

**CHARTER TOWNSHIP OF CANTON  
PLANNING COMMISSION PROCEEDINGS  
January 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, January 7, 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, Okon,  
Perkins and Zuber  
Absent: Engel

**STAFF PRESENT:** Goulet and Wolosiewicz

Chairman Greene stated that what the Planning Commission does is not possible without the help of the Planning staff and one of the people who are instrumental in this process is Angela Wolosiewicz who is retiring. Chairman Greene stated that Ms. Wolosiewicz has been with the Planning Department for over 25 years and thanked her for her service. Ms. Wolosiewicz thanked the Planning Commission and appreciated their willingness to volunteer and work for the community and implement quality development and sensible logical development for the community. Ms. Wolosiewicz stated that she has enjoyed every minute working with the Planning Department and wished them luck as they go forward.

**APPROVAL OF THE MINUTES OF NOVEMBER 19, 2018**

Motion by Zuber, supported by Eggenberger, to accept the Minutes of November 19, 2018, as presented. Ayes all present on a voice vote.

**ACCEPTANCE OF AGENDA:**

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

**PUBLIC HEARINGS**

1. 024-RZ-5187 **KRUPP-CASALOU FAMILY TRUST REZONING** – Consider rezoning parcel no. 024 99 0006 708 from RR, Rural Residential to R-1, Single-Family Residential. Property is located north of Warren Road and west of Ridge Road.

Mr. Goulet stated that the applicant is proposing to rezone the subject property from RR, Rural Residential to R-1, Single Family Residential District. Mr. Goulet indicated that the property will be combined with several other parcels near the northwest corner of Ridge and Warren Roads for a potential low-density residential development. Mr. Goulet stated that the request is consistent with the surrounding zoning future land use designation on the Future Land use Map of the Comprehensive Plan

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

Mr. Mike Noles, project representative, stated that he was happy to answer any questions.

Chairman Greene asked for comments from the audience.

Robert Miller, 48429 Joy Road, stated that he has concerns with the clustering of the homes and how it will fit with the neighboring community and the rural designation of the area. Mr. Goulet that the request under consideration is for zoning density and that there is not a development plan at this time. Mr. Miller how the development will fit with the natural beauty road. Mr. Goulet explained that the natural beauty road is regulated by Wayne County and when they apply for permits to connect to the road Wayne County will review the plan. Mr. Goulet explained that it will depend on the type of development presented as to what will be affected. Mr. Goulet stated that the goal is to minimize vegetation removal within the road right of way as much as possible.

Mr. Mike Noles, representing Pulte Homes, stated that they intend to submit a plan once they are through the zoning process. Mr. Noles stated that they will submit a plan which is consistent with the master plan is one unit per acre. Mr. Noles explained that they are proposing a 36 unit residential plan and preserve the natural features of the site while saving as many of the trees within the site so that it is a large lot development with beautiful vistas. Chairman Greene explained that the process for rezoning is evaluating certain criteria for the property and try to follow the master plan. Chairman Greene explained that the master plan is updated every 5 years and approved by the Board of Trustees. Chairman Greene indicated that the rezoning required does go along with the master plan.

Junie Morrow, 1755 Ridge Road, was concerned how the rezoning will affect her and her neighbor's farm animals. Mr. Goulet explained that Pulte will meet with the nearby property owners and coordinate their plans and get input. Mr. Goulet explained that the intent is for a cluster type development and not full acre lots which will preserve much of the natural areas into common space and buffering from the backs of lots and property lines. Ms. Morrow stated that in 1991 the natural beauty road was established and would hate to see it disappear.

Pam Mincher, 8869 Ridge Road, resident of Plymouth Township stated that she has lived in the area for almost 50 years and is a lovely area due to the hard work of the Northwest Canton HOA. Ms. Mincher stated that it is a unique part of the Township and hope that they take the trees into consideration when they develop.

Linda Breakee, 7835 Ridge Road asked for clarification as to what properties are included in the development.

Sally Mitchell 48575 Joy Road, inquired of the properties which were acquired and their zoning. Mr. Goulet explained that the Krupps never rezoned the property and now the trust is selling the property to a home builder. Mr. Goulet stated that they now wish to rezone the property so it is consistent with the zoning that is adjacent to the property. Ms. Mitchell stated that she was concerned with the natural beauty road.

Ms. Mitchell stated that Joy Road was rural at one time and now Pulte has brought suburbia to the area and does not want to see this happen along Ridge Road.

Donald Garlit, 49651 Shenandoah Circle, representing the neighbors on Shenandoah Circle, stated that they oppose the rezoning. (entered into the record his letter of concern). Mr. Garlit stated that the sale of the property is not a compelling reason for rezoning the property. Mr. Garlit stated that placing more subdivisions in this area of the Township will result in more traffic on the natural beauty road which will physically and environmentally degrade the area and cause more road deterioration. Mr. Garlit stated that the speed limit of 25 mph is routinely violated by drivers going through the area. Mr. Garlit stated that the developer is an out-of-state corporation and are dominating over the wishes of the citizens, taxpayers and voters and residents in the area. Mr. Garlit stated that Canton needs to recognize the value of green belts and foliage if it wants to be a leading community. Mr. Garlit stated that another subdivision will result in more lawns with increased use of chemicals in the area and that a holistic view of the burden on the Township and area needs to be taken into consideration. Mr. Garlit stated that they are not suggesting the sale of the property be denied but that there not be a change to the zoning so the area can retain its natural beauty and character.

Mike Hammerberg, 8989 Ridge Road, resident of Plymouth Township, stated that he has lived in the area for 40 years and would ride his horse along the dirt road. Mr. Hammerberg stated that traffic has grown astronomically over the last 27 years and cannot see how developing single family homes will help the traffic situation. Mr. Hammerberg stated that future development will be a burden on everyone as they already get a tremendous amount of road dust from people speeding and rezoning will only make it worse.

Junie Morrow, 1755 Ridge Road, stated that many people speed in the area and neighbors have been hit on the road. Ms. Morrow stated that many animals have been displaced due to development which is sad. Ms. Morrow stated that she was concerned with sewer capacity as it will remove a large section of the natural area.

Leigh Schwartz, 8745 Ridge Road, stated that she recently moved from Plymouth Township to Canton because of the proximity to businesses and the natural beauty to the area. Ms. Schwartz stated that she was concerned homes will be built close to her home and the idea of land being rezoned and developed is very upsetting. Ms. Schwartz stated that she sees deer in her yard every day.

Dick Dionne 50360 Warren Road, stated that there is the opportunity to work with the developer to express their point of view, needs and concerns for the neighborhood. Mr. Dionne indicated that when the Church of Jesus Christ proposed building at the corner of Warren and Ridge they had the opportunity to work with them and explain their concerns. Mr. Dionne stated that he is confident that this will also happen with this developer as well and work out a resolution that will be in the best interest of everyone. Mr. Dionne explained that it is possible to enhance the natural beauty road stretch that would be affected by this proposal and that there are good things that can be done. Mr. Dionne explained that they have had good experiences working with the Township and that they can end up with something very positive. Mr. Dionne stated that he is confident that they can work together and preserve what they hold so dear and treasure.

Mr. Dionne stated that he will be happy and eager to work with everyone on the development. Mr. Dionne wished Ms. Wolosiewicz congratulations on her retirement.

Chairman Greene stated that change is frightening sometimes but respecting property owner's rights and working within the criteria and goals set forth is not always easy. Chairman Greene thanked Mr. Dionne for his comments and stated that should this project go forward he urged the developers to contact the nearby residents and work with them through the process. Chairman Greene stated that developers want to make people happy and that residents can play an important role in the process.

Rich Rowe, 7735 Ridge Road, own the lot just to the north of the subject property and has the longest common boundary of anyone concerning this request and has the most to lose if things do not work out well. Mr. Rowe stated that there are hundreds of trees in the area and concerned that they will be removed and does not want the area to lose its county flavor. Mr. Rowe stated that traffic on Ridge Road is horrendous. Mr. Rowe explained that he was not against the selling of the property but that development will tear everything out and they will lose the rural nature.

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

Commissioner Eggenberger, inquired of the impact on the Township infrastructure. Mr. Goulet explained that from a zoning standpoint the request is not asking for more than the master plan and not asking for anything more than what their neighbors have and what the zoning allows. Mr. Goulet indicated that traffic will be evaluated along with water and sewer connections once the project is submitted. Mr. Goulet explained that a Planned Development District (PDD) will allow clustering and require a traffic evaluation. Mr. Goulet indicated that they may be able to enhance the natural beauty road by asking the developer to plant native trees within the right-of-way. Commissioner Eggenberger verified that the master plan is reviewed every 5 years. Mr. Goulet stated that they just update the master plan in 2017 and has been R-1, Low Density Residential (up to 1 dwelling unit/acre) for the past 25 years. Commissioner Eggenberger understood that the residents want the area to stay rural.

Commissioner Zuber stated that they hear the same statements and do listen to what is being said but what a lot of what was said is something that cannot be considered when granting a zoning change.

Commissioner Graham-Hudak verified that the request is following the master plan. Mr. Goulet explained that review of the surrounding property and general land use patterns in the area and they are following the master plan.

Chairman Greene stated that the process that the Planning Commissioners and Board of Trustees is under the scrutiny of public hearings. Chairman Greene stated that sometimes changes are required to fit the needs of the community. Chairman Greene inquired of the general criteria for disturbances within the road right-of-way. Mr. Goulet explained that from a liability standpoint Wayne County does not like large trees in the road right of way but the natural beauty road designation helps protect and calls for review of the area before vegetation is removed.

Mr. Goulet stated that he would recommend waiving sidewalk requirements in the area of Ridge Road as it would be a great disturbance to the area in the right of way. Mr. Goulet explained that if road improvements are needed they may need to do drainage work but would review how it can be minimized at the natural beauty road. Mr. Goulet explained that Wayne County evaluates the Natural Beauty Road requirements and that the Township Ordinances do not have jurisdiction or control of the right-of-way.

Commissioner Graham-Hudak stated that residents often work with the developers to discuss their concerns and give input and have seen good results from these discussions.

Commissioner Acharya indicated there was concern raised over infrastructure burdens and taxpayers bearing the increase. Commissioner Acharya stated that by expanding the taxpayer base the new residents bring in more taxes and pay their share. Commissioner Acharya stated that new residents will become taxpayers. Commissioner Acharya stated that the concerns raised were genuine.

Chairman Greene stated that he moved to the Township in 1989 and Julien’s Party Store at Canton Center Road was at the edge of civilization. Chairman Greene stated that the economy has changed and the Township was a large farming community but many of the farms were sold and the next generation didn’t want to be farmers. Chairman Greene explained that the Rural Residential designation changed and the property became marketable. Chairman Greene explained that that must mix the rights of the owners with planning for the community.

Motion by Zuber, supported by Okon, to move to recommend approval of the request to rezone the subject parcel (tax parcel # 024-99-0006-708) from RR, Rural Residential District to R-1, Single-Family Residential District.

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

- 2. 037-SLU-5216 **TARA’S TODDLER TIME** – Consider special land use for group childcare home for parcel no. 037 03 0084 000. Property is located south of Warren Road between Sheldon and Morton Taylor Roads.

Mr. Goulet stated that the applicant is proposing to conduct a Group Day Care Home in a personal residence. Mr. Goulet indicated that Ms. Towler presently has a license for a Family Day Care Home, which allows for up to 6 children, which is a permitted use. Mr. Goulet explained that anything other than a Family Day Care Home is a Special Land Use and that a Group Day Care allows for up to 12 children. Mr. Goulet stated that the special Land Use criteria are established by the State of Michigan (MCL 125.3205).

Mr. Goulet stated that the State of Michigan criteria are outlined and addressed as follows:

1. 4(a). Separation: The provided information demonstrates that the proposed group child care home meets the required separation distance from other licensed group child care homes, adult foster care small and large homes, substance abuse treatment facilities, correction facilities and/or halfway houses.
2. 4(b). Fencing: The plot plan of the home shows that the back yard is enclosed with a privacy fence.
3. 4(c). The existing home maintains consistency with the visible character of the neighborhood.
4. 4(d). Please provide proposed hours and days of operation. Ms. Towler has indicated that hours will be from 8:00 a.m. to 5:00 p.m. Drop off times would be from 8:00 a.m. to 9:00 a.m.
5. 4(e). Please note that the only sign permitted by Section 2.06 of the zoning code for a home occupation is one (1) non-illuminated nameplate, not more than one 10 square foot in area that is attached flat to the wall of the house, which displays only the name and occupation of the resident.
6. 4(f). Please provide information relative to off-street parking for employees (e.g. parking in the garage, driveway, etc.) Ms. Towler has indicated that drop-off and parking would occur in the driveway. Employee parking would be in the garage.
7. The home could have up to 12 trips twice per day, double the amount that a Family Day Care Home could have. Please provide information that explains the statement that only 2-3 additional trips twice per day would be generated. Ms. Towler indicated that the 2-3 additional trips twice per day was based on the number of additional families anticipated.

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

Ms. Towler, project sponsor, stated that she wants to expand her business to allowing 12 children as many of her clients have expanded their families. Ms. Towler explained that the state has placed strict ratios on day care facilities. Ms. Towler indicated that traffic is not an issue as she typically does not have more than 2 or 3 cars a day as many of her clients are siblings and live within a 2 mile radius. Ms. Towler explained that her neighbors are not aware that she operates a day care facility and that the hours of operation is Monday through Friday 8:00am to 5:00 pm. Ms. Towler stated that she prefers hours of operation of 8:00 am to 6:00 pm which allows for unexpected emergencies or work schedules for her clients. Ms. Towler stated that her business does not operate during the weekends or holidays. Ms. Towler stated that currently with part time schedules she has 13 families enrolled at her facility.

Chairman Greene inquired if approval was needed by the Homeowners Association. Ms. Towler stated that her subdivision does not have a Homeowners Association.

Chairman Greene asked for any comments from the audience. There were no comments from the audience either in favor against the request.

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

Commissioner Graham-Hudak inquired if there were any issues with the neighbors getting in and out of their homes due to traffic. Ms. Towler said she has not had any complaints from neighbors. Ms. Towler explained she has specific drop off and pick up hours that are varied and that they must park in the driveway and not in the street. Ms. Towler stated that her sister assists with the day care and has the necessary certifications approved by the State of Michigan.

Commissioner Bennett inquired as to the age ranges and the maximum children allowed in her home. Ms. Towler stated that it varies as to the type of day care needed such as part or full time care. Commissioner Okon inquired if the special land use approval is tied to the applicant or the property if she were to move. Mr. Goulet explained that the special land use permit is tied to her as a licensed holder and if she moves out of the house the special land use is removed.

Chairman Greene verified that there is a privacy fence around her home. Mr. Goulet inquired about the pool in the backyard. Ms. Towler explained that she has a pool with a four foot barrier around it and it stays locked during day care hours and meets the State requirement for child care.

Motion by Zuber, supported by Perkins, to move to recommend approval of the request for Special land Use for a Group Day Care Home on tax parcel no. 037-03-0084-000 (7060 Epping Drive), limited to the hours of operation as provided in the application of 8:00 a.m. to 6:00 p.m. Monday through Friday, subject to meeting all of the requirements of MCL 125.3205 and, subject to obtaining any applicable building permits for interior alterations as may be required for the use and State License.

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

Absent: Engel

3. 116-PDP-5219 **PARK CREEK OF CANTON** – Consider Preliminary PDD for parcel nos. 116 99 0002 710 and 116 99 0002 711. Property is located north of Geddes Road between Beck and Denton Roads.

Ms. Wolosiewicz stated that the applicant proposes to locate 82 site condominiums and 84 detached condominiums (active adult), for a total of 166 residential units on the approximately 89 acres (gross) located at the northwest corner of Beck and Geddes Roads. Ms. Wolosiewicz stated that the property was previously part of the Charing Cross Planned Development District that has since expired. Ms. Wolosiewicz indicated that the road connections will be made to Charing Cross as well as to Geddes and Beck Roads.

Ms. Wolosiewicz explained that each Planned Development District is required to demonstrate definite benefit to the community and the project sponsor proposes to convey the approximate 10 acres at the northwest corner of Beck and Geddes Roads to Canton Township as a public park.

Ms. Wolosiewicz indicated that adult exercise equipment, picnic tables, sewer and water leads, restrooms and 10 gravel parking spaces are among the amenities planned. Ms. Wolosiewicz explained that since this is to be a public park the applicant has agreed to provide a public easement over the portion of the Beck Road entry providing access to the park. Ms. Wolosiewicz indicated that path and sidewalk connections will be made through the park and the development. Ms. Wolosiewicz explained that sidewalk 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 crossing at the Fowler Creek.

Ms. Wolosiewicz stated that due to the presence of the Fowler Creek on the site much of the area is impacted by the floodplain and regulated and un-regulated wetlands. Ms. Wolosiewicz stated that modifications to Ordinance requirements for setbacks, lot area and lot width are being requested and are outlined in Schedule B, Schedule of Modifications. Ms. Wolosiewicz explained that a modification to Township Ordinance requirements to maintain a 25 foot setback from wetlands and watercourses is being requested and that the applicant proposes to defer to the MDEQ for permitting since the State has ultimate jurisdiction over those areas.

Ms. Wolosiewicz stated that a traffic impact study was submitted for review by the Township's consultant, however, the consultant found that the information provided was insufficient to support the applicant's conclusions regarding intersection improvements at Beck and Geddes Roads. Ms. Wolosiewicz explained that the study must be updated and re-submitted to Engineering Services prior to consideration of the final Planned Development District by the Commission.

Ms. Wolosiewicz indicated that Article 26 of the Zoning Ordinance requires a minimum of 50% brick/masonry on all residential structures and that the examples provided do not meet that standard. Ms. Wolosiewicz explained that the Schedule of Modifications contains a request to reduce the amount of brick on the homes below the 50% threshold and that there is not a specific figure at this time. Ms. Wolosiewicz stated that the Commission should evaluate the proposed product and determine if the conceptual designs serve to meet a specific architectural objective and justify the reduced masonry content. Ms. Wolosiewicz stated that a gravel parking lot proposed for the park is not allowed and should be paved and be made a condition included with any recommendations. Ms. Wolosiewicz stated that the original submission provided for 20 paved parking spaces and that staff recommends it also be included in the recommendation. Ms. Wolosiewicz stated that the Director of Leisure Services has reviewed the plan and is on board with what is being provided. Ms. Wolosiewicz explained that the Leisure Services Director eventually anticipates that the Township will need to install more parking spaces based on how heavily it will be used, however, 20 parking spaces is a good starting point.

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



Nikki Jeffries, M/I Homes project representative, introduced Howard Fingerroot and Bill Anderson who were also in attendance to answer any questions. Ms. Jeffries stated that they developed the Manors at the Hamlet, Corners at Cherry Hill along with The Towns at Cherry Hill. Ms. Jeffries explained that M/I homes merged with Pinnacle Homes in March 2018 and that Pinnacle Homes has been in southeastern MI since 2005 and M/I homes since the late 1970's.

Ms. Jeffries stated that they have built homes in Canton, Northville, Plymouth, Lyon Township and Novi along with other areas in Michigan.

Ms. Jeffries stated that there will be a road connection and secondary point of access for the site. Ms. Jeffries explained that they are proposing a PDD but the density will be 2 dwelling units per acre for a total of 166 units on 89 acres. Ms. Jeffries stated that on the west side of the property they propose active adult units which target 55 years and up and the east side will have typical single family homes along with a park at the corner. Ms. Jeffries stated that there will be 82 single family homes and 84 active adult ranch units. Ms. Jeffries stated that there is a 10 acre park along with 49 acres of open space to this development. Ms. Jeffries indicated a pedestrian bridge will tie in with the sidewalk from Charing Cross to the north and that the bridge will cross the Fowler Creek. Ms. Jeffries stated that they are proposing a small amount of wetland fill and will mitigate it per the State requirements. Ms. Jeffries stated that they have worked with the Leisure Services Department on a master plan for the 10 acre park and propose to dedicate the property so that it becomes a public Canton Township Park. Ms. Jeffries stated that the park will have a pavilion with restrooms, playground, pedestrian connectivity and adult fitness equipment. Ms. Jeffries explained that the active adult product will be one story ranch units in the 1,400-2,000 square foot range. Ms. Jeffries indicated that the single family homes offers front porches and is less brick but is a more modern design and will be in the 1,800-2,400 square foot range.

Chairman Greene asked for questions from the audience.

Barbara Kilgore, Representative for the Charing Cross HOA, 47722 Goff Ct., asked for clarification as to maintenance and ownership of the fence at the Beck Road entrance. Ms. Kilgore explained that Singh Development left the development and the fence is in poor condition.

Mr. Goulet explained that when Singh Development sold to the current property owner they forgot the monument was on the rest of the property and it was currently brought to our attention. Mr. Goulet explained that in order to get control of the monument they will either dedicate the property or grant an easement to maintain the monument. Ms. Kilgore stated that she is concerned with the wrought iron fence. Ms. Jeffries indicated that the fence is part of the entryway. Ms. Jeffries stated that she will meet with Ms. Kilgore and visit the site to see what can be done. Mr. Goulet stated that he will ask M/I Homes to place language in the PDD agreement relative to disposition of the fence and monument so that it will be addressed as part of their development agreement.

Ms. Kilgore inquired on the turnabout behind Haverford Road that is accessed by garbage trucks. Mr. Anderson stated that he would look into this concern and work with the HOA on this issue.

Dimitrios Jim Bigas, 47432 Lindenhurst, stated that he was concerned with the density and change from R-1 to R-2 density. Mr. Goulet explained that the property is zoned R-2 and are utilizing the R-2 in accordance with the R-2 guidelines and not increasing the density.

Mr. Bigas stated that by opening up 160 units will generate more traffic on Lindenhurst as the residents from the park will also utilize Lindenhurst Road. Mr. Goulet explained that the original development proposed 124 homes was that the road was to connect in a similar configuration and are using the original road alignment. Mr. Goulet explained that the Ordinance requires two points of access for any development over 20 lots. Mr. Goulet explained that since Charing Cross Phase 2 was not built a turn-around was required by Fire Safety and to help with flow at Charing Cross.

Mr. Goulet stated that he understands the road concern and as they work with the developer through the process they can decide how the roads will be managed. Mr. Bigas was concerned with the number of parking spaces for visitors. Mr. Goulet stated that parking is available in the driveway and on one side of the street as it is in Charing Cross. Mr. Bigas stated that he was concerned that there is not enough brick proposed on the units and that the design does not match with the Charing Cross neighborhood. Mr. Bigas stated that he is proud of his development and that the new development proposed does not have the same quality of their homes.

Eric Minehart, 3671 Times Square, stated that he was pleased that the Oakwood development will not materialize and inquired if a barrier or berm will be placed between the two neighborhoods. Mr. Goulet explained that buffering is not required between the 2 developments. Mr. Goulet indicated that there is a tree line in the area which may be impacted due to grading and sewer line installation but will not remove more than what is needed. Mr. Minehart stated that he would like to see more brick to the elevations.

Susan Torgersen, 47529 Lindenhurst, inquired of the location of the walking trail. Mr. Goulet explained that some paths will run from the road to the middle of the development and that the sidewalk will extend over the bridge and through the neighborhood and into the park. Ms. Torgersen inquired as to the phasing of the project. Ms. Jeffries explained that Phase 1 has both the active adult community and single family home portion. Ms. Jeffries stated that if the development is approved they hope to start site development in June or July and build homes by the end of 2019. Ms. Torgersen inquired when the road will be installed to connect to Charing Cross. Ms. Jeffries explained that the Charing Cross connections will be part of Phase 2. Mr. Goulet explained that determination may be made during review that the road needs to be connected as part of Phase 1. Ms. Jeffries stated that the Beck Road sidewalk will go in as Phase 1 and the internal sidewalks that connect to Haverford Road will go in during Phase 2. Ms. Torgersen inquired if a light near the bridge could be considered as it is very dark in the area. Ms. Jeffries stated that they have not reviewed lighting but will be something that they can consider.

Mr. Brad Back, 3088 Hanford, inquired how often the Township has granted builders to do less than 50% brick on homes. Mr. Goulet explained that it depends on the style of house and whether or not the Planning Commission feels it is necessary. Mr. Goulet explained that brick may not be conducive for the particular style of home and design elements. Mr. Back inquired whether home values will be affected by less brick. Mr. Goulet explained that current property values are \$180.00 to \$200.00 per square foot regardless of the material and that any new development that goes in will increase the values of the homes around it because the comparisons are much higher than the comparisons around the homes regardless of whether you have brick or siding on the home.

Mr. Back was concerned with the type of buyer this development will attract and connecting to another neighborhood with a different architectural style. Mr. Goulet explained that the Planning Commission must look at the surrounding area and marketing issues. Mr. Goulet explained that in the past 25-30 years Canton has provided a wide variety of houses in different ranges so that everyone can move from a starter home to estate home back to an empty nester home. Mr. Goulet explained that this product is basically a transition from a senior product to the single family homes. Mr. Back inquired if the senior housing units will have basements and does not like the front open garage feature. Mr. Goulet explained that it is up to the developer whether they want to provide a basement.

Ron Carrol 13915 Strathmore, stated that he is concerned with construction traffic when the subdivision is being built. Mr. Goulet stated that signalization will need to be evaluated during the traffic study review. Mr. Carrol was concerned that construction traffic will degrade the road. MR. Carrol stated that he understands progress but also wants to protect his interest as a taxpayer. Mr. Carrol inquired if the park will be gifted. Mr. Goulet stated that the park will not only benefit the residents of the development but also the people of the Township as there are no parks in this portion of the Township

Cindy Schwarm, 3671 Times Square, inquired of the sidewalk on the north side of Geddes Road. Mr. Goulet explained that the requirement is to have a sidewalk along Wayne County roads, however, there is a gap where there are 2 frontage house.

Resident from the audience verified that the units will be ownership based and taxed accordingly.

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

Commissioner Acharya inquired as to who will be responsible for upkeep and maintenance of the park if accepted and is there a need for one in the area. Mr. Goulet explained that Township Leisure Services will accept maintenance of the park and that currently there is no direct access to a park in the area.

Chairman Greene inquired what would happen if the Township Board decides not to accept the park. Mr. Goulet explained that if the Township decides against a public park the developer would have to return with another proposal to show community benefit as part of the PDD agreement.

Commissioner Graham-Hudak stated that the Township goal is to have a park available within 10 minutes of walking for every resident. Commissioner Graham-Hudak stated that she was pleased with the park layout but concerned with the reduction of brick on the homes.

Mr. Goulet explained that the elevations are a different type of home design and that the Planning Commission must determine if the design is appropriate for the area. Commissioner Graham-Hudak inquired if the homes are ADA accessible. Ms. Jeffries stated that the homes can be modified based on the buyer's needs. Mr. Fingerroot explained that the typical active adult buyer is between the ages of 50-70 years old and on occasion if the units need to be ADA accessible they will build it for them but it is not what is typically done. Mr. Goulet inquired whether a basement is an option on the detached condominium product.

Mr. Fingerroot explained that he has never built a home without a basement. Mr. Goulet stated that this allows the unit to be more accessible if brought to grade. Mr. Goulet suggested specifying in the agreement this language relative to grade.

Commissioner Graham-Hudak stated that people age in place so they may not move out of their units at the age of 70 and to please consider the units for ADA compliance. Commissioner Graham-Hudak inquired as to who will maintain the pedestrian crossing and what will happen to the water once the wetland is addressed. Mr. Goulet explained that the developer will fill in one acre of wetland but must replace with 3 acres of wetland on the site. Mr. Goulet explained that this is a process through the State of Michigan for wetland mitigation and is a permitting process.

Commissioner Graham-Hudak stated that the Beck and Geddes Road intersection is dangerous and has no left turn lane. Mr. Goulet explained that they are waiting on the final traffic study because some of the assumptions on the study needed more evaluation. Mr. Goulet explained that the road may already be deficient and that Wayne County may need to add signalization for a left turn.

Ms. Jeffries stated that both Geddes and Beck road currently have left turn lanes and that the traffic study showed a deficiency with regards to left turns and is recommending a modification to the signal and timing so there is the ability to turn left.

Mr. Goulet explained that if there is concern with the brick modification request then the developer will have to design with 50% brick requirement. Mr. Goulet explained that this is a preliminary request and you are only approving the concept at this time.

Commissioner Zuber stated that the elevations look nice without the brick and that the house styles lend themselves to the siding that is shown.

Ms. Jeffries explained that they are trying a different style of architecture and not trying to make a cheaper house but offer a different housing product than what is seen around the area currently. Ms. Jeffries stated that the homes are more modern and are current architectural designs.

Chairman Greene stated that the elevations shown are not final and only conceptual and will still have the opportunity to examine the style and architecture. Chairman Greene indicated that the larger homes to the north do not go hand in hand with what is being proposed and would like to see the 50% brick is maintained or exceeded with a different style. Chairman Greene stated that he would like to see a more upscale looking home with upgraded features such as brick entranceways. Chairman Greene inquired how Homeowner's Association dues will be established. Mr. Goulet explained that the dues will be based on the type of product the owners have with a different formulary. Mr. Goulet explained that there could be two associations with an umbrella or one association with 2 different sets of dues based on ownership. Chairman Greene was concerned with road maintenance in relation to the park. Mr. Goulet explained that the condominium association will maintain the road and will grant the Township an easement for public use over that section of road to get to access the park.

Chairman Greene indicated that the playground equipment proposed is primarily adult equipment. Ms. Jeffries explained that the children's playground is not one of the amenities they are proposing to pay for but is a listed feature in the master park plan. Ms. Jeffries explained that there is a limit on what can be spent on the park. Mr. Goulet stated that these items must be addressed in the agreement in terms of what will be paid for and what is not. Chairman Greene suggested placing a rental unit limitation on the units within the HOA agreement. Mr. Howard stated that this is typically not an issue with their communities but will investigate this option.

Commissioner Eggenberger inquired of the parking spaces for the park and not pleased with a proposed gravel parking lot. Ms. Wolosiewicz stated that the park requires paving. Commissioner Eggenberger inquired of the number of parking spots proposed. Mr. Goulet explained that the initial plan has 20-25 parking spaces. Mr. Jeffries stated that there was never an agreement to pave the parking lot. Ms. Jeffries explained that the park allows for 25 spaces but it is coming down to what can be paid for and where the money should be spent. Ms. Jeffries stated that what they agreed upon was the pavilion with the bathrooms, adult fitness equipment and building a portion of the parking lot in gravel along with grading the sidewalk and landscaping for the park.

Mr. Goulet explained that the agreement needs to specifically identify what the developer is agreeing to provide so that when it is turned over to the Township it is understood what they are getting and what will need to be spent to complete the project.

Commissioner Eggenberger stated that she liked the idea of a more modern design and was happy to allow the brick reduction. Commissioner Bennett stated that she was very disappointed in the discussion as she was led to believe there was a playground and will not have playground equipment for the children and expects better. Commissioner Bennett stated that she was not pleased the traffic study was not complete and felt that the Planning Commission was not give the entire details as information is lacking.

Mr. Fingerroot stated that they met with the Parks Department who requested a master plan but cannot afford all the components that were shown on the master plan. Mr. Goulet stated that he will have Mr. Hohenberger in attendance to discuss the Township's part with regards to the park.

Commissioner Okon stated that an active adult community product is needed and is a great opportunity to provide an adult active park.

Commissioner Okon stated that he agrees with the 50% brick requirement. Commissioner Okon stated that he would prefer the development to flow better such as larger to medium to smaller homes.

Mr. Fingerroot stated that the concept for the park is for active adults and young adults to use the fitness park. Mr. Fingerroot explained that they reviewed the massing of the houses against the existing subdivision and wanted less obtrusive houses backing up to Central Park South.

Motion by Okon, supported by Graham-Hudak, to move to TABLE the Preliminary Planned Development for Park Creek.

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

### **SITE PLAN**

4. 039-SPC-5133 **ALRIG DEVELOPMENT** – Consider site plan approval for parcel no. 039 99 0027 010. Property is located north of Ford Road between Canton Center Road and Sheldon Road.

Ms. Wolosiewicz stated that the project sponsor proposes to locate a Smoothie King with drive through window on the parcel currently occupied by the Elite Eye Care building. Ms. Wolosiewicz explained that the existing building will be demolished and a new one constructed to meet the prospective tenant's needs. Ms. Wolosiewicz indicated that the request for special land use was approved by the Board of Trustees on December 13, 2018.

Ms. Wolosiewicz explained that the applicant is proposing to maintain the existing parking lot configuration. Ms. Wolosiewicz stated that the site was developed in 1979 prior to adoption of the Ordinance requirements of 20 foot wide parking lot islands and peninsulas in the C-2 Zoning District and minimum widths for foundation planting beds. Ms. Wolosiewicz explained that the applicant proposes to construct parking lot peninsulas to satisfy the interior parking lot landscaping requirements however they will not be 20 feet in any single dimension. Ms. Wolosiewicz indicated that there are currently no parking lot islands or peninsulas just the separation between the parking lot and the drive entrance into New Towne Plaza. Ms. Wolosiewicz explained that the foundation planting beds have been reduced to 5 feet adjacent to the building wall and that the plant material selected is appropriate for the smaller space provided.

Ms. Wolosiewicz stated that the Ordinance requires that all commercial and industrial sites be furnished with a 10 foot by 50 foot loading space to accommodate deliveries and that the space may not conflict with spaces for vehicle parking or serve to satisfy both parking and loading requirements. Ms. Wolosiewicz explained that the business will not be receiving deliveries by vehicles that need a large loading space but will instead have deliveries before it opens by smaller box truck type vehicles and the large loading space is not needed. Ms. Wolosiewicz stated that the site plan conforms to all other Ordinance requirements for commercial zoning, the Central Business District Overlay and the Downtown Development District with respect to landscaping, parking, lighting, open space and garden wall location. Ms. Wolosiewicz indicated that access will only be from the existing parking lot of New Towne Plaza; a cross access agreement was recorded some time ago to preclude construction of an additional drive on Ford Road.

Mr. Bryan Amann, project representative, stated the front building panels will be a gray earthy tone similar to National Coney Island on Ford Road. Mr. Amann explained that the site has challenges as it is narrow, however, the parking fits and that they have increased the green space area from what currently exists.

Commissioner Okon inquired whether any variances were required and if a bypass lane is an Ordinance requirement. Mr. Goulet explained that the Zoning Board of Appeals approved a variance for the width of the property for a fast food restaurant. Mr. Goulet explained that it is encouraged to provide a bypass lane but it is not a requirement within the Ordinance.

Mr. Amann stated that they anticipate 200-300 customers per day. Mr. Goulet stated that the Fire Marshal does not have a concern with not having a bypass lane.

Commissioner Bennett stated that she is looking forward to a different business in the community. Commissioner Graham-Hudak inquired if the DDA approved the color of the building. Mr. Amann explained that the Ordinance does not specify a color requirement. Commissioner Graham-Hudak voiced concerned that a bypass lane is not available and if one could be added if a need presents itself. Mr. Amann stated that they would need to obtain an easement from the adjacent bank and due to security concerns would not anticipate them allowing such. Commissioner Graham-Hudak inquired of the time it takes to get a smoothie. Mr. Amann time to get a smoothie. Mr. Amann explained that it is a quick process of mixing the elements and that there are pre-packaged food so there is no cooking time to wait. Chairman Greene verified rooftop units will be screened from view. Mr. Amann indicated that the building is more than 50% brick.

Motion by Perkins, supported by Zuber, to move to recommend approval of the site plan for Alrig Fast Food establishment including a modification to reduce the width of parking lot islands below the required 20 feet in any single dimension to widths as shown on the site plan dated 12/14/2018, to reduce the dimensions for the required loading space to 10 foot by 30 foot and permit the foundation planting bed width along the west side of the building to be reduced to approximately 5 feet.

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

**NEW BUSINESS REFER TO STAFF**

- 4. 049-SLU-5246 **HAYDEN’S MULTI-TENANT** – Refer review of special land use to staff for parcel no. 049 99 0001 704. Property is located south of Ford Road and east of Lotz Road.
- 043-DIR-5250 **CHILDREN’S DENTAL CARE OF CANTON** – Refer review of site plan to staff for parcel no. 043 99 0016 000. Property is located north of Ford Road and west of Lilley Road.
- 036-SPO-5231 **FORD-CANTON CENTER OFFICE BUILDING** – Refer review of site plan to staff for parcel no. 036 01 0016 701. Property is located north of Ford Road and west of Canton Center Road.
- 041-SPC-5270 **FIRE STATION #2** – Refer review of site plan to staff for parcel nos. 041 99 0003 000, 041 99 0003 000 & 041 99 0008 701. Property is located north of Warren Road between Lilley and Haggerty Roads.

Motion by Zuber, supported by Perkins, to refer the Item 4 site plan to staff. Ayes all present on a voice vote.

**NEW BUSINESS-SET PUBLIC HEARING FOR FEBRUARY 4, 2019**

- 5. 009-RZ-5234 **S&S HOMES (ABBEY WOODS) REZONING** - Set public hearing date for February 4, 2019 to consider rezoning parcel no. 009 99 0001 702 from C-2, Community Commercial to R-6, Single-Family Attached Residential. Property is located south of Joy Road and west of Morton Taylor Road.
  
- 009-CJ-5235 **MOCERI CONSENT JUDGEMENT THIRD AMENDMENT** – Set public hearing date of February 4, 2019 to consider amendment to the consent judgment for parcel no. 009 99 0001 702. Property is located south of Joy Road and west of Morton Taylor Road.
  
- 041-SLU-5215 **FIRE STATION #2 EXPANSION** – Set public hearing date of February 4, 2019 to consider special land use for parcel nos. 041 99 0003 000, 041 99 0006 000 & 041 99 0008 701. Property is located north of Warren Road between Lilley and Haggerty Roads.

Motion by Acharya, supported by Perkins, to set the Item 5 public hearing for February 4, 2019. Ayes all present on a voice vote.

**REPORTS, DISCUSSION AND CORRESPONDENCE**

**ADJOURN.**

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

Connie Wade  
Recording Secretary