

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
October 7, 2019**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road on Monday, October 7, 2019. Chairman Greene called the meeting to order at 7:02 P.M. and led the Pledge of Allegiance to the Flag.

ROLL CALL:

Members Present: Acharya, Eggenberger, Engel, Graham-Hudak (arrived after acceptance of agenda), Greene, and Zuber
Absent: Bennett, Okon, Perkins

STAFF PRESENT: Goulet and Sloan

APPROVAL OF THE MINUTES OF SEPTEMBER 9, 2019

Motion by Zuber, supported by Eggenberger, to accept the Minutes of September 9, 2019 as presented. Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA:

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

PUBLIC HEARINGS

1. 024-PDQ-5593 **ARBOR GLEN FINAL PDD** – Consider Final PDD and preliminary site plan 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.

Mr. Sloan stated that the applicant proposes to locate 36 single-family residential site condominiums on approximately 36.02 acres located at the northwest corner of Warren Road and Ridge Road. Mr. Sloan indicated that one entrance is proposed on Ridge Road on the south part of the site, located about 400 feet north of Warren Road, and one emergency vehicle entrance is proposed on Ridge Road on the north part of the site, located about 1,675 feet north of Warren Road. Mr. Sloan explained that the project sponsor proposes to pave Ridge Road from Warren to the southern entrance to the development. Mr. Sloan indicated that each Planned Development District is required to demonstrate definite benefits to the community and that the project sponsor proposes the following definite benefits: maintaining 34.0% of the site (12.92 acres) as open space, which exceeds the 25% open space minimum; constructing sidewalks along the west side of Ridge Road from Arbor Glen to Warren Road, including crosswalks across Ridge Road and Warren Road to connect to the existing sidewalk network on the opposite sides of those roads; preserving approximately 800 trees that are either protected or landmark trees; and minimizing clearing and grading along Ridge Road, which is a Natural Beauty Road. Mr. Sloan explained that the applicant proposes to plant several trees along Warren Road and Ridge Road, which will consist of native species consistent with the Natural Beauty Road objectives.

Mr. Sloan stated the following;

Schedule of Regulations and Modifications. The following modifications to Zoning Ordinance requirements are proposed: lot area (16,000 sq. ft.), lot width (100 ft.), front yard setbacks (35 ft.), side yard setbacks (15 ft. on one side and 25 feet on the other, for a minimum separation distance of 40 feet between buildings), rear yard setbacks (30 ft. for Lots 5-7 & 27 only, which back up to Arbor Glen's open space areas), and wetland setbacks for Lots 7, 8, 32, 34, and 35. Although no lots are proposed in wetland areas, Lots 7, 8, 32, 34, and 35 will have conservation easements that will allow for grading and planting in conformance with the plans but will prohibit structures and other impervious surfaces.

Natural Features. Due to proposed grading and filling in wetland areas, the applicant must obtain approval from the Michigan Department of Environment, Great Lakes, and Energy (EGLE), which was formerly the MDEQ. Many wetland areas will be preserved, and many landmark trees will be preserved as a result of making the lots smaller. Ridge Road north of Warren Road is classified as a Natural Beauty Road, and clearing and grading in the Ridge Road right-of-way is minimized. For example, only 5 trees are proposed for removal in the Ridge Road right-of-way south of the development road entrance, and the species of those 5 trees are Elm, Box Elder, and Cottonwood.

Landscaping. The site plan includes a full landscape plan. Berms are not proposed or recommended in frontage areas where clearing and grading is not otherwise proposed. As part of the definite benefits, the applicant proposes to plant several trees along Warren Road and Ridge Road, which will consist of native species consistent with the Natural Beauty Road objectives. The landscape plan meets the requirements of the Zoning Ordinance with the exception of a few labeling and count corrections. We recommend that the landscape plan be revised to include the corrections to the labels and counts prior to final site plan review.

Access Management. Arbor Glen traffic will enter and exit through one access road at Ridge Road, which will be located about 400 feet north of Warren Road. A secondary emergency vehicle access is proposed on the north side of the site, which will be 20 feet wide and paved. The emergency vehicle access must meet Fire Code requirements for minimum load, clearance, and signage. The emergency vehicle access road will be tapered at the internal road termination and gated at Ridge Road. The specifications of the gate must be provided at final site plan review.

Architecture. The architectural plans submitted show the 50% brick/masonry required by Section 26.06 of the Zoning Ordinance. The architectural plans also note that the homes must comply with Section 26.06, which includes a requirement for at least one (1) horizontal offset of at least four (4) feet to provide for three-dimensionality to the façade.

Fiscal Impact. The narrative provided by the project sponsor states that the homes will have an estimated value of \$700,000. Our calculations of the applicable tax revenues and budget expenditures indicate positive impacts on the General Fund, Library Fund, Police Fund, Fire Fund, and Road Improvement Fund.

PD Agreement. We are working with the applicant to complete the Final PD Agreement, including the Schedule of Modifications noted on the site plan. We recommend that the

Final PD Agreement be consistent with the Township's template PD Agreement.

Motion by Zuber, supported by Eggenberger, to open the public hearing at 7:12pm. Ayes all present on a voice vote.

Mr. Mike Noles, from Diffin-Umlor representing Pulte Homes, stated Pulte has been addressing neighbors' concerns, mostly to do with landscaping and the preservation of natural features. Mr. Noles stated they have created buffers around the perimeter of the property, and working on natural beauty road enhancement, keeping Ridge Road with a rural cross section, use of native species, etc.

Chairman Greene asked for any comments from the audience either in favor or against the proposed request.

Ms. Linda Breakie, 7835 Ridge N, asked for clarification of the site condo. Mr. Goulet stated they are site condominiums, basically a subdivision with private roads. Ms. Breakie asked about the gate and emergency access. Mr. Noles clarified there would be one gate at Ridge Road maintained as a paved emergency access road. The HOA would ultimately be responsible for the maintenance of the road. Ms. Breakie would like more spruces along the north property line. Mr. Noles produced a plan showing what is intended to be planted. Ms. Breakie said she would like to see more spruce trees, Mr. Noles stated they could absolutely do that.

Ms. Breakie asked when property development would start, and when would they expect people to start moving in. Mr. Noles stated they expect to be fully approved in January, and begin clearing in the winter before the trees leaf out. Construction could start in mid-April, so expect to see homes being occupied in 2021.

Sophia Saleem, 7586 Haverhill Lane, asked how they will protect her privacy, and maintain her home value. Chairman Greene restated some of the comments made by Patrick Sloan in his opening statement. Mr. Noles will discuss the project with Ms. Saleem after the meeting.

Paul Anderson, 49650 Warren Road, stated he owns the ten acres just south of development. He asked if it would be possible to plant additional spruce trees along south line (his north property line). Mr. Noles stated they absolutely could do that. Further discussion ensued regarding trees. Mr. Anderson asked if there is anything that will be done with the overhead utility lines running through the property adjacent to Ridge Road. Mr. Noles stated there was a meeting just this morning with Detroit Edison. All overhead utility lines currently located on the site will be relocated underground except for those that feed the adjacent areas and existing homes along Ridge.

Richard Rowe, 7735 N. Ridge Road, stated they have the longest continuous property line just to the north of the subject property. Mr. Rowe asked, if some of the newly planted trees do not take, what is the allowance for replacement trees? Mr. Goulet stated for standard landscaping, a one year warranty is required. For replacement trees the warranty is two years.

Motion by Zuber, supported by Eggenberger, to close the public hearing at 7:40pm. Ayes all present on a voice vote.

Dawn Zuber commented on the house designs. She stated she hopes she can improve on the esthetics. Her concerns are:

- Plain & boxy – Castleton elevation
- Dormers are too small
- Stacked gables
- Too busy, multiple materials on front – Deer Valley elevation
- Too big and boxy, massive

Mr. Noles stated the square footage is approximately 3000 sf (2800-3500 sf). Mr. Goulet made a recommendation to Mr. Noles to bring photos of actual houses with him when he comes in for final site plan.

Chairman Greene stated there are not enough windows on the sides. Further discussion ensued regarding house design.

Chairman Greene asked about Ridge Road. Ridge Road north of Warren is not paved, but they are required to pave the section around the entrance. Mr. Goulet says they will pave Ridge Road from the intersection to the entrance. They are paving only the minimum of the natural beauty road necessary to get in and out of the development.

Ms. Graham-Hudak stated she is very pleased to see that the developer had approached the residents and is working with them on any questions/issues. Ms. Graham-Hudak asked regarding the road funding, what percentage of funds need to be set aside? Mr. Goulet stated the association has to do a 10% reserve out of their yearly budget.

Ms. Graham-Hudak stated a paved road will typically increase traffic flow. What has the county say about the road count? Patrick Sloan stated that based on the traffic study, the proposed development would bring the count to over 1,000.

Mr. Noles stated construction traffic will not be using the emergency access road.

Motion by Zuber, supported by Eggenberger, to move to recommend final approval of the Arbor Glen Planned Development District on tax parcel nos. 024-99-0006-708, 024-99-007-000, 024-99-0008-000, and 024-99-0009-702, as provided in the Planned Development Agreement and plan documents, subject to the applicant revising the PD Agreement to be consistent with the Township PD Agreement template;

and,

Further, move to recommend approval of the Preliminary Site Plan for Arbor Glen, which includes 36 single-family residential site condominiums on approximately 36.02 acres as proposed, subject to the conditions of PDD approval and all of the recommendations above.

Ayes: Acharya, Eggenberger, Engel, Graham-Hudak, Greene, and Zuber

Absent: Bennett, Okon, Perkins

NEW BUSINESS REFER TO STAFF

2. 061-PDP-5716 **BERKSHIRE APARTMENTS PRELIMINARY PDD** – Refer review of preliminary PDD to staff for parcel no. 061 99 0006 707. Property is located north of Saltz and west of Canton Center Road.
- 065-PDM-5689 **FARBMAN MINOR PDD** – Refer review of minor PDD to staff for parcel no. 065 99 0007 702. Property is located at the southwest corner of Ford and Beck Roads.
- 125-PDP-5682 **FILMORE PLACE PRELIMINARY PDD** – Refer review of Preliminary PDD to staff for parcel no. 125 99 0002 709. Property is located north of Michigan Avenue and west of Beck Road.

Motion by Zuber, supported by Engel, to refer the Item 2 site plans to staff. Ayes all present on a voice vote.

NEW BUSINESS – SET PUBLIC HEARING FOR NOVEMBER 4, 2019

3. 133-RZ-5687 **GREATLAND REAL ESTATE REZONING (Canton Animal Hospital)**, Set public hearing for November 4, 2019 to consider rezoning request from LI, Light Industrial to C-2, Community Commercial for parcel nos. 133 01 0215 301 133 01 0216 301 and 133 01 0217 301. Property is located south of Michigan Avenue between Sheldon and Morton Taylor Roads.
- 141-SLU-5621 **CANTON BANQUET & CONVENTION CENTER** – Set public hearing for November 4, 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.

Motion by Zuber, supported by Engel, to set the Item 3 public hearings for November 4, 2019. Ayes all present on a voice vote.

REPORTS, DISCUSSION AND CORRESPONDENCE

4. **2020 PLANNING COMMISSION MEETING DATES**

Chairman Greene asked that the June 2020 meeting date be changed from 6/8/2020 to 6/1/2020.

Motion by Zuber, supported by Graham-Hudak, to approve the meeting schedule for 2020, with one change which is to change the June meeting date from 6/8/2020 to 6/1/2020. Ayes all present on a voice vote.

ADJOURN.

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

Melanie Sherwood
Recording Secretary