance to lend support to the project and appreciated the work that McMahon has done with additional support for the airport.

Gerard Fold, owner of Bill Brown Auto Clinic stated that he was in support of the special land use request.

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

Chairman Greene indicated that the side elevation facing Lilley Road could be enhanced. Mr. Goulet suggested adding some banding or soldier coursing so that there is not a blank façade. Mr. Goulet indicated that there is 40 feet of landscaping proposed along the front of the building.

Motion by Engel, supported by Zuber, to move to recommend approval of the request for special land use for a for an Airport-Related Business for McMahon Helicopter Services on parcel nos. 005-99-0006-000 and 005-99-0007-000, as the request meets the general criteria for special land uses and specific criteria for airport related businesses.

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

SITE PLANS

- 3. 126-SPP-5561 **ANAND VILLAGE** – Consider re-approval of preliminary site plan approval for parcel no. 126 99 0008 701. Property is located south of Geddes Road and east of Denton Road.

Mr. Goulet stated that the project sponsor is proposing a 42 unit single-family detached condominium development on 11.51 acres at the southeast corner of Geddes and Denton Roads. Mr. Goulet indicated that these are detached condominiums and not individual lots. Mr. Goulet explained that the building pads have a ten foot separation, 25 foot setback form the edge of the private road, and a 35 foot rear setback.

Mr. Goulet explained that the project meets all applicable design standards under the Condominium ordinance and that the original site plan expired in December of 2019 as they were still working with Wayne County on final storm system design. Mr. Goulet indicated that the project includes 40 and 50 foot wide building pads for ranch-style homes and that the larger of the two proposes a first floor house plan of about 1,700 square feet.

Mr. Goulet stated that access to the project is from Denton Road, which has recently been widened to a 3 lane cross section with a traffic signal at the intersection of Geddes and Denton Road. Mr. Goulet indicated that substantial landscaping is provided along Geddes and Denton Roads and internal street lighting is proposed with a future clubhouse pad being reserved for future development. Mr. Goulet stated that the storm water management system is primarily underground in the center of the site, with a small pond area near the northwest corner of the site. Mr. Goulet indicated that the project will integrate well with the detached condominiums under construction in Crystal Village to the south.

Mr. Mark Mahajan, Fairway Engineering, stated that they have worked with Wayne County to obtain the necessary permits and are ready to move forward with the project.

Commissioner Okon inquired as to why the development was not connected to the south with a Wayne County easement agreement. Mr. Goulet explained that Crystal Village did not agree to the connection and that they cannot force them to connect as they are private streets. Commissioner Okon inquired whether there are any play areas proposed for the development. Mr. Goulet explained that the product is being marketed as a retirement community but not age restricted. Commissioner Okon suggested having some type of play equipment should grandchildren visit.

Motion by Engel, supported by Zuber, to move to recommend approval of the Preliminary Site Plan for Anand Village, located on tax parcel # 126-99-0008-701, as proposed.

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

4. 036-SPO-5231 **FORD-CANTON CENTER OFFICE BUILDING** – Consider site plan approval for parcel no. 036 01 0016 701. Property is located west of Canton Center between Ford and Hanford Road.

Mr. Sloan stated that the applicant proposes to construct a 4,000-sq. ft. professional and business office building on a vacant site located on the west side of Canton Center Road, just north of Maben Road and Fellows Creek with one entrance drive proposed. Mr. Sloan indicated that the site is zoned C-2, Community Commercial, and professional and business offices are permitted uses in the C-2 district. Mr. Sloan stated that medical office is not permitted because there is not sufficient parking and the building does not have an elevator, which is a requirement for medical office buildings pursuant to the Americans with Disabilities Act.

Mr. Sloan explained the following:

Land Use. A business/professional office use is proposed for the site, which is a permitted use in the C-2 zoning district. However, medical office is not permitted because the building does not have an elevator and the Americans with Disabilities Act (ADA) requires an elevator for a medical office use. The plans state that there will not be a medical office use.

Parking. The site has sufficient parking for a business/professional office use (i.e., 16 spaces, calculated at 1 space per 250 sq. ft. for the 4,000-sq. ft. building).

However, there is not sufficient parking for a medical office use and the plans state that there will not be a medical office use.

Loading. Section 4.02(B)(7) requires 1 loading space but allows the Planning Commission to modify the loading requirements upon making a determination that another standard would be more appropriate because of the number or type of deliveries experienced by a particular business or use. Sheet 3 of the site plan includes a written request to the Planning Commission to waive the loading space requirement. While general office uses receive deliveries (e.g., UPS, FedEx, furniture and equipment deliveries, etc.), we recommend a modification from the loading space requirement based on the building size and use.

Schedule of Regulations. The site complies with the setback requirements of the Zoning Ordinance except as follows:

- **Parking Lot Front Yard Setback.** Section 6.10(D), footnote (c) of the Zoning Ordinance prohibits parking within the required 50-foot front yard setback and the parking lot is proposed to have a front yard setback of 20 feet. Section 6.10(E)(3) allows the Planning Commission to permit parking in the front yard when it can be demonstrated that the elimination of parking in the front yard is not practical. Sheet 3 of the site plan includes a written request to the Planning Commission for a front yard parking setback modification. Based on the size and triangular configuration of the site, as well as the required setback from Fellows Creek, we recommend that the Planning Commission permit the parking lot to be located in the front yard with a setback of 20 feet from the road right-of-way.
- **Drainage Easement Setback.** Section 2.24(C) of the Zoning Ordinance requires a 25-foot minimum buffer measured from either the edge of the easement of a drain or the top of bank of the drain, whichever is greater. Although all structures are at least 45 feet from the top of the bank of the Fellows Creek drain, the driveway, building, and western sidewalk are less than 25 feet from the Wayne County drain easement, which is 80 feet wide. The applicant has applied to the Zoning Board of Appeals for a variance from the setbacks of these structures to the drain easement.

Landscaping and Screening. The landscaping meets the requirements of the Zoning Ordinance. The ground mechanical equipment will be located in the rear of the building and screened on 3 sides, and the rooftop mechanical equipment will be concealed by a parapet wall. Although the site is located in the Central Business District (CBD) Overlay, we do not recommend a garden wall or right-of-way light fixtures for this site because of its location on the far north end of the CBD Overlay.

For reference, the carwash and oil change business directly east of the site on Canton Center Road is also in the CBD Overlay and does not include a garden wall and right-of-way light fixtures.

Access Management. The site plan includes a reciprocal joint access easement on the north side of the parking lot aisle for a potential future access to the site to the north. If land uses change in the future, the joint access will also provide for joint parking opportunities.

Architecture and Building Design. The architectural plans submitted comply with Section 26.06 of the Zoning Ordinance, including showing the required 50% brick/masonry.

Signs. Pursuant to Section 6A.15 of the Zoning Ordinance, the ground sign is at least 10 feet from the right-of-way and driveway, is not more than 6 feet in height, and is not more than 24 sq. ft. in area.

Trash Removal. In lieu of a dumpster, which is not necessary for a 4,000-sq. ft. business/professional office building, the applicant proposes a portable rollaway bin to be stored in the generator room inside the building on the first floor. A sidewalk is proposed from the rear of the building to the front of the building, which will also allow the rollaway bin to be stored in the rear of the building.

Lighting. The building-mounted and pole-mounted light fixtures comply with the placement and illumination standards of Section 2.13 of the Zoning Ordinance.

The project representative stated that he was happy to answer any questions.

Commissioner Okon inquired as to the status of the future easement connection to the north. Mr. Goulet explained that the adjacent office has limited parking and it is unlikely they would give up parking spaces for the connection. Commissioner Okon inquired as to what would occur if the tenant was to change. Mr. Goulet explained that the approval is for professional office only.

Chairman Greene verified the ADA parking requirement and why there were two entry doors at the main entrance. The project representative explained that one door is for the upper level entrance and the other for the lower level entrance. Chairman Greene stated that he was pleased to see that the rooftop units are concealed.

Motion by Zuber, supported by Acharya, to move to recommend approval of the request for site plan approval for the Ford-Canton Center Office Building on parcel no. 036-01-0016-701, including a 20-foot front yard setback for the parking lot and a waiver from the loading space requirement, subject to ZBA approval of the setbacks from the Fellows Creek drain easement pursuant to Section 2.24(C) of the Zoning Ordinance.

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

5. 116-SFP-5580 **PARK CREEK OF CANTON** – Consider final site plan approval for parcel nos. 116 99 0002 710 and 116 99 0002 711. Property is located north of Geddes Road and west of Beck Road.

Mr. Goulet stated that the applicant proposes to locate 75 site condominiums and 91 detached condominiums (active adult), for a total of 166 residential units on the approximately 89 acres located at the northwest corner of Beck and Geddes Roads. Mr. Goulet indicated that the property was previously part of the Charing Cross Planned Development District which has since expired. Mr. Goulet explained that the road connections will be made to Charing Cross as well as to Geddes and Beck Roads. Mr. Goulet stated that the project sponsor proposes to maintain a 9.30 acre private park at the northwest corner of Beck and Geddes Roads and 38.10 acres of general common open space for a total of 57% open space.

Mr. Goulet stated that the park includes a fitness area and playground, a park trail and roadway landscaping along the edges of the park. Mr. Goulet indicated that sidewalks will be installed along Geddes Road and along Beck Road north to connect with the sidewalk at the entry to Charing Cross Condominiums, including a pedestrian bridge crossing at the Fowler Creek on Beck Road. Mr. Goulet stated that M/I Homes is also proposing to improve the intersection of Beck and Geddes Road by adding the left turn phase signals to manage traffic at the intersection in addition to any lane improvements normally required by Wayne County at each of their entrances as a part of the first phase. Mr. Goulet stated that final approval of the Planned Development and preliminary approval of the site plan was granted by the Township Board on May 28, 2019.

Ms. Nikki Jeffries, with M/I Homes of MI stated that the review was thorough and was happy to answer any questions.

Chairman Greene verified that the traffic signalization improvements are proposed for the first phase of the development.

Motion by Zuber, supported by Okon, to move to recommend final site plan approval of the Park Creek of Canton Condominium Site Plan on tax parcel nos. 116-99-0002-710 and 116-99-0002-711, as provided in the plans, subject to obtaining all outside agency permits and submitting the financial securities to the township prior to review by the Board of Trustees.

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

NEW BUSINESS REFER TO STAFF

- 6. 024-SPP-5595 **ARBOR GLEN** – Refer review of preliminary site plan to staff 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 Road and west of Ridge Road.

Motion by Okon, supported by Zuber, to refer the Item 6 site plan to staff. Ayes all present on a voice vote.

NEW BUSINESS – SET PUBLIC HEARING FOR SEPTEMBER 9, 2019

7. 124-PDDA-5586 **GRANDVIEW ESTATES SOUTH** – Set public hearing for September 9, 2019 to consider PDD Amendment #2 for parcel nos. 124 99 0001 701, 124 99 0002 000, 124 99 0003 005, 124 99 0004 000 & 124 99 0010 000. Property is located east of Barr Road between Geddes and Mott Road.
- 024-PDQ-5593 **ARBOR GLEN FINAL PDD** – Set public hearing for September 9, 2019 to consider Final 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 Road and west of Ridge Road.

Motion by Bennett, supported by Zuber, to set the Item 7 public hearings for September 9, 2019. Ayes all present on a voice vote.

REPORTS, DISCUSSION AND CORRESPONDENCE

ADJOURN.

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

Connie Wade
Recording Secretary