

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
September 9, 2019**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road on Monday, September 9, 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, Graham-Hudak, Greene, Perkins
and Zuber
Absent: Engel, Okon

STAFF PRESENT: Sloan

APPROVAL OF THE MINUTES OF AUGUST 5, 2019

Motion by Zuber, supported by Perkins, to accept the Minutes of August 5, 2019 as presented. Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA:

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

PUBLIC HEARINGS

1. 124-PDDA-5586 **GRANDVIEW ESTATES SOUTH** – Consider PDD Amendment #2 and Preliminary Site plan for parcel nos. 124 99 0001 701, 124 99 0002 000, 124 99 0003 005, 124 99 0004 000 and 124 99 0010 000. Property is located east of Barr Road between Geddes and Mott Roads.

Mr. Sloan stated that Grandview-South is a proposed Planned Development District of 222 detached condominiums on 76.59 net acres (2.90 units per net acre), located on the north side of Mott Road between Denton Road and Barr Road. Mr. Sloan explained that Grandview-South is a proposed amendment to Grandview Estates PDD located directly north. Mr. Sloan stated that Grandview-South is proposed to connect directly to Grandview Estates via Cranston Road and Bingham Road and that the only other entrance is proposed on Mott Road on the south part of the site, located about 1,000 feet west of Denton Road. Mr. Sloan explained that the project sponsor proposes to pave Mott Road from Denton Road to the southern entrance to the development.

Mr. Sloan explained that each Planned Development District is required to demonstrate definite benefits to the community and the project sponsor proposed several definite benefits, which include the following: paving approximately 1,100 feet of Mott Road from the development entrance to Denton Road; maintaining 31.6% of the site (24.2 acres) as open space, which exceeds the 25% open space minimum; preserving approximately 400 trees that are either

protected or landmark trees; and providing two (2) 1-year memberships to the Summit for each of the 222 units.

Mr. Sloan stated the following:

Traffic Impact. The Traffic Impact Study (TIS) submitted by Pulte is currently under review by the Township's transportation engineering consultant. Our biggest concern has been traffic impact on Mott Road. The TIS projects that the 2025 average daily traffic (ADT) on Mott Road will be 870 trips; however, we have concerns that the projected 2025 ADT could be too low based on the trip distribution percentage from both Grandview developments and/or the ITE land use codes used in the TIS. Because of concerns that the ADT on Mott Road could exceed 1,000 trips in 2025, the applicant has proposed to pave approximately 1,100 feet of Mott Road from the Grandview-South entrance to Denton Road. Therefore, we recommend that this segment of Mott Road be paved in accordance with Wayne County standards. We also recommend that the applicant satisfy any requirements of the Township's transportation engineering consultant.

Schedule of Regulations and Modifications. The following modifications to Zoning Ordinance requirements are proposed for Grandview-South: front yard setbacks (reduced from 25 ft. to 20 ft.), rear yard setbacks (reduced from 35 ft. to 30 ft. for Units 279 and 391-395 only), and wetland setbacks (Units 357-361 and 388-393 only). The plans and PD Agreement must include a complete and accurate Schedule of Regulations and Modifications as illustrated on the site plan. Grandview-South is consistent with the development guidelines of Grandview Estates, except that the front yard setbacks in Grandview Estates are 25 feet. Also, Grandview-South is a detached condominium development whereas Grandview Estates consists of homes on individual lots.

Access Management. Two (2) roads in Grandview Estates (Cranston Road and Bingham Road) will extend into Grandview-South and will provide access to all of the units in Grandview South. Additionally, a new road is proposed to connect to Mott Road, which will provide access to Mott Road from both Grandview Estates and Grandview-South. A road stub is proposed on the east side of the site that abuts a large undeveloped parcel to the east. Sidewalks are proposed along all road frontages, including the adjacent frontages of Barr Road and Mott Road. To enhance pedestrian accessibility of the site, we had recommend two (2) connecting sidewalks between the west side of Cranston Road and the east side of Barr Road (e.g., between Units 262 and 263 and south of Unit 277). The applicant recently revised the plans to add a connecting sidewalk south of unit 277, which is acceptable.

Lighting. If the two (2) aforementioned connecting sidewalks between the west side of Cranston Road and the east side of Barr Road (e.g., between Units 262 and 263 and south of Unit 277) are constructed, we recommend a light pole at each sidewalk connection along Cranston Road. Also, we recommend that the 2 light poles in the common areas of Units 221-243 be removed and that light poles be added between Units 303 and 304 and between Units 295 and 296.

Architecture. Because Grandview-South is a proposed amendment to Grandview Estates PDD, the applicant proposes the same home models that were approved for Grandview Estates. The house models approved in the PDD Agreement for Grandview Estates (Abbeyville, Bayport II, and Bedrock) have less than the 50% brick/masonry required by Section 26.06 of the Zoning Ordinance. However, each model has at least 35% masonry and corner unit side elevations which face the street must be brick to the top of the first floor and include windows on the street side so there is not a blank wall to the street.

Road Names. The proposed road names for Twinning Court and Primrose Road are the same or sound similar to existing road names in the township, and must be changed. The applicant recently revised these road names to comply.

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

Mr. Joe Skore, Pulte Homes of Michigan, stated that they were very excited about the development and that this is the identical product that is currently offered in Grandview Estates which caters to the same demographics the empty nester, retiree who wants to come down to a smaller home with single level living with a low maintenance community.

Chairman Greene asked for questions from the audience.

Ms. Sandra Miller, 4670 Bingham, stated that she congratulates Canton for further development but has concerns over the development relative to traffic. Ms. Miller indicated that the roads are private which does not give the residents the privilege of speed enforcement. Ms. Miller stated that she was concerned with the long stretch of road on Cranston Road which could create a speedway for cars. Ms. Miller inquired as to why there is not an entrance at Denton Road.

Commissioner Zuber indicated that there is an exit from the area to each of the main roads. Mr. Skore explained that they have stub streets available to the open land for future development at Denton Road in the event there is additional development. Chairman Greene stated that he was not in favor of speed bumps for traffic control but suggested utilizing something that would slow motorists down in the area. Commissioner Zuber suggested varying the road near unit 259 or 269 which could help with speed control. Mr. Sloan indicated that the road configuration can be reviewed during final site plan review and the issue could be resolved. Mr. Skore stated that they will review the road configuration and take the suggestion under consideration.

Mr. Sloan explained that there was a previous plan that was presented with a road extending to Barr Road but it was removed due to concerns with additional traffic utilizing a gravel road. Mr. Sloan stated that they were asked to remove the entrance from Barr Road and to pave to Mott Road instead. Mr. Sloan indicated that the Fire Department did not have an objection to remove the access road to Barr Road as there is an existing access road at Grandview Estates from Barr Road.

Nate Martin, 49720 Mott Road, stated that he owns 5 acres of property and was concerned with his property value and homes backing up to his property. Mr. Martin was concerned with additional traffic to the area and with his quality of life as he can currently hunt in the area.

Chairman Greene stated that he understood his concerns as Canton was once a farming community and development has taken up the open area. Chairman Greene explained that property ownership must be respected and one cannot control other property and that it is hard to make those adjustments but one must weigh both sides when it comes to development.

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

Commissioner Bennett stated that her only concern is with the Cranston Road configuration which creates a speeding opportunity through the development and hopes that there can be a solution to create a calming measure.

Commissioner Eggenberger stated it was a nice feature to include a membership to the Summit for the residents of the development. Commissioner Eggenberger agreed that the road configuration needs to be reviewed. Mr. Skore explained that the homes are primarily one or two person households and do not have children so it reduces the amount of trips associated with children. Commissioner Eggenberger inquired as to ownership of the units. Mr. Skore explained that the Grandview North residents own the lot and the residents in Grandview South will own the unit (4 walls). Mr. Skore stated that the Homeowners Association take care of maintenance of the grass and landscaping. Mr. Skore explained that whether residents live in the north or south development the unit owner is responsible for their home and maintenance of the unit themselves.

Commissioner Perkins agreed that the straightaway configuration of the road could give the opportunity for reckless drivers to the area. Mr. Skore stated that they will definitely review the road configuration and consider alternative options for the road.

Chairman Greene inquired of the paving of Mott Road. Mr. Sloan indicated that the paving will proceed from the entrance of the development eastward to Denton Road.

Chairman Greene inquired if a reduction of the front yard setback is necessary without the modification. Mr. Skore explained that it was imperative to request the modification as it gives the ability to have larger open spaces in the back. Chairman Greene inquired of the ability to park cars for residents and guest. Mr. Skore explained that there are parking 2 spaces in the garage along with 2 in the driveway and 2 on the street for parking. Chairman Greene inquired if there will be a distinct difference when driving from one neighborhood to the other. Mr. Skore explained that the identical product is utilized in both developments and will be a seamless transition.

Commissioner Graham-Hudak stated that she understands traffic will increase and inquired of paving requirements of Mott Road. Mr. Sloan explained that the road will be paved to Wayne County standards and that the Wayne County engineers will review the development as to what may be required additionally. Commissioner Graham-Hudak inquired whether the developer will honor what Wayne County recommends relative to the road. Mr. Skore stated that they will comply with Wayne County standards. Commissioner Graham-Hudak was concerned with traffic back up when turning left into or out of the development. Mr. Skore explained that with active adult communities there are less trips generated and they generally travel at off peak hours. Mr. Skore explained that the Grandview North development is predominantly empty nesters or retirees.

Commissioner Graham-Hudak inquired if there are homes for the disabled. Mr. Skore explained that the homes are not ADA compliant but they do have features that cater to that demographic. Commissioner Graham-Hudak suggested using speed rumble strips to help control potential speeding in the area. Commissioner Graham-Hudak inquired of the locations of the sidewalk. Mr. Sloan indicated that there are sidewalks along both frontages of Barr Road and Mott Road in addition to the sidewalks. Commissioner Graham-Hudak inquired whether there is a berm proposed. Mr. Skore indicated that there will be a berm along the public roads with landscaping.

Commissioner Acharya inquired why an amendment was requested to the PDD as opposed to an independent proposal. Mr. Sloan explained that Pulte developed the Grandview Estates North and are also developing the same housing product to the south which is functioning more of an extension to the development than a stand-alone development. Mr. Sloan explained that even though they have to cross connect to the development, the product will look the same with a few differences but it made sense to have it as an amendment with the same terms and conditions of the original PDD.

Chairman Greene inquired whether the street name of Lewiston was name after Mr. Richard Lewiston who was very instrumental in development of the Township who felt there was a need for age appropriate development. Mr. Skore explained that he was not sure of the origin of the street name.

Motion by Zuber, supported by Eggenberger, to move to recommend approval of the Planned Development District Amendment for Grandview-South located on tax parcel nos. 124-99-0001-701, 124-99-0002-000, 124-99-0003-005, 124-99-0004-000, and 124-99-0010-000, as provided in the Planned Development Agreement and plan documents, subject to all of the conditions and recommendations above and in the Planner’s report AND further, move to recommend approval of the Preliminary Site Plan for Grandview-South, which includes 222 single-family units on 76.59 net acres as proposed, and to review the road configuration of Cranston Road for traffic control at final site plan review subject to the conditions of PDD amendment approval and all of the conditions and recommendations above and in the Planner’s report.

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

SITE PLANS

- 2. 039-ZCSS-5622 **MICHIGAN FIREWORKS COMPANY LLC-** Consider seasonal sales permit for parcel no. 039 99 0025 0001. Property is located north of Ford Road and west of Sheldon Road.

Mr. Sloan stated that Michigan Fireworks Company has applied for one 30-day seasonal sales permit for a fireworks tent sale in the parking lot at Canton Landing near O'Reilly's Auto Parts, located on the north side of Ford Road between Canton Center and Sheldon Roads. Mr. Sloan explained that the requested permit period is from June 18, 2020 through July 6, 2020. Mr. Sloan stated that an analysis of the requirements has resulted in the following findings:

1. Permits will be required from the Building Services Division prior to placement of the tent. Any proposed signs on the tent shall also be submitted to Building. No temporary signs can be placed in the landscaped berm on Ford Road.
2. The 30 day period commences on the day the tent is erected. These items shall be removed at the end of the permit period.

Mr. Sloan explained that they have had a firework tent in this location for several years and staff recommends approval of one 30 day seasonal sales permit for Michigan Fireworks.

Mr. Eric Konopka stated that previously the landlord had many outstanding issues on the site and made sure these were addressed. Chairman Greene inquired as to why the request has been submitted early and not in the spring. Mr. Konopka explained that they must order fireworks next week for the season and want to get everything in place for the season. Commissioner Graham-Hudak inquired where the fireworks are stored during the off season. Mr. Konopka explained that they have a main store in South Lyon and that everything is store there.

Motion by Zuber, supported by Eggenberger, to move to approve one 30-day seasonal sales permit for the Michigan Fireworks Company, (parcel no. 039-99-0025-001) commencing on June 18, 2020, subject to obtaining appropriate permits from Building for erection of the tent and, compliance with all sign regulations.

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

NEW BUSINESS REFER TO STAFF

3. 039-DIR-5614 **FIRST WATCH** – Refer review of site plan exterior modifications for parcel no. 039 99 002 701. Property is located north of Ford Road and west of Sheldon Road.
- 053-DIR-5513 **ALDI EXPANSION** – Refer review of site plan to staff for parcel no. 053 99 0012 008. Property is located south of Ford Road and east of Lilley Road.
- 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 Road.
- 024-SPP-5595 **ARBOR GLEN** – Refer review of preliminary site plan approval 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.
- 061-SPC-5650 **LA FITNESS** – Refer review of site plan to staff for parcel no. 061 99 0002 002. Property is located south of Ford Road between Canton Center and Beck Roads.

Motion by Zuber, supported by Eggenberger, to refer the Item 3 site plans to staff. Ayes all present on a voice vote.

NEW BUSINESS-SET PUBLIC HEARING FOR OCTOBER 7, 2019

4. 024-PDQ-5593 **ARBOR GLEN FINAL PDD** – Set public hearing for October 7, 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.
- 141-SLU-5621 **CANTON BANQUET & CONVENTION CENTER** – Set public hearing for October 7, 2019 to consider special land use for parcel no. 141 99 0027 713. Property is located south of Michigan Avenue and east of Lotz Road.
- 058-SLU-5651 **CULVERS RESTAURANT** – Set public hearing for October 7, 2019 to consider special land use for part of parcel no. 058 99 0003 720. Property is located south of Ford Road between Canton Center and Sheldon Road.

Motion by Zuber, supported by Bennett, to set the Item 4 public hearings for October 7, 2019. Ayes all present on a voice vote.

REPORTS, DISCUSSION AND CORRESPONDENCE

ADJOURN.

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

Connie Wade
Recording Secretary