

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
September 12, 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, September 12, 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: Acharya, Eggenberger, Foster, Okon, Watkins, Weber, Zuber,
Greene

Absent: Singh (prior notice given)

STAFF PRESENT: Patrick Sloan, Community Planner and Erin Schlutow, Senior Planner

TOWNSHIP CONSULTANTS PRESENT: Alexander Thibodeau, Attorney with Foster Swift
Collins & Smith PC attended via Zoom

APPROVAL OF THE MINUTES OF JULY 25, 2022

Motion by Zuber, supported by Weber, to approve the Minutes of July 25, 2022, as presented. Ayes all present on a voice vote.

APPROVAL OF THE MINUTES OF AUGUST 8, 2022

Motion by Zuber, supported by Weber, to approve the Minutes of August 8, 2022, as presented. Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA

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

COMMUNICATIONS

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

Mr. Sloan stated the monthly report was emailed prior to the commission and there are no items to add.

Chairman Greene explained the importance of public hearings and requested people speaking to complete the sign in sheet.

PUBLIC HEARINGS

1. 120-PDP-6941 **CREEKVIEW LANDINGS** – Consider Preliminary PDD for parcel nos. 118-99-0005-000; 119-99-0001-702; 119-99-0002-001; 119-99-0003-001; 119-99-0007-000 (50400 Geddes Rd.); 120-99-0002-000; 120-99-0003-000 (50356 Geddes Rd.); 120-99-0004-701 (50300 Geddes Rd.); 120-99-0006-000 (50200 Geddes Rd.); 120-99-0009-001 (50760 Geddes Rd.); 120-99-0015-000 (49952 Geddes Rd.); 120-99-0016-000 (49940 Geddes Rd.); 120-99-0017-001 (49828 Geddes Rd.); 120-99-0017-002 (49828 Geddes Rd.); and 120-99-0018-702 (3506 Denton Rd.). Property is located north of Geddes Road and west of Denton Road. Proposed use is a residential development of 449 dwelling units on 224.6 acres.

Mr. Sloan summarized the staff report, dated September 12, 2022, Item #1.

Mr. Sloan stated Staff has reviewed the Schedule of Regulations and Modifications based on the proposed project being a for-rent product and also as a for sale product, in the event that the project is converted to a site condominium in the future.

Mr. Sloan stated if the Planning Commission is satisfied with the development proposal and the conditions and modifications presented, then Staff recommends approval of the Preliminary PDD as provided in the Planned Development Agreement and plan documents, subject to the conditions noted in in Staff's review letter.

Mr. Sloan stated if additional information is required of the applicant, then we recommend deferring action pending receipt and review of any additional information.

Howard Fingerroot (Sunrise Land Group LLC., 2 Towne Square, Suite 120, Southfield, MI, 48076) stated he is the president of Sunrise Land Group and he introduced Nikki Jeffries (Director of Development with Sunrise Land Group), Bill Anderson (Atwell), and Jeff Goulet (Independent Consultant). Mr. Fingerroot gave an overview of Sunrise Communities, explained what single family for-rent homes are and how they work, and summarized the Sunrise Communities proposed project.

Ms. Nikki Jeffries (Sunrise Land Group LLC., 2 Towne Square, Suite 120, Southfield, MI, 48076) summarized the site and the proposed site plan.

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

Public Hearing opened at 7:38 P.M.

Michael Dawson (50160 Geddes Rd., Canton, MI, 48188) stated he lives near the proposed development. Mr. Dawson said the development is proposing a property elevation approximately 5 ft. higher than his property and asked if the development plans to bring the elevation down to roadway level.

Mr. Bill Anderson (Atwell LLC, 2 Towne Square, Suite 700, Southfield, MI, 48076) stated the

topographies and full grading will allow for proper drainage relief to the surrounding lots.

Mr. Ben Chafin (51150 Geddes Rd., Canton, MI, 48188) stated he lives at the west end of the proposed development and asked if a deceleration lane will be added to Geddes Rd in front of his house for the developments entrance. Mr. Chafin stated he is concerned about the impact the traffic improvements could have to a large tree on his property.

Ms. Jeffries stated traffic improvements are required and are proposed including a deceleration lane.

Mr. Chafin asked for clarification regarding the location of the deceleration lane in relation to his property.

Mr. Anderson said he does not have the final design for the deceleration lane but he will meet with Mr. Chafin since his property will be impacted.

Ms. Jeffries stated curbs can be added to avoid having a ditch closer to Mr. Chafin's home.

Mr. Chafin stated the speed and traffic volume on Geddes Rd. is dangerous. Mr. Chafin stated the speed limit should be decreased.

Chairman Greene asked if Wayne County would be involved in the proposed road design.

Mr. Sloan stated yes, Geddes Rd. is a county road and Wayne County will be involved in the traffic study, mitigation, lanes, ditching, and water runoff.

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 7:47 P.M.

Mr. Acharya stated he is concerned about additional traffic to the area. Mr. Acharya said the project looks good.

Ms. Foster stated she is happy to see the addition of pathways and the connections to existing pathways being made. Ms. Foster said she is concerned about the additional traffic the development will bring to the area and asked if Wayne County will look at the traffic study later in the development process.

Mr. Sloan stated Wayne County will review the applicants traffic study and determine if they agree with the study.

Mr. Okon stated it is a great looking project and it will be a community asset.

Mr. Weber likes the project and has concerns about the traffic on Geddes Rd. Mr. Weber stated

he hopes Wayne County will make improvements. Mr. Weber asked Mr. Sloan if the development is not successful as a rental single-family property is there any indication that this will become an ownership site condominium development.

Mr. Sloan stated converting the development to an ownership model was raised by Staff during the review of the Market Study. Mr. Sloan said there are few developments this size that are exclusively rentals in other areas nationally to compare to the proposed project. Mr. Sloan stated Staff asked the applicant to include a layer showing lot lines on the plans to ensure the site could be converted to a site condo development if the market changes in future years and an ownership model becomes more favorable for the project. Mr. Sloan stated by reviewing the lot lines to ensure there is adequate space if this development is converted to an ownership model we can provide for this in the Planned Development District (PDD) Agreement.

Mr. Weber asked if there is a difference between the rental single-family setbacks and the ownership model setbacks.

Mr. Sloan stated modifications to the rear yard setback, side yard setbacks, and front yard setbacks would be necessary if the development is converted in the future, whereas the rental model has side and rear separation distances between units instead of “setbacks.”

Mr. Fingerroot stated there is no intent to convert this development and the analysis was requested by Staff.

Mr. Weber asked if the PDD would have to be amended if this development is converted in the future.

Mr. Sloan stated the PDD would not need to be amended if the PDD includes a separate set of modifications required for an ownership model conversion. Mr. Sloan stated by adding the separate set of requirements in the PDD for an ownership model conversion at this time it ensures that options are in place if the need arises to convert the development. Mr. Sloan said the applicant has no intention of converting the development to an ownership model.

Mr. Weber asked if there is a comprehensive maintenance plan for the properties.

Mr. Fingerroot stated yes, there will be onsite management and maintenance.

Chairman Greene stated the applicant’s intent is for the development to be rentals and asked for clarification regarding Staff’s request to review the project for a possible conversion to an ownership model in the future.

Mr. Sloan stated there is a lack of comparables for a detached single-family rental development this size. Mr. Sloan said the current Market Study supports the rental model. Mr. Sloan stated in the future the Market Study data can change and the preference by the owners of the property can change. Mr. Sloan stated during the review process Staff had concerns regarding the development’s viability and wanted to ensure the development could still work if a conversion to

the ownership model is necessary in the future.

Further discussion took place regarding the Market Study and the proposed project being a detached single-family rental development.

Chairman Greene asked for clarification regarding the eastbound passing lane on Geddes Rd. Chairman Greene stated he would like to have sidewalks on both sides of the roadways throughout the development.

Mr. Weber asked what the rationale is for not including sidewalks on both sides of the roadways throughout the development.

Ms. Jeffries stated the area that doesn't have sidewalks on both sides of the road was most likely to reduce infrastructure costs.

Chairman Greene asked if the development could include sidewalks on both sides of the streets throughout the development.

Ms. Jeffries stated she believes sidewalks can be added to both sides of the streets in the areas that are not currently showing as such on the plan sheets.

Ms. Zuber asked for clarification regarding the maximum units per building for the attached ranch homes as shown on the plan sheets.

Ms. Jeffries stated 4 is the maximum units per building and determined an edit is necessary to reflect this on the plan sheets.

Ms. Zuber asked Mr. Sloan for clarification regarding the rear alley access similar to the Hamlet development mentioned in the staff report.

Mr. Sloan stated the proposed development is designed with the driveway and garage access off the main drive in the front of the homes. Mr. Sloan stated the development to the north, the Hamlet, has an alleyway behind the units to access the driveways and garages, and sidewalks with a walkway to each unit off the main drive. Mr. Sloan stated Staff asked the applicant if consideration was given to have a similar access design as the Hamlet. Mr. Sloan said the applicant noted several reasons for not having the same set up as the Hamlet.

Ms. Zuber stated the project looks nice and she supports having more rental units in Canton.

Ms. Eggenberger stated communications received from residents have indicated the need for more rental units in Canton. Ms. Eggenberger said she has concerns about additional traffic on Geddes Rd. due to the development. Ms. Eggenberger stated the plans show small wetlands on the site and asked if homes are being placed close to them.

Mr. Sloan stated the applicant has done a wetland inventory and some of the wetlands shown on

the plans are regulated wetlands according to the Michigan Department of Environment, Great Lakes, and Energy (EGLE). Mr. Sloan said the regulated wetlands are calculated within the wetland impact calculations on the plans.

Ms. Jeffries stated the wetland study was completed and there are a few small wetlands, under an acre of impact, on the site that EGLE requires mitigation for.

Ms. Eggenberger asked how the wetland mitigation will affect runoff water.

Ms. Jeffries stated the small wetlands will be filled in and a drainage study will be done to ensure neighbors will not be affected negatively.

Mr. Watkins asked for details regarding their phasing plan.

Mr. Fingerroot stated it is based on the time it takes to construct and anticipates the leasing to be done quickly.

Mr. Watkins asked what the land ownership structure is.

Mr. Fingerroot said that a real estate investment trust (REIT) will own the development.

Ms. Jeffries stated the phasing plan is included on the plan sheets, there will be two phases. Ms. Jeffries said the attached and detached homes will be completed in each phase.

Mr. Watkins asked if the applicant has any plans to acquire the 4 parcels of land to the south of the development.

Mr. Fingerroot stated they have not given any thought to acquiring additional property but would be open to doing so.

Mr. Watkins stated it is important to have Wayne County's cooperation to ensure the necessary road improvements take place.

Mr. Fingerroot stated if the road network doesn't work, it won't benefit anyone. Mr. Fingerroot stated they will contact Wayne County and work with them.

Ms. Jeffries stated they are required to make road improvements per their traffic study and they will definitely be working with Wayne County.

Mr. Weber asked what efforts will take place to ensure damage is not done to Fowler Creek and the protected wetlands.

Ms. Jeffries stated part of the required EGLE permitting will include stipulations to ensure protection to the Fowler Creek floodplain.

Mr. Acharya asked if this development is not successful, can language be added to the PDD Agreement to ensure a future change would not be an automatic approval.

Mr. Sloan stated yes, language could be added to the PDD stating that if the development changes to an ownership model a PDD Amendment would be required.

Chairman Greene asked if that language would need to be included in a motion.

Mr. Sloan stated it would be appropriate to include the necessary PDD Agreement language if the development changes to an ownership model in the Commission's motion because the Township Board can consider the recommendation and either the plans would be revised before it goes to the Board or the Board could consider that condition.

Motion by Weber, supported by Zuber, to move to recommend preliminary approval of the Creekview Landings Planned Development District on the subject parcel numbers listed on the agenda, as provided in the Planned Development Agreement and plan documents, subject to the following conditions:

1. That the plans show the improvements noted in the TIS to the satisfaction of Canton Township's Engineering Services Division and Wayne County.
2. That the minimum front yard setback/separation distance between the sidewalk and the front of the garage be at least 22 feet.
3. That units 172-229 be designed with at least 50% brick.
4. That the plans and PD Agreement must include a complete Schedule of Regulations and Modifications.
5. That the applicant starts the process of obtaining easements from owners on Geddes Rd. and Denton Rd. where sidewalk gaps will be created as a result of the project, and that the applicant provide information on whether sidewalk construction is feasible within the existing right-of-way on each parcel where there will be a sidewalk gap.
6. That the gravel trail be shown at least 10 feet wide.
7. A tree survey, landscape plan, and draft prairie restoration and management plan be provided prior to Final PDD review.
8. That minor changes and corrections be made to the PD plans and PD Agreement, as noted by staff.
9. In the event that the model of the development changes from a single-family rental development to an ownership model that any amendments to the PDD must come to the Planning Commission for review.
10. Sidewalks are to be installed on both sides of all streets within the development.

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

Nays: None

Absent: Singh

2. 075-RZ-7471 **HARVEST CREEK** – Consider Rezoning for parcel nos. 075-99-0004-002 and 075-99-0005-000 (1205 Ridge Road). Property is located on the east side of Ridge Road between Proctor Road and Cherry Hill Road.

Mr. Sloan summarized the staff report, dated September 12, 2022, Item #2.

Mr. Sloan stated Staff recommends approval.

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

Public Hearing opened at 8:29 P.M.

Mr. Evan Priest (Michael L. Priest & Associates, Inc., 40655 Koppernick, Canton, MI, 48187) stated River Hill Ridge neighbors have voiced concerns regarding flooding on their properties. Mr. Priest said stormwater will be collected in their own system and discharged to the south into the river to alleviate the flooding problem. Mr. Priest said the stormwater collection system will be compliant with Wayne County Stormwater Management ordinances.

Mr. Richard Browne (50900 Proctor Rd., Canton, MI, 48188) asked for clarification on what section of the subject site would be built on.

Mr. Sloan stated two parcels are being proposed to be rezoned, a northern and southern parcel. Development would likely be concentrated on the north due to the natural features on the south.

Mr. Priest stated the rezoning is being requested today and a site plan has not been submitted yet. Mr. Priest said they have no intention of proposing any development near the river except for a storm water outlet to the river and building will be clustered in the northern end of the site.

Mr. Browne stated the map shown is not clear. Mr. Browne said the southern parcel appears to be unbuildable.

Chairman Greene stated proposed development design is not required to be submitted for rezoning requests.

Mr. Priest stated any proposed developments will be clustered to the north.

Mr. Browne asked if EGLE needs to be contacted because of the presence of the river.

Mr. Priest stated the State regulates the river and wetland features on the property. Mr. Priest stated a permit from the State will be required to put the storm water outlet near the river and to fill a small wetland on the property.

Mr. Browne asked if Ridge Rd. and Proctor Rd. plan to be redesigned.

Mr. Priest stated the subject site does not reach Proctor Rd. Mr. Priest said the proposed development entrance will be as far north as possible.

Mr. Browne asked for clarifications regarding the design of Proctor Rd. on the Zoning Map included in the public hearing notice.

Mr. Sloan stated the area in question on the Zoning Map is denoting two different zoning districts.

Further discussion took place regarding any possible future plans for Proctor Rd.

Ms. Susan Wisniewski (50996 Proctor Rd., Canton, MI, 48188) stated she lives at the corner of Proctor Rd. and Ridge Rd. and asked why her property is being rezoned.

Mr. Sloan show the area being requested for rezoning on the Zoning Map which did not include Ms. Wisniewski's property.

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

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

Public Hearing closed at 8:41 P.M.

There were no additional comments or concerns from the Planning Commissioners.

Motion by Zuber, supported by Eggenberger, to move to recommend approval of the request to rezone said parcels from RR, Rural Residential to R-3, Single Family Residential, as the proposal meets the standards of Section 27.06(D)(4) of the Zoning Ordinance as stated in the staff report.

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

Nays: None

Absent: Singh

3. 040-PDDA-7261 **BJ'S WHOLESALE CLUB GAS STATION** – Consider PDD Amendment for parcel nos. 040-99-0006-709 (43690 Ford Road) and 040-99-0006-708 (43690 Ford Road). Property is located on the north side of Ford Road between Morton Taylor Road and Sheldon Road. Proposed use is an automobile filling station.

Mr. Sloan summarized the staff report, dated September 12, 2022, Item #3.

Mr. Sloan stated if the Planning Commission is satisfied with the land use proposal and the conditions proposed in the PDD Agreement, then staff recommends approval of the PDD Amendment for the automobile filling station use on the subject parcel, subject to the conditions stated in the PDD Agreement amendment and subject to compliance with all requirements of the Zoning Ordinance.

Mr. Sloan said if additional information is required from the applicant, then we recommend deferring action pending receipt and review of any additional information required.

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

voice vote.

Public Hearing opened at 8:54 P.M.

Mr. Bryan Amann (Bryan Amann, PLLC, 1777 Stonebridge Way Ct., Canton, MI, 48188) stated he is representing BJ's Wholesale Club. Mr. Amann said the access drive is under construction and should be completed in the next 2 to 3 weeks, weather dependent. Mr. Amann stated he has emailed a petition to Staff that was signed by over 700 BJ's Wholesale Club members who are in support of this proposed fill station.

No comments or concerns from the public.

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

Public Hearing closed at 8:56 P.M.

Mr. Okon asked if there will be electric charging stations.

Mr. Amann stated BJ's Wholesale Club is looking at charging stations in the future as part of a national effort with all their locations.

Chairman Greene asked if the minimum open space calculation has been satisfied.

Mr. Amann stated yes, the entire project exceeds the 25% open space requirement.

Chairman Greene asked if there is a trash removal plan.

Mr. Amann stated trash removal will be a part of the overall site management for the store.

Further discussion took place regarding electric vehicle charging.

Mr. Watkins asked if space has been allocated for electric vehicle charging.

Mr. Amann stated any future charging stations will be placed within the existing parking lot space.

No additional comments or concerns from the Planning Commissioners.

Motion by Zuber, supported by Watkins, to move to recommend approval of the PDD Amendment for an automobile filling station on parcel no. 71-040-99-0006-708 at 43690 Ford Rd., subject to the conditions stated in the PDD Agreement amendment and subject to compliance with all requirements of the Zoning Ordinance.

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

Nays: None

Absent: Singh

4. 049-SLU-7443 **BLOSSOM BEHAVIORAL WELLNESS CENTER** – Consider Special

Land Use for parcel no. 049-99-0001-708. Property is located south of Ford Road between Lotz Road and Hix Road. Proposed use is a medical clinic, office, and laboratory; training and/or education center; and accessory child care.

Mr. Sloan summarized the staff report, dated September 12, 2022, Item #4.

Mr. Sloan stated Staff recommends approval of the special land uses that consist of an office; medical clinic, office, and laboratory; training and/or education center; and accessory child care use on the subject parcel for the reasons stated in the staff analysis, subject to the conditions noted in this review 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 9:12 P.M.

Mr. Jeff Klatt (Krieger Klatt Architects, 2120 East 11 Mile Rd., Royal Oak, MI, 48067) stated Ms. Anna Holmes with Blossom's Behavioral Wellness and Medical Clinic is in attendance with him. Mr. Klatt stated the applicant plans to occupy 26,000 sq. ft. of space in the middle of the existing building and are proposing minimal exterior improvements, and a possible southern buildout. Mr. Klatt also stated they will comply with the four conditions previously mentioned.

Ms. Anna Holmes (44225 W. Twelve Mile Rd., suite C106, Novi, MI, 48377) summarized what Blossom Behavioral Wellness and Medical Clinic does.

There were no comments or concerns from the public.

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

Public Hearing closed at 9:15 P.M.

The Commissioners stated they like the proposed development and had no additional comments.

Motion by Zuber, supported by Okon, to move to recommend approval of the special land uses for an office; medical clinic, office, and laboratory; training and/or education center; and accessory child care use on parcel no. 049-99-0001-708 as the request meets the Special Land Use criteria of the Canton Township Zoning Ordinance, subject to the following conditions:

1. A revised landscape plan is required in accordance with Article 5 of the Zoning Ordinance;
2. The lighting plan must be revised to comply with Section 2.13 of the Zoning Ordinance;
3. The signage must comply with Article 6A of the Zoning Ordinance; and
4. Compliance with all State, County, and Township requirements.

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

Nays: None
Absent: Singh

NEW BUSINESS-SITE PLANS

5. 073-DIR-6961 **ZAHR PLAZA** – Consider Site Plan Amendment on parcel no. 073-99-0005-713. Property is located south of Cherry Hill Road between Denton Road and Ridge Road. Proposal includes façade and architectural changes.

Mr. Sloan summarized the staff report, dated September 12, 2022, Item #5.

Mr. Sloan stated Staff recommends approval of the revised plans, subject to the removal of the toppers installed over the columns, alternatively to wrap the tops of the columns pursuant to the previously approved plans.

Ms. Eggenberger prefers the look of the wrapped columns.

Ms. Zuber does not like the toppers to the columns. Ms. Zuber asked why there was a deviation from the approved plans.

Ms. Mona Hammoud stated she is the designer who worked with the architect for the original plans submitted and she revised the elevations to reflect what was done during construction. Ms. Hammoud stated the first set of plans submitted included a round sphere as a topper and this current topper is similar.

Mr. Weber stated the plans previously approved by the Planning Commission did not include a topper. Mr. Weber said if you want to deviate from approved plans you need to contact the Planning Department and go through the approval process prior to making changes to the structure.

Mr. Anwar Zahr (8505 Chatham, Canton, MI, 48187) stated he is part owner of the plaza. Mr. Zahr stated the contractor suggested to use the topper that is currently in place. Mr. Zahr stated he is willing to change the topper to reflect the approved plans.

Mr. Okon stated he is fine with the toppers currently on the building.

Ms. Foster stated if the applicant wanted to make changes to the approved plans, they needed to follow the necessary steps prior to making the unapproved changes to the building.

Mr. Acharya stated following the procedures in place creates good time management.

Ms. Zuber stated she would like to see the toppers removed.

Further discussion took place regarding the removal of the toppers.

Motion by Zuber, supported by Foster, to move to approve the Site Plan amendment on

parcel no. 073-99-0005-713 subject to the removal of the toppers installed on the columns.

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

Nays: None

Absent: Singh

6. 072-SFP-6739 **THE MEADOWS OF CHERRY HILL** – Consider Site Plan Amendment on parcel nos. 072-99-0005-704 & 072-99-0009-002. Property is located on the west side of Ridge Road, between Saltz Road and Cherry Hill Road. Proposed changes to the facades of corner homes.

Mr. Sloan summarized the staff report, dated August 12, 2022, Item #6.

Mr. Sloan stated Staff recommends approval of the elevation designs of units 1, 3, 6, 18, 19, 26, 31, 34, and 38 in The Meadows of Cherry Hill, subject to additional design changes required by the Planning Commission.

Chairman Greene asked the Project Representative if there was an error in the design with the corner lots that wasn't caught initially.

Mr. Jon Goldman (Evergreen Homes, P.O. Box 250276, West Bloomfield, MI, 48325), the Project Representative, stated the realization that the side porches wouldn't work was made during the engineering process.

Chairman Greene stated some people may not want a wrap around porch. Chairman Greene asked if consideration was given to adding a wraparound deck to the homes that could not have a wraparound porch.

Mr. Goldman stated the homes already come with an option to include a covered patio.

Ms. Zuber stated she prefers that all the small bump out roofs over the window be metal rather than some being metal and others having shingles.

Mr. Goldman stated he can accommodate that request.

Further discussion took place regarding possible exterior design alternatives.

Ms. Zuber stated she disagreed with the language from the applicant's letter stating that the wraparound porches are merely for discussion purposes. Ms. Zuber preferred a different siding on the upper part of the street side elevations of the corner units.

Motion by Weber, supported by Okon, to move to approve the elevations designs of units 1, 3, 6, 18, 19, 26, 31, 34, and 38 in The Meadows of Cherry Hill, subject to changing the shed roofs to metal roofs as shown on the elevations.

Ayes: Acharya, Eggenberger, Foster, Okon, Watkins, Weber, Greene
Nays: Zuber
Absent: Singh

7. 141-DIR-7433 **MCDONALD'S RESTAURANT** – Consider Site Plan on parcel no. 141-99-0028-701 (40241 Michigan Avenue). Property is located south of Michigan Avenue between Lotz Road and Hannan Road. Proposed changes include converting the single drive-through to a double drive-through.

Mr. Sloan summarized the staff report, dated September 12, 2022, Item #7.

Mr. Sloan stated Staff recommends approval of the McDonald's site plan amendment on the subject tax parcel, subject to replacing the nonconforming pole sign at the front of the site with a conforming monument sign per Article 6A of the Zoning Ordinance.

Mr. Jeff Brinks (Venture Engineering, PLLC., 8515 Ridgebluff Dr. SW., Byron Center, MI, 49315) asked about the variance process in order to keep the existing McDonald's pole sign.

Mr. Sloan stated McDonald's can apply for a variance through the Zoning Board of Appeals process. Mr. Sloan said the variance process is available to anyone as long as it is a non-use variance or anything else that is prohibited. If McDonald's were to apply for a variance, Mr. Sloan said McDonald's would likely appeal the section of the Zoning Ordinance that requires removal of a non-conforming sign.

Discussion took place regarding alternating ordering patterns in the McDonald's drive-through lane and how it works.

Sloan stated that if the Planning Commission approved the plans, the applicant will proceed to the Building & Inspection Services Division for permitting. Conditions of approval will be administered in conjunction with building permitting.

Motion by Zuber, supported by Acharya, to move to approve the site plan for McDonald's on tax parcel no. 141-99-0028-701, subject to replacing the nonconforming pole sign at the front of the site with a conforming monument sign per Article 6A of the Zoning Ordinance.

Ayes: Acharya, Eggenberger, Foster, Okon, Watkins, Weber, Zuber, Greene
Nays: None
Absent: Singh

PUBLIC COMMENT

There were no public comments.

REPORTS AND DISCUSSION

8. **MASTER PLAN** – Provide update on the Master Plan project, including

upcoming public engagement events/activities, establishment of the Master Plan Advisory Board, and grant funding.

Ms. Schlutow summarized the staff memorandum, dated September 12, 2022, Item #8.

Mr. Weber asked if the Advisory Board members have been selected.

Ms. Schlutow stated yes.

Chairman Greene asked for an update regarding Canton Banquet and Convention Center.

Mr. Sloan stated the project received Special Land Use approval a few months ago. Mr. Sloan said he believes the applicant's intent was to submit for Site Plan review but nothing has been submitted yet. Mr. Sloan stated there has been some underbrush clearing at the site.

ADJOURN

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

Meeting adjourned at 10:15 P.M.

Kelly Dandy
Recording Secretary