

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
January 6, 2020**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road on Monday, January 6, 2020 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,
and Zuber
Absent: Engel, Perkins

STAFF PRESENT: Goulet and Sloan

APPROVAL OF THE MINUTES OF DECEMBER 2, 2019

Commissioner Zuber indicated an adjustment of wording to reflect “rowlock” on the minutes on page 4 of the December 2nd minutes.

Motion by Zuber, supported by Graham-Hudak, to accept the Minutes of December 2, 2019 as amended. Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA:

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

PUBLIC HEARINGS

1. 051-RZ-5753 **CEDAR GROUP INVESTMENT** – Consider rezoning parcel no. 051 99 0003 000 from R-1, Single-Family Residential to R-6, Single-Family Attached Residential. Property is located north of Cherry Hill and east of Haggerty Road.

Mr. Goulet stated that the applicant is proposing to rezone the subject property from R-1, Single-Family Residential to R-6, Single-Family Attached Residential District, allowing a maximum of 5-8 dwelling units/acre. Mr. Goulet explained that the request is consistent with the surrounding zoning to the north and the east and the general pattern of attached residential land use between Haggerty Road and I-275. Mr. Goulet indicated that the request is also consistent with the Medium-High Density Residential designation on the Future Land Use Map of the Comprehensive Plan. Mr. Goulet stated that the maximum number of units that can be accommodated under R-6 zoning would be 19 units based on the site size.

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

Mr. Ali Beydoun project representative, thanked the Planning Commission for consideration of the rezoning request and was happy to answer any questions.

Chairman Greene stated that the request was in line with the master plan designation and asked for any comment from the audience.

Daniel McCausland, 328 and 260 Haggerty S., owns the two parcels south of the site and inquired as to what the plans are for the site. Mr. McCausland inquired if the home on the property will be demolished or remain vacant until development occurs in the event the rezoning is approved.

Chairman Greene indicated that the property has been master planned to allow for this type of zoning. Mr. McCausland suggested including what is planned for the area when the rezoning application is submitted so it will give a better indication of what is planned for the surrounding neighbors.

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

Commissioner Graham-Hudak inquired as to what type of development could occur with this type of zoning request. Mr. Goulet indicated that 19 units could be developed on the property dependent upon the width, setbacks and design of the development.

Commissioner Okon asked the project sponsor what is planned for the property is the rezoning is approved. Mr. Beydoun explained that the plan is conceptual and are authorized to build 19 units but would need to do a market study to determine the type of product such as townhomes or condominiums. Mr. Beydoun stated that they intend to develop a nice dignified project. Chairman Greene inquired if the parcels to the south became available would they consider developing a larger project. Mr. Beydoun explained that that have approached the nearby resident and met on several occasions but the property owner desires commercial development.

Motion by Zuber, supported by Okon, to move to recommend approval of the request to rezone parcel no. 051-99-0003-000 from R-1, Single-Family Residential District to R-6, Single-Family Attached Residential District.

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

Absent: Engel, Perkins

2. 058-SLU-5651 **CULVERS DRIVE-THRU RESTAURANT** – Consider special land use and site plan for a private road for part of parcel no. 058 99 0003 720. Property is located in the Meijer parking lot located on the southeast corner of Ford and Canton Center Roads.

Mr. Goulet stated that Meijer and Culver's is proposing to create a new parcel, establish a private road easement from Ford Road to the new parcel across the existing Meijer entrance driveway, and develop a drive-through restaurant, which requires special land use approval in the C-2 zoning district.

Mr. Goulet explained that the proposed Culver's will be approximately 4,100 square feet on a 1.81-acre outparcel located south of the gas station entrance drive and Chase Bank and east of Spoon's Place Restaurant. Mr. Goulet stated that the new site incorporates a portion of the existing north-south driveway within the existing Meijer parking lot.

Mr. Goulet explained the following;

1. **Parking Lot Modification and Lot Split** - The proposed lot split and site plan for the private road easement includes a proposed parking modification to the existing Meijer site, since Meijer will be reducing their parking field by 275 spaces. It appears that there is sufficient justification to modify the required parking ratio for the Meijer site to 3 parking spaces/1,000 square feet of gross floor area or 738 spaces. The number of spaces remaining after the proposed split for the out parcel would be 808 spaces. This is shown on Sheet 2.
2. **Private Road Site Plan** - The private road plan proposes an easement across the existing driveway west of the gas station, which meets the 60 foot minimum easement requirements. For the parcel to meet the required frontage on a road, the 30-foot wide easement is being extended across the east-west driveway, which doesn't meet the easement width requirements, but meets the width and cross section requirements for a commercial road. Approval of the private road will allow for a legal land division to be approved.
3. **Culver's Special Land Use** - The concept plan for the special land use demonstrates that all access requirements internally and externally of the proposed site are adequate. A traffic control plan cleans up a lot of the confusion at the intersection of the main driveway from Ford Road and the east-west cross drive with the addition of landscape islands, creating a T-intersection at the end of the gas station entrance driveway. Culver's entrance will be located along a north-south drive that intersects with the two primary east-west drives through the Meijer site. The proposed building is primarily brick and stone and the drive-through and order waiting spaces are more than adequate to serve their needs and not interfere with other customer parking.

Mr. Jeff Brinks, Venture Civil Engineering, explained that Meijer has the opportunity to reduce some of their parking and sell off property for development of Culver's. Mr. Brinks stated that Culver's has been looking for property in the Township and this is a tremendous location. Mr. Brinks indicated that Culver's will help clean up some of the traffic movements with improvements on the site. Mr. Brinks explained that the reduction of parking spaces and underutilized property can be put to good use with additional landscaping, greenspace and create more jobs.

Chairman Greene asked for any comment from the audience.

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

Mr. Robert McCausland, 2311 Lotz Road, inquired if this same project could be built on a vacant piece of property elsewhere in the Township. Mr. Goulet stated that if the project met all the criteria it would be feasible. Mr. McCausland stated that the Township holds older vacant land to a higher standard. Mr. Goulet explained that the redevelopment requires 25% open space and with the landscape islands they meet the requirements under the Central Business Overlay District. Mr. McCausland inquired of a detention pond. Mr. Goulet explained that underground detention will be utilized and that final determination will be made by Wayne County for storm water.

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

Commissioner Okon indicated that the site aligns with the direct exit for Chase Bank and suggested the building be oriented so that the main driveway lines up with the Ford Road entrance driveway. Commissioner Okon was concerned that more traffic will be sent onto the Chase Bank site. Commissioner Okon suggested developing internal sidewalks for pedestrian sidewalks for future development. Commissioner Okon indicated that the main road and Meijer Gas Station road should be connected. Mr. Goulet explained that Culvers wanted the building oriented so it would be more visible at the end of the drive and if it were flipped the building would be behind the bank and not as clearly visible. Mr. Goulet explained that Meijer controls all the driveways and easement agreements and Meijer decides who and where they give access to the driveways.

Commissioner Bennett stated that she had no concerns with the request and felt that the project is a good use of the site and is something different for the community. Commissioner Bennett indicated that she tends to utilize the main entrances and exits and does not utilize areas that are not meant for access. Mr. Goulet indicated that they can request Culver's to review the site plan for access and control signage to prevent access into other sites.

Commissioner Eggenberger inquired how vehicles would access the restaurant from Canton Center and Ford Roads which are left turns into the site. Mr. Goulet indicated that Meijer has five points of access to Ford or Canton Center Roads and is like anyone else using the Meijer site in terms of how one comes and goes.

Chairman Greene stated that he was concerned with Ford Road traffic and creating a log jam with traffic coming in and out of the area. Chairman Greene indicated that the traffic is controlled once at Culver's but was concerned with the overall site and traffic coming from the north.

Commissioner Zuber stated that she is pleased with the lay out in terms of Ford Road and felt that the design will help clarify internal direction. Commissioner Zuber stated that she understood the concerns relative to Chase Bank access but felt that this could be dealt with signage such as, "No Thru Traffic." Commissioner Zuber stated that she is excited that Culver's is coming to Canton.

Commissioner Graham-Hudak stated that typically accessing Culver's via the Meijer parking lot could be difficult. Mr. Goulet indicated that customers can use the various entrances at Meijer which give people options to access Culver's. Commissioner Graham-Hudak inquired of signage. Mr. Goulet explained that a multi-tenant sign would be required if the owners want signage on Ford Road.

Mr. Derek Sesi, project sponsor, indicated that plans are to remove the sign at Ford Road and replace it with a new multi-tenant sign. Mr. Sesi stated that he was confident that guests will adapt and learn how to access the restaurant. Mr. Sesi explained that the site has good flow and is not different from many of the Culver's restaurants in terms of access.

Commissioner Acharya said his concerns were addressed and looks forward to visiting Culver's.

Motion by Zuber, supported by Eggenberger, to move to recommend approval of the request for site plan approval on parcel no. 058-99-0003-720 for a private road, including a modification to the minimum parking required for the remaining Meijer site, and modification of the minimum width of the private road easement as shown on the plans. The applicant has demonstrated that there is adequate parking to support Meijer's peak parking needs and the existing 30-foot driveway width meets the general cross section requirements for private roads and subject to coordination with Chase Bank over access; and,

further move to recommend approval of the special land use for a drive-through restaurant for Culver's on the proposed outparcel as described on the plans, as the plans meet all the specific design criteria for drive-through restaurants and general criteria for special land use.

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

3. 048-SLU-5770 **VA OUTPATIENT FACILITY** – Consider special land use for parcel no. 048 99 0022 701. Property is located east of Lotz Road between Ford and Warren Roads.

Mr. Goulet explained that the applicant Johnson Healthcare, is proposing to develop a 45,000 square foot outpatient medical clinic for the Veteran's Administration on the southern portion of a 20 acre site located east of Lotz Road and north of Ford Road. Mr. Goulet indicated that primary access will be provided from the existing commercial driveways along the north side of the Sam's Club property and the north south driveway from Ford Road in between Sam's Club and Wal-Mart. Mr. Goulet stated that the east-west drive will be extended 450 feet to the east to provide access and circulation for the VA parking lot. Mr. Goulet indicated that the request meets most of the general criteria for special land use approval, however, the traffic analysis recommends that a right-turn lane from southbound Lotz to westbound Ford be added and that the left turn phases from Lotz to Ford be adjusted to reduce delays on Lotz Road. Mr. Goulet stated that MDOT will evaluate and adjust the signal timing, but the project sponsor has not proposed to construct the recommended right turn lane on Lotz Road. Mr. Goulet stated that there is an existing deficiency, but the proposed traffic from the clinic will substantially degrade the level of service of Lotz Road by increasing the length of stacking at the Lotz and Ford intersection by 58%. Mr. Goulet indicated that the criterion related to adequate public facilities becomes critical in the decision whether to grant special land use approval and unless the project sponsor proposes to mitigate their additional impact on Lotz Road, the adequate public facilities criterion is not met.

Mr. Goulet stated that a variance from the wetland buffer on the north side of the paved area was granted by the Zoning Board of Appeals on December 12, 2019 based on the minor wetland disturbance required to develop the site. Mr. Goulet explained that staff can only recommend approval of the special land use request if the applicant can adequately address the deficiencies and mitigation of further degradation of the Lotz Road level of service resulting from additional traffic generated by the facility.

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

Mandy Gauss, CESO, indicated that there is an easement in place on the private drive and the driveway between Sam's Club and the Walmart for access to their parcel and for utilities as well. Ms. Gauss indicated that the storm water pond meets Wayne County standards and have received a variance for the buffer for the wetlands. Ms. Gauss stated that they will disturb .28 acres of wetlands and that the site itself is 20.45 acres and will only disturb 7.85 acres. Ms. Gauss indicated that much of the site will remain as a nice pristine wetland and will not be disturbed.

Ms. Gauss explained that the building is 45,000 square feet and requires 225 parking stalls and are proposing 250 parking spaces with 26 ADA spaces. Ms. Gauss indicated that the anticipated peak hours for traffic are from 7:30 a.m. – 8:30 a.m. and 3:30 p.m. – 4:30 p.m. Ms. Gauss stated that they anticipate 859 trips from 7:00 a.m. to 4:30 p.m. when the clinic is operating. Ms. Gauss stated that the traffic issue is southbound on Lotz and Ford Roads. Ms. Gauss indicated that signal timing is primarily for Ford Road. Ms. Gauss stated that the traffic study recommended that a right turn lane is needed now and that the issue is an existing condition and not part of the proposed facility. Ms. Gauss explained that they should not be fully responsible to install a right turn lane as the problem currently exists and is not due to the construction of their facility.

Mr. Goulet inquired whether the VA is making a commitment to make the road improvements to ensure the facility is adequate to support the use. Mr. Goulet explained that the Planning Commission has to review as part of the criteria, whether there is adequate public facilities to support the use. Mr. Goulet stated that the Township cannot require the developer to fix the existing deficiency but it is unlikely that Wayne County has the resources to fix the exiting deficiency. Mr. Goulet stated that they do not want to worsen the condition. Mr. Goulet explained that with a special land use it ensures that the project will mitigate their own impact so the condition does not worsen.

Ms. Gauss indicated that they could review the study to direct traffic to use the bypass at Walmart and Sam's Club. Mr. Goulet explained that there is concern about the level of service on the public road but does not want to cause problems to an existing business with additional traffic. Mr. Goulet stated that at this point Wayne County has not responded and Johnson Healthcare has not made any commitment on what they propose to do about traffic management. Mr. Goulet stated that without a specific proposal from them and a commitment to place a right turn in to satisfy the level of service he recommends tabling the item until more information is brought back to be considered.

Chairman Greene asked for questions from the audience.

Roger Dupree, 6121 Lotz Road, inquired of the main entrance location. Mr. Goulet stated that the entrance will be at the existing entrance at Lotz Road from Wal-Mart to Sam's Club. Mr. Dupree stated that it often takes 15 minutes to get to Ford Road heading southbound from his house. Mr. Dupree indicated that there is an adjacent service drive that could be utilized that is located in Westland. Mr. Dupree stated that he has concerns with traffic conflicts and semi-trucks who access southbound Lotz Road.

Mike Badeen, 6095 Lotz Road, stated that he was concerned about the safety of his family as traffic on Lotz Road is very dangerous. Mr. Badeen stated that the proposal will add more traffic to a crowded road that has seen many accidents.

Mr. Badeen indicated that the train at Warren Road often causes automobile backups on Lotz Road. Mr. Badeen stated that Lotz Road is used as an emergency route for Canton Fire and Rescue. Mr. Badeen stated that he was concerned with children in the neighborhood and nearby apartments who walk to the bus for school and that there are no sidewalks along Lotz Road. Mr. Badeen stated that people must walk or ride their bikes on the grass or middle of the street to get where they are going and more traffic will raise safety concerns. Mr. Badeen stated that they have put much equity into their home over the years and if the project is approved it will decrease his property value and diminish all the hard work they have put into their home. Mr. Badeen indicated that semi-trucks currently use the access road for Wal-Mart and Sam's Club.

Mr. Robert McCausland, 2311 Lotz Road, stated that when the Auto Nation site was constructed the proposed area was designated as open space but realizes that times have changed. Mr. McCausland stated that the area is a forested wetland and is a nice piece of property. Mr. McCausland stated that many trucks use the area every day for delivery and that the road is classified per Wayne County standards as "F" for failing in regards to traffic.

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

Chairman Greene stated that he felt it was irresponsible to proceed without having the answers which were being addressed and recommended tabling the item.

Commissioner Okon suggested looking into the driveway that serves the cell tower and inquired as to the amount of deliveries Sam's Club and Wal-Mart receive each day. Commissioner Okon stated that he would advise staying away from using the main driveway between Sam's Club and Wal-Mart. Commissioner Okon concurred with the neighbors that the area is very congested with traffic and agreed with tabling the project until additional information is received.

Chairman Greene stated that the project is fraught with many problems relative to traffic and would like an analysis submitted on tree disruption to the site. Chairman Greene stated that the project may not fit on the site as there is problems with traffic and agreed with tabling the item and work through the issues raised.

Commissioner Zuber stated that she had concerns with traffic and access between the existing commercial sites as it is very confusing to get in and out of the area.

Commissioner Graham-Hudak stated that the VA building is important and that it would be great to have them in Canton but the area has an abundance of traffic.

Mr. Goulet explained that there is a private driveway in Westland that the property owner may be allowed access but it does not have direct access to Ford Road. Mr. Goulet stated that the developer would have to coordinate with MDOT, Wayne County and the property owner for access.

Commissioner Graham-Hudak requested including railroad information relative to train times and school bus information in the traffic study. Commissioner Graham-Hudak suggested including some walking space included in the design.

Commissioner Acharya stated that he shared the same concerns with traffic and tree mitigation on the site.

Mr. Matt Cler, Johnson Health Care Real Estate explained that the VA medical facilities are not a typical medical office and that a traffic study does not specify guidelines for this type of use. Mr. Cler explained that physicians will spend a minimum of 30 minutes with veterans and typically see 2 patients per hour and do not generate the amount of trips per day that are used in the guidelines. Mr. Cler stated that Wayne County may not have an understanding of these type of facilities.

Mr. Goulet explained that the issue is not the amount of trips generated per day but with the deficiency of the road that is failing. Mr. Goulet explained that one of the criteria is whether or not there is adequate public facilities to support the construction of this facility and that it can operate efficiently and effectively without further degrading the roadway, whether it is 13% or 50%. Mr. Goulet stated that the traffic counts may not be exact but it gives information of what will be added to an already bad situation in terms of traffic.

Mr. Goulet explained that they need to re-evaluate the area or make a commitment to improve the situation and mitigate the impacts. Mr. Goulet stated that they have not received any commitment from the developer to mitigate the impacts. Mr. Goulet stated that by law Canton Township cannot require the developer to do any off-site improvements but the Township can reject the special land use request by reviewing the proposal and look at the impacts and determine if it meets or does not meet the criteria.

Chairman Greene stated that many issues have been raised and would prefer to table the item and have the concern addressed and that the project will not proceed until the issues are resolved.

Motion by Zuber, supported by Eggenberger, to move to TABLE the request for special land use for a medical clinic on parcel no. 048-99-0022-70.

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

NEW BUSINESS REFER TO STAFF

4. 049-COND-5823 **CLOVER COMMUNITIES/SRB SERVICING CONDITIONAL REZONING** – Refer review of conditional rezoning request to staff for parcel nos 049 99 0004 000, 049 99 0007 000, 049 99 0008 000 and 049 99 0009 000. Property is located west of Lotz Road between Ford and Lotzford Roads.

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

REPORTS, DISCUSSION AND CORRESPONDENCE

ADJOURN.

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

Connie Wade
Recording Secretary