

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
August 8, 2022**

A Special meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road, Canton, MI 48188 on Monday, August 8, 2022. 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: Eggenberger, Foster, Okon, Singh, Watkins, Weber, Zuber, Greene
Absent: Acharya (prior notice given)

Mr. Sloan stated prior notice was given by Commissioner Acharya that he would not be in attendance for this evenings meeting.

STAFF PRESENT: Patrick Sloan, Community Planner

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

APPROVAL OF THE MINUTES OF JULY 11, 2022

Motion by Okon, supported by Weber, to approve the Minutes of July 11, 2022, as presented. Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA

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

Chairman Greene asked if any late communications were received by Staff that needed to be discussed.

Mr. Sloan stated an email received by Staff regarding the Public Hearing for the Medical Office at 6840 N. Haggerty Rd., comments from Staff, and additional emailed items received from Redwood, not included in the Planning Commission packet, have been forwarded to the Commission.

PUBLIC COMMENT

No public comments.

1. 046-SLU-7422 **MEDICAL OFFICE** – Consider Special Land Use on parcel no. 046-99-0002-012. Property is located at the northeast corner of Haggerty Rd. and Warren Rd. The proposed use is a medical office.

Mr. Sloan summarized the staff report, dated August 8, 2022, Item #1.

Mr. Sloan stated Staff recommends approval of the special land use for a medical office on the subject parcel, including a modification to the number of required parking spaces, subject to conditions noted in Staff's review letter, and subject to all State, County, and Township requirements.

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

Public Hearing opened at 7:10 P.M.

Mr. Ghassan Abdelnour (GAV & Associates Inc., 6840 Haggerty Rd., Canton, MI, 48187) is the project representative and stated all the necessary requirements will be met and revised plans will be submitted.

Chairman Greene asked for additional public comments and there were none.

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

Public Hearing closed at 7:12 P.M.

Mr. Watkins asked if a variance would be required to lower the parking lot requirement standard.

Mr. Sloan stated the Zoning Ordinance gives the Planning Commission discretion to modify the parking lot requirement.

Mr. Watkins asked what the specific use for the Medical Office is planned to be.

Mr. Abdelnour stated half of the building will be occupied by Southeast Michigan Ear, Nose, and Throat Specialists and the current tenant will remain in the other portion of the building.

Ms. Eggenberger stated the project looks good.

Ms. Zuber had no comments.

Chairman Greene asked what the current tenants are using the space for.

Mr. Abdelnour stated the current building occupants are using the space for offices. In the future, the building owner would like the ability to have the entire building be for medical uses and would like the number of parking spaces adjusted to allow for this.

Chairman Greene asked if the Special Land Use is granted for this location will that limit the allowed use to only medical offices.

Mr. Sloan stated the applicant is proposing the medical office Special Land Use for the entire site

and if the parking modification is made that would also apply to the entire site. Mr. Sloan stated the Light Industrial permitted uses include administrative, office, and professional offices.

Mr. Weber stated a letter received by Staff from the public was forwarded to the Commission prior to the meeting regarding medical marijuana and asked if there was any additional information regarding what prompted the letter.

Mr. Sloan stated he did not know what prompted the letter. He believes the letter is from a current tenant in the building. Mr. Sloan said the general description of use in the public notice is medical office; people may think this includes medical marijuana. Mr. Sloan stated Canton Township does not allow medical marijuana offices, so that use would not be permitted.

Mr. Weber stated the building to the north of the subject site has been sold and asked if Staff is aware of what business is going to occupy that space and if parking could be impacted.

Mr. Sloan stated he can check to see if a Zoning Compliance Certificate application has been submitted for that address. Mr. Sloan said a common drive exists between the two sites for access management and that will remain unchanged. Mr. Sloan said he is not aware if a formal shared parking agreement currently exists with the site to the north of the subject site and if there isn't one in place that could be an option if the site becomes over parked. Mr. Sloan stated the subject site has room to add parking if needed in the future.

Further discussion took place about Southeastern Michigan Ear, Nose, and Throat office locations.

Mr. Okon stated he is happy to see that they are increasing their size.

Ms. Foster asked if Staff responded to the communication received from the concerned resident.

Mr. Sloan stated he responded to the resident that a medical marijuana use would not be permitted on the subject site and Canton Township has opted to not allow medical marijuana uses.

Mr. Singh had no concerns or comments.

Motion by Zuber, supported by Eggenberger, to move to recommend approval of the special land use for a medical office use on parcel no. 046-99-0002-012 at 6840 N. Haggerty Rd. as the request meets the Special Land Use criteria of the Canton Township Zoning Ordinance, subject to the following conditions:

1. Approval of a modification to the number of required parking spaces to 61 pursuant to Section 4.01(C)(6) of the Zoning Ordinance, provided that any parking demands over 61 spaces must be accommodated by either expanding the parking lot in accordance with the requirements of the Zoning Ordinance or obtaining approval of a shared parking agreement with the office use to the north in accordance with Section 4.01(B)(5) of the Zoning Ordinance;
2. Increasing the height of the dumpster walls to 8 feet and including a limestone or similar-looking cap on top of the walls pursuant to Section 2.14 of the Zoning Ordinance; and
3. Compliance with all State, County, and Township requirements.

Mr. Weber asked if findings of fact needed to be included in their motion.

Ms. Gabis stated the motion included a reference to the Zoning Ordinance that requires those considerations, If the Commission did make findings of fact related to one or more of the criteria, that would not be harmful and it would help you in the event that there is any kind of challenge to your motion.

Further discussion took place regarding amending the motion.

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

Nays: None

Absent: Acharya

Chairman Greene asked when this project will be reviewed by the Township Board of Trustees.

Mr. Sloan stated September 13, 2022.

OLD BUSINESS

2. 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 stated at its meeting on July 11, 2022, the Planning Commission reviewed the plans which included a proposal to stain the brick and mortar to a tan color. Mr. Sloan said the Planning Commission did not recommend approval of staining the brick and mortar, and deferred action on the application pending submission of revised plans. Mr. Sloan stated that the applicants have submitted revised plans that omit the staining of the brick and mortar; therefore, the brick and mortar is proposed to retain its previously approved, natural color. Mr. Sloan said the excluding the brick and mortar color the plans are substantially the same as the plans reviewed at the July 11th Planning Commission meeting.

Mr. Sloan stated if the Planning Commission is satisfied with the plans presented in the packet this evening, Staff recommends approval of the amended site plan for a financial institution use on the subject parcel, subject to lighting and signage items noted by staff being addressed on revised plans.

Mr. Michael Blanek (Stucky-Vital Architects, 27172 Woodward Avenue, Royal Oak, MI, 48067) stated after receiving feedback from the last Planning Commission meeting the decision was made to leave the brick color unchanged, everything else on the plans have remained the same as presented previously.

No comments or concerns from the Planning Commissioners.

Motion by Weber, supported by Zuber, to move to approve the site plan amendment application

for a financial institution use on parcel no. 039-99-0028-702 at 44530 Ford Road, subject to lighting and signage items noted by staff being addressed on revised plans.

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

Nays: None

Absent: Acharya

Chairman Greene asked if this application would be reviewed by the Township Board.

Mr. Sloan stated this is a Site Plan Amendment, most of the proposed changes are minor and can be approved administratively. Mr. Sloan stated the main reason Staff referred the application to the Planning Commission to review and act on was because the vestibule was a significant change to the existing structure.

NEW BUSINESS-SITE PLANS

3. 138-SPD-6235 **REDWOOD AT MARKETPLACE** – Consider Site Plan on 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 Rd.), 133-99-0004-000 (43600 Michigan Avenue), 133-99-0006-000, 133-99-0007-000, 133-99-0008-000 (43780 Michigan Avenue), 133-99-0009-000 (43800 Michigan Avenue), 138-99-0004-000. Property is located on the north side of Michigan Avenue on both sides of Morton Taylor Rd. Proposed use is multi-family residential use.

Mr. Sloan summarized the staff report, dated August 8, 2022, Item #3.

Mr. Sloan stated Staff recommends approval of the site plan, as provided in the plan documents, subject to compliance with the sign regulations of the Zoning Ordinance and compliance with all State, County, and Township requirements, including MDOT and EGLE.

Mr. Sloan stated in a preliminary review of the signage, it appears that the applicants have exceeded the amount allowed by the Zoning Ordinance. Mr. Sloan said the Building & Inspections Services Division will review the signage plan and determine if compliance is met. Mr. Sloan stated the applicant will have an option to reduce the amount of signage being proposed, if the applicant does not want to reduce the sign amount they can apply for a variance or apply for a Minor PD Amendment.

Ms. Kellie McIvor (Redwood USA, LLC., 7510 E. Pleasant Valley Rd., Independence, OH, 44131) is the project representative and stated she is excited about the development and thanks staff for all their assistance.

Mr. Singh and Ms. Foster had no questions or comments.

Mr. Okon asked if there is a standard calculation for parking for multi-family residential areas and said he is concerned about parking for gatherings.

Mr. Sloan stated yes. The Zoning Ordinance requirement is 2 parking spaces for every unit and 20% for guest parking. Mr. Sloan stated this development shows 4 parking spaces per unit, 2 in the driveway and 2 in the garage, so the proposed parking will exceed what is required. Mr. Sloan said on-street parking is not being proposed and pocket parking is located in some areas of the development.

Chairman Greene asked if cars would be allowed to park on one side of the street.

Mr. Sloan stated the development is proposing no on-street parking.

Mr. Weber asked if “No Parking” signs will be installed.

Ms. McIvor stated “No Parking” signs will be placed on the private drive aisles and information regarding no parking is contained in the lease.

Mr. Weber stated he is familiar with their Brownstown development and asked if this development is proposed to have similar landscaping, specifically trees that offer shade.

Ms. McIvor stated Redwood uses their own landscape standard, and if a municipality has their own landscape requirements then Redwood adheres to them. Ms. McIvor said Canton’s standards are lushier than Redwood’s so you will see more trees than the Brownstown development. Ms. McIvor said the development will have more trees than what are currently there and much of the wetland area will remain as is.

Mr. Weber asked what the status is for approvals required by Wayne County and EGLE (Michigan Department of Environment, Great Lakes, and Energy).

Ms. McIvor stated they have a large mitigation requirement that will be funded through the loan closing process. Currently, they have a draft Wetland Permit. EGLE is aware the permit will be completed once funding is obtained, and a wetland credit has been reserved. Ms. McIvor said they have submitted applications to Wayne County and have received a second set of comments back from them regarding storm water management and roads. Ms. McIvor said they will respond back to Wayne County once comments from the application submitted to Canton Township’s Engineering Division are received. Ms. McIvor said they have a draft permit for MDOT (Michigan Department of Transportation) ready and will submit that when the Engineering review is closer.

Mr. Weber asked when construction is anticipated to begin.

Ms. McIvor stated construction will begin once all approvals are obtained and is hoping for November of this year.

Further discussion took place regarding tree plantings, removals, and surveys.

Chairman Greene asked for clarification on the paving of Morton Taylor and the addition of sidewalks.

Mr. Sloan showed a plan sheet and stated Morton Taylor Rd. will be paved past the entry to the Rouge River Trailhead, the trailhead will be reconfigured, sidewalks are proposed along the east side of Morton Taylor Rd. and some on the west frontage of Redwood. Mr. Sloan showed areas on the plan sheet where there will be sidewalk gaps due to private property and wetland areas.

Ms. Zuber asked if there is a floor plan for the Capewood model.

Ms. McIvor stated the floor plan was included in the original PD (Planned Development) materials submitted and would be happy to share them.

Ms. Zuber asked if the front entrances could be more predominant.

Ms. McIvor stated a lot of time has been put into developing and refining their home designs to achieve an attractive neighborhood that will attract residents. Ms. McIvor stated the previous Community Planner was very specific regarding where the front porch homes should be placed and to make changes now would present several complications. Ms. McIvor stated the home mix and layout was presented and approved as part of the Final PD.

Ms. Zuber stated she didn't like the color of the red brick shown on page 88 of the color renderings.

Ms. McIvor said she can work with Staff regarding the use of different colors and that they wanted to show the percentage of stone being used in the color renderings.

Ms. Eggenberger asked how the wetlands will be impacted with this development.

Mr. Sloan stated the applicant and the Township discussed their reasons for wanting to preserve the wetlands at the time of the PD review. Mr. Sloan said the units are clustered closer together to allow for more open space, and to preserve trees and wetlands.

Mr. Watkins asked if details could be shared regarding the commercial phases along Michigan Avenue.

Mr. John Gaber stated he is the attorney for the current property owners who are selling to Redwood and retaining the commercial portion for development in the future. Mr. Gaber stated the commercial portion will be developed in several phases. Mr. Gaber said it is unknown who will come forward wishing to occupy space and that the commercial properties will be listed once residential building begins.

Mr. Watkins asked if there is any agreement tying the commercial to the residential portion of the development.

Mr. Gaber stated the PD Agreement will speak to common areas between the residential and commercial areas such as roadways, sidewalks, and detention areas. Mr. Gaber stated the PD Agreement will include a Reciprocal Easement Agreement and that will establish boundaries and operation between the residential and commercial phases.

Chairman Greene asked if there is an ongoing attempt to acquire the nearby parcels not currently part of this development.

Mr. Gaber stated attempts have been made but have not been successful.

Chairman Greene asked if all the units will be uniformed throughout the development.

Ms. McIvor stated there will be different home types throughout, colors and rooflines will vary, and garage doors will match.

Chairman Greene asked if the proposed home design appeals to a certain demographic.

Ms. McIvor stated when she started with Redwood they had about 800 homes built and today they have built and leased 14,000 and every year the demographics are updated. The statistics have stayed consistent; 70% are empty nesters and 30% are younger professionals.

Mr. Watkins asked what the lease rate is per square foot.

Ms. McIvor stated \$1.70 per square foot.

Mr. Weber asked what type of businesses are they expecting in the commercial area based on the anticipated demographic that will occupy the residential area.

Mr. Gaber stated a lot of businesses service that customer base such as service retail, sales retail, and fast casual type restaurants.

Ms. McIvor stated a lot of times commercial users are concerned with the number of roof tops in an area and people with disposable incomes.

Further discussion took place regarding commercial use within a residential area.

Motion by Zuber, supported by Singh, to move to recommend approval of the Redwood at Marketplace site plan on tax 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, 133-99-0008-000 (43780 Michigan Ave.), 133-99-0009-000 (43800 Michigan Ave.), and 138-99-0004-000, as provided in the plan documents, subject to compliance with the sign regulations of the Zoning Ordinance and compliance with all State, County, and Township requirements, including MDOT and EGLE.

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

Nays: None

Absent: Acharya

4. 137-ADS-7179 **CANTON RENEWABLES UPGRADE PROJECT** – Consider Site Plan

on parcel no. 137-99-0013-706. Property is located on the south side of Michigan Ave., east of Lilley Rd. Proposed use is the installation of additional equipment at the existing landfill gas recovery facility.

Mr. Sloan summarized the staff report, dated August 8, 2022, Item #4.

Mr. Sloan stated Staff recommends approval of the site plan amendment for Canton Renewables, subject to the condition that the applicant receives variances from the Zoning Board of Appeals for the proposed walls, as noted in the staff report, to comply with Section 7.02(A)(3) of the Zoning Ordinance.

Mr. Sloan stated Staff's recommendation motion is based on the applicant obtaining a variance for the proposed wall height. If the variance is not granted or a lesser variance is granted, the applicant will need to modify their plans accordingly to comply with the Zoning Ordinance.

The project representative was present and had no comments to add.

Mr. Okon asked for clarification regarding the height range of 12 - 16 feet for the proposed wall.

Mr. Sloan stated 16 feet gives the applicant the full 8-foot variance if the noise expert determines that the wall will need to be that high to meet the noise ordinance requirement.

Mr. Okon asked if a 12-foot high wall is constructed will noise measurements be taken. Mr. Okon stated the proposed wall should be 16-feet rather than having a range of 12 - 16 feet.

Mr. Sloan stated the proposed wall height is based off of the noise expert's report. Mr. Sloan stated the noise expert will most likely take readings to make sure they are compliant with the noise ordinance.

Ms. Foster asked once the wall is constructed if it doesn't comply with the noise ordinance standards what additional options exist to mitigate the noise, and if additional options are proposed would they be reviewed by the Planning Commission.

Mr. Sloan stated the applicant or the noise expert could address additional options for noise mitigation. Mr. Sloan stated extending the length of the wall might be an option.

Chairman Greene stated he agrees with Mr. Okon and his recommendation that the proposed wall be 16-feet rather than a range of 12 – 16 feet.

Motion by Zuber, supported by Watkins, to move to approve the site plan amendment for Canton Renewables at 4345 S. Lilley Rd. (parcel no. 137-99-0013-706), subject to the condition that the applicant receives variances from the Zoning Board of Appeals for the proposed walls as noted in the staff report to comply with Section 7.02(A)(3) of the Zoning Ordinance.

Amended motion by Zuber, supported by Watkins, to require 16-foot high walls per the plans and noise report.

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

Nays: None

Absent: Acharya

Chairman Greene stated the Township Board will review the project.

Mr. Sloan stated that this project will not go before the Township Board. Mr. Sloan said Staff approves this type of project unless there is a modification, a discretionary decision, or requires a variance and in these situations the Planning Commission will take action on the site plan application.

5. 058-ADS-7391 **CHASE BANK** – Consider Site Plan on parcel no. 058-99-0003-009 (45345 Ford Road). Property is located on the south side of Ford Rd. between Canton Center Rd. and Sheldon Road. Proposed use is an addition to the existing structure and other site modifications.

Mr. Sloan summarized the staff report, dated August 8, 2022, Item #5.

Mr. Sloan stated Staff recommends approval of the amended site plan for the financial institution use on the subject parcel, subject to landscaping, lighting, and dumpster enclosure items noted by staff being addressed on revised plans. Mr. Sloan said the items that need to be addressed on the plans are minor and can be review by Staff to ensure compliance prior to building permits being issued.

Mr. Tim Messick (The Architects Partnership, Ltd., 200 S. Michigan Ave., Suite # 1020, Chicago, IL, 60604) stated he works for the Architect on record for Chase Bank. Mr. Messick stated the subject site is an advice center more so than a transaction center and is a legacy branch that has been operating for decades. Mr. Messick said it has been determined that more office space is needed. Mr. Messick stated upgrades to landscaping, parking, lighting, and building architecture have been proposed in addition to interior modifications. Mr. Messick stated the existing brick veneer and stone will remain and the addition will match as close as possible. A lot of the EIFS elements will be removed and replaced in the drive through area with aluminum composite panels. Mr. Messick said the store front will be replaced to bring it up to current energy standards and the interior will include an advice area, 3 teller lines, a living room element, booth consultation space, a conference room for virtual consultations, and 3 additional offices. Mr. Messick stated added parking in the rear of the building will be more efficient and the landscaping upgrades will increase the amount of open space.

Mr. Watkins asked to clarify the size of the addition.

Mr. Messick stated the footprint of the building expansion will be 850 sq. ft.

Mr. Weber asked for insight regarding the increase to bank closures.

Mr. Messick stated the quantity of in person transactions are decreasing and the online and ATM use is increasing.

Ms. Zuber stated she likes the exterior upgrades proposed, specifically the new lighting.

Chairman Greene stated he likes the proposed upgrades and suggested moving the access drive slightly in the future to improve traffic safety.

Motion by Zuber, supported by Eggenberger, to move to approve the site plan amendment application for the financial institution use on parcel no. 058-99-0003-009 at 45345 Ford Road, subject to landscaping, lighting, and dumpster enclosure items noted by staff being addressed on revised plans.

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

Nays: None

Absent: Acharya

Chairman Greene asked if this project needed approval from the Township Board of Trustees.

Mr. Sloan stated that the Township Board does not need to review this project. Mr. Sloan said modifications can be approved administratively but because this project has significant changes the Planning Commission needed to review it.

PUBLIC COMMENT

There were no additional public comments.

REPORTS AND DISCUSSION

6. **MASTER PLAN** – Provide update on the Master Plan project, including public engagement events/activities, the Master Plan Advisory Board, and Redevelopment Ready Communities.

Further discussion took place regarding Master Plan public feedback, future meetings, and the Advisory Board.

ADJOURN

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

Meeting adjourned at 9:15 P.M.

Kelly Dandy
Recording Secretary