

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
May 6, 2019**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road on Monday, May 6, 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, Engel, Graham-Hudak, Greene, Okon, Perkins and Zuber
Absent: Eggenberger

STAFF PRESENT: Goulet and Sloan

APPROVAL OF THE MINUTES OF APRIL 1, 2019

Motion by Zuber, supported by Bennett, to accept the Minutes of April 1, 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.

Mr. Goulet introduced Patrick Sloan, the new Planning Department Planner.

PUBLIC HEARINGS

1a. 116-PDQ-5405 **PARK CREEK OF CANTON FINAL PDD & PRELIMINARY**
1b. 116-SPP-5406 **SITEPLAN-** Consider Final PDD and preliminary site plan for parcel nos. 116 99 0002 710 and 116 99 0002 711. Property is located north of Geddes Road and west of Beck Road.

Mr. Goulet stated that the applicant proposes to locate 75 site condominiums and 91 detached condominiums (active adult), a total of 166 residential units on the approximately 89 acres located at the northwest corner of Beck and Geddes Roads. Mr. Goulet indicated that the property was previously part of the Charing Cross Planned Development District that has since expired. Mr. Goulet explained that road connections will be made to Charing Cross as well as to Geddes and Beck Roads. Mr. Goulet stated that preliminary approval of the Planned Development was granted by the Township Board on March 26, 2019. Mr. Goulet stated that each Planned Development District is required to demonstrate definite benefit to the community. Mr. Goulet explained that the project sponsor proposes to maintain a 9.30 acre private park at the northwest corner of Beck and Geddes Roads and 38.10 acres of general common open space for a total of 57% open space. Mr. Goulet indicated that the park will include a fitness area and playground, a park trail and roadway landscaping along the edges of the park.

Mr. Goulet stated that sidewalks 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 bridge crossing at the Fowler Creek on Beck Road.

Mr. Goulet stated that based on the traffic analysis, M/I Homes is also proposing to improve the intersection of Beck and Geddes Road by incorporating left turn phase signals to manage traffic at the intersection in addition to any lane improvements normally required by Wayne County at each of their entrances. Mr. Goulet explained 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 and that modifications to Ordinance requirements for setbacks, lot area and lot width are being requested and are outlined in Schedule B, Schedule of Modifications. Mr. Goulet stated that the lots are being clustered with 55 foot wide lots and are similar to the lots in Cherry Hill Village. Mr. Goulet stated that they want to minimize encroachment into the buffer and a modification to Township Ordinance requirements to maintain a 25 foot setback from wetlands and watercourses is being requested. Mr. Goulet stated that the applicant proposes to defer to the MDEQ for permitting since the State has ultimate jurisdiction over those areas.

Mr. Goulet explained that the conceptual plan also shows colored elevations of housing product proposed for this development. Mr. Goulet indicated that Article 26 of the Zoning Ordinance allows for elimination of the 50% brick or masonry requirement if the house style reproduces a specific historic period design and that M/I homes is utilizing a reproduction of the Craftsman Bungalow or Farmhouse. Mr. Goulet stated that to satisfy this design standard, M/I Homes has included several design specifications to ensure the homes are appropriate to the style. Mr. Goulet stated that the specifications include: a minimum 3 foot masonry base around the entire home; incorporation of upgraded side elevations where facing a street on a corner lot; use of full cornice returns rather than boxed out returns on gable ends; window trim with drip caps above the head casing that projects from the face of the exterior wall; and use of upgraded garage doors that are architecturally compatible with the Craftsman Farmhouse style. Mr. Goulet explained that M/I Homes has also made a commitment to remove the turnaround at the end of Haverford north of the bridge in Charing Cross when the road is extended and permanent connection is made to Charing Cross. Mr. Goulet stated that M/I will also dedicate easements to Charing Cross for the existing entry monument and fencing on Beck Road which are located within the Park Creek site. Mr. Goulet indicated that Phase 1 of the project includes completion of the park and pedestrian bridge on Beck Road and that the plan needs to more clearly delineate the phase lines and what part of the frontage landscaping will be completed.

Motion by Zuber, supported by Bennett, to open the public hearing at 7:09 p.m. Ayes all present on a voice vote.

Ms. Nikki Jeffries, applicant for the project, stated that the sidewalk, pedestrian bridge, park improvements, and the intersection improvement with light signalization will be installed in Phase 1. Ms. Jeffries stated that the remaining sidewalk from the entrance at Geddes Road to the corner will also be completed as part of Phase 1. Ms. Jeffries stated that updated plans will be submitted to ensure the plans are outlined and clear relative to phasing of the project.

Chairman Greene asked for comments from the audience.

Eric Minehart, 3671 Times Square, located on Geddes Road, inquired of the phasing of the buildings. Ms. Jeffries explained that there will be 2 phases of construction and that both entrances are included in Phase 1 and that Phase 2 will have some additional lots. Mr. Goulet indicated that the area adjacent to Central Park South will be in Phase 2.

Cindy Chmura, 3671 Times Square, inquired of the elevations. Mr. Goulet explained that the elevations are farmhouse style homes with a brick base with additional window and roofline details to be more consistent with the craftsman bungalow style buildings. Mr. Goulet stated that the Planning Commission previously granted the modification to the 50% brick requirement and that the design will be similar to Cherry Hill Village.

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

Commissioner Okon inquired if phasing is based on time or amount of sales. Ms. Jeffries stated that phasing is based on sales but that they own all of the property. Ms. Jeffries explained that half the lots, the park and frontage area are part of Phase 1 and the remainder of lots the following year.

Chairman Greene inquired about the park ownership and operation. Ms. Jeffries stated that the public will be able to use the park but it will be maintained by the HOA eventually. Ms. Jeffries explained that they will build the amenities for the park such as the play structure, parking lot, fitness court and trail ways as part of Phase 1. Ms. Jeffries explained that the Township is not required to maintain the park. Chairman Greene stated that initially the park was going to be donated to the Township as a pocket park. Mr. Goulet explained that the developer made a trade-off between getting the intersection improvement versus building a bathroom and other public facilities which would be required for a public park. Mr. Goulet stated that the developer re-evaluated the cost and that area residents would still get the benefit of a park. Mr. Goulet explained that residents can walk from Central Park South and utilize the park as it will not be fenced off.

Chairman Greene stated that the project will be a good fit to the area. Chairman Greene verified that the road improvements will have a dedicated left turn lane in all 4 directions. Mr. Goulet explained that there may need to be some minor improvements such as geometry to the intersection. Ms. Jeffries stated that Wayne County evaluated the road and that signalization will be added to the left turn signal head masts. Ms. Jeffries stated that left turn lanes are in place and will be reviewed to ensure they are built to standard and length is sufficient. Mr. Goulet indicated that the mast arms that have the boxes with left turn arrows will be replaced and that a signal head will be placed on them.

Commissioner Graham-Hudak whether a traffic impact study at Michigan Avenue and Beck Road had been complete. Mr. Goulet indicated that the traffic study was completed by MDOT. Mr. Goulet explained that signalization will be placed at the intersection to allow left turn movement onto Michigan Avenue from Beck Road. Commissioner Graham-Hudak indicated that signalization is also needed near the Arctic Edge Ice Arena intersection. Commissioner Graham-Hudak verified that the neighbors will be contacted before construction begins. Commissioner Graham-Hudak inquired of the cost of the homes. Ms. Jeffries stated that the price range will be in the low \$300,000 to middle \$300,000.

Ms. Jeffries stated that the active adult product may start somewhat less in price. Ms. Jeffries stated that the average price per square foot is \$180.00.

Commissioner Graham Hudak inquired if the homes are ADA modifiable. Ms. Jeffries stated that ADA specifications can be added to the homes once the customer signs a contract. Mr. Goulet stated that there is a grading concern if homes are built without a basement. Commissioner Zuber explained Commissioner Zuber stated that if someone wants an accessible handicap unit it would be built specific to their ability or disability and that there is not a requirement for a single family home to be ADA accessible. Ms. Jeffries stated that some customers will ask for wider doorways or shorter cabinets and that they can accommodate the request.

Chairman Greene indicated that the Geddes Road entrance has a deceleration lane proceeding west and if there are any allowance to the south for a left hand turn. Ms. Jeffries stated that there will be a dedicated left hand turn lane or passing lane at both entrances to the development.

Commissioner Zuber thanked Ms. Jeffries for working with the Planning Commission on the elevations.

Motion by Bennett, supported by Okon, to move to recommend final approval of the Park Creek Planned Development and Preliminary Site Plan on tax parcel nos. 116-99-0002-710 and 116-99-0002-711, as provided in the Planned Development Agreement and site plan documents, subject to clarification of the areas and improvements which are included in Phase 1.

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

SITE PLANS

2.. 058-ZCSS-5425 **TNT FIREWORKS** – Consider seasonal sales permit for parcel no. 058 99 0003 720. Property is located south of Ford Road and east of Canton Center Road.

TNT Fireworks has applied for one 30-day seasonal sales permit for fireworks sales in the parking lot behind Spoons restaurant and Chase Bank located near Meijer, located on the south side of Ford and east of Canton Center Road. The proposed 20' X 45' tent is proposed to be located in the western portion of the parking lot south of Chase Bank. There is fencing around the perimeter of the tent area for traffic control and for safe pedestrian access around the drive aisle. The requested permit period is from June 19, 2019 through July 9, 2019. An analysis of the requirements has resulted in the following findings:

1. A compliance permit will be required from the Building Services Division prior to placement of the tent and perimeter fencing. The installation shall be inspected prior to opening. Any proposed signs on the tent shall also be submitted to Building.
2. The 30 day period commences on the day the tent is erected. These items shall be removed at the end of the permit period.

Mr. Chuck Friese, TNT Fireworks, stated that this is their 5th year at this location and that they have reduced the size of the tent and do not anticipate any conflicts with traffic or safety at the location. Mr. Friese stated that he is happy to answer any questions. Mr. Goulet stated that this may be the last year for TNT Fireworks at this location as the parcel may be outparceled for a future development.

Motion by Zuber, supported by Engel, to move to approve one 30-day seasonal sales permit for the TNT Fireworks Company in the Meijer parking lot (parcel no. 058-99-0003-720) commencing on June 19, 2019, as shown on the plans and, subject to obtaining appropriate permits and inspections from Building for erection of the tent and placement of perimeter fencing.

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

NEW BUSINESS REFER TO STAFF

- 3. 049-SPC-5397 **CANTON RETAIL MGT. III (AKA HAYDEN’S)** – Refer review of site plan to staff for parcel no. 049 99 0001 704. Property is located south of Ford Road and east of Lotz Road.

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

NEW BUSINESS – SET PUBLIC HEARING FOR JUNE 3, 2019

- 4. 000-TXT-5435 **MCMAHON HELICOPTER SERVICES TEXT AMENDMENT** – Set public hearing for June 3, 2019 to consider text amendment for Article 22.02B to add small aircraft landing fields and accessory structures to special land use language.
- 024-PDP-5428 **ARBOR GLEN** – Set public hearing for June 3, 2019 to consider preliminary PDD for parcel nos. 024 99 0006 708, 024 99 0007 000, 024 99 0008 000 and 024 99 0009 702. Property is located north of Warren and west of Ridge Road.

Motion by Zuber, supported by Bennett, to set the Item 4 public hearing for June 3, 2019. 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