

**CHARTER TOWNSHIP OF CANTON  
PLANNING COMMISSION PROCEEDINGS**

**September 13, 2021**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held by video teleconference (Zoom) in accordance with Michigan law on Monday, September 13, 2021. Chairman Greene called the meeting to order at 7:07 P.M. and led the Pledge of Allegiance to the Flag.

**ROLL CALL:**

Members Present: Acharya, Eggenberger, Foster, Okon, Weber, Zuber, Greene.

Each member noted that they were video teleconferencing from Canton Township, Wayne County Michigan.

Absent: Engel, Singh

**STAFF PRESENT:** Patrick Sloan

**APPROVAL OF THE MINUTES OF AUGUST 2, 2021**

Motion by Zuber, supported by Weber, to move to approve the Minutes of August 2, 2021, as presented. Motion passed unanimously by those present by roll call vote, 7-0

**ACCEPTANCE OF AGENDA**

Motion by Zuber, supported by Eggenberger, to move to accept the agenda as presented. Motion passed unanimously by those present by roll call vote, 7-0.

**PUBLIC HEARINGS**

1. 040-PDDA-6831 **BJ'S WHOLESALE CLUB** – Consider PDD Amendment on parcel no. 040-99-0006-709. Property is located north of Ford Road, between Morton Taylor Rd. and Sheldon Rd.

Mr. Sloan stated the proposed BJ's Wholesale Club is a retail superstore that is proposing to re-occupy the vacated JC Penney building on the north side of Ford Road between Morton-Taylor and Sheldon. The site consists of an existing building that is just under 105,000 sq. ft. and the parking lot has 415 spaces. There is an access drive that goes directly from Morton Taylor Road to the site as well as several cross-access points to adjacent sites on the lot. The site is part of an existing PDD, Ford Sheldon-Newman PDD, which was originally approved in 2004 for the current site, and a site plan for JC Penney was approved in 2007 pursuant to that PDD. The current PDD Agreement permits retail superstores, which permitted the JC Penney back in 2007, and also permits the BJ's Wholesale that is proposed with the proposed modifications brought forward by the applicant.

The terms of the proposed PDD amendment are summarized as follows:

1. A tire center is proposed as an ancillary use to the retail superstore. The services provided in the tire center will be limited to the rotation, balancing, repair, inflation check, and road-hazard warranty work only on tires purchased at BJ's, and not available for tires not purchased at BJ's. All services will be rendered indoors and not in the parking lot or other outside areas. That area is proposed to be in the southwest corner of the building and is far away from any adjacent residential uses.
2. The minimum number of parking spaces will be reduced from 415 to 399, which is a reduction of 16

spaces.

3. Those spaces are proposed for removal because there are proposed Cart Corrals in many of those areas where there are parking spaces currently.

**Land Use.** The site is located in the Central Business District Overlay and zoned C-2. The site is subject to the existing PDD Agreement that already allows for retail superstores. The purpose of this Public Hearing and for the PDD Amendment are for those items the applicant proposes to change on the site with regard to lowering the parking spaces and having the tire center.

Mr. Sloan stated that the PDD Agreement includes the terms and limitations for the tire center as noted in the beginning of the report. The tire center would technically be classified as an automobile service station use and subject to Section 6.02(C) of the Zoning Ordinance. Looking through Section 6.02(C), the tire center meets the standards of the Zoning Ordinance. All the equipment will be enclosed within the building and the proposed service bay doors will face away from the residential property and away from the public road. The bay doors will be facing westward at the southwest part of the building, so the facing of the doors will comply with the Ordinance. The nearest portion of the tire center use is located over 350 feet from the northern lot line abutting the Carriage Hills Subdivision.

**Access Management.** There are several points of access. There are two items regarding the access management that should be noted:

- The original PDD Agreement restricts the delivery hours of product to commercial occupants within the PDD from 6:30 a.m. to 10:00 p.m. No amendments to these terms are proposed.
- There is an access drive on the south side of the store that goes all the way to Morton Taylor Road that is on the same parcel, which currently has many potholes and appears to be poorly maintained. The Zoning Ordinance requires severe cracks and potholes be repaired, which will be a requirement of the Building and Inspection Division and the Ordinance Enforcement Division. Planning Staff also recommends that the design and condition of this access drive be addressed to the satisfaction of the Engineering Services Division during site plan review. If the PDD Amendment is approved, Site Plan Review would be the next step because there are floor plan changes and façade modification changes to the building, and there may be changes in terms of reconstruction of the drive.

**Schedule of Regulations and Modifications.** There are no expansion changes to the building. The building will maintain the same footprint and height, and mostly the same architecture. There are no additional areas proposed to be paved. There are some minor changes around the building but the footprint of the building and general layout of the site is not proposed to be changed.

**Landscaping.** There are no proposed changes to the landscaping. If there are, that would have to come up on Site Plan Review. There is no proposed change to the landscape buffers to the north and to the east. There is also no change to the storm water management system.

Mr. Sloan stated they have received questions from members of the public regarding what the changes are. The proposed use will have the same building footprint as is there today. There is an existing landscape plan on file for the former JC Penney site, and the site plan must comply with this approved landscape plan.

**Parking and Loading.** The parking lot is proposed to be reduced to 399 spaces to allow for cart corrals and drives into the tire center. Based on the calculations in the Ordinance, the Ordinance would require 413 spaces based on the calculations for a big-box store. So, the proposed parking is a little less than required; however, Section 4.01(C)(6) allows the Planning Commission to approve a modification to the minimum number of parking spaces. In Staff's review of several aerial photographs taken at various times from 2014-2021 of other superstores in Canton Township (Walmart, Sam's Club, Meijer, Target), these

businesses indicate that parking demands are usually far less than minimum number of spaces required in the Zoning Ordinance. Also, in reviewing parking lots of other BJ's Wholesale Club locations in the Midwest, it also indicates that there is a demand of far less than 399 spaces for similar-sized stores. According to the Parking Generation Manual, 5<sup>th</sup> Edition, published by the Institute of Transportation Engineers, the average peak parking demand for a 104,718-sq. ft. Discount Club is between 286 spaces (non-December Saturday) and 396 spaces (December Saturday). Therefore, Planning Staff believes that the remaining 399 spaces are sufficient for BJ's Wholesale Club and recommend approvals. Also, the original PDD Agreement allows for non-exclusive perpetual reciprocal easement agreements for shared parking with adjacent parcels.

**Architecture.** The building will maintain the 50% minimum brick required by the Zoning Ordinance.

**Lighting.** There are no changes to the lighting proposed.

**Signage.** There are some proposed changes for signage. Signs are reviewed by the Building & Inspection Services Division. Major signage changes include the wall signage and the multi-tenant freestanding sign along Ford Road

**Dumpster Enclosure and Grease Trap.** There is an existing trash compactor that will remain in the northwest corner of the building. A grease trap is proposed on the north side of the building. If the grease trap is underground, then a surrounding enclosure would not be required; however, if the grease trap is above ground, it will be required to have an enclosure the same as a dumpster enclosure. This item can be addressed in more detail at the time of site plan review.

Mr. Sloan stated that the Planning Staff's recommendation is for the approval of the Planned Development District Amendment for BJ's Wholesale Club., subject to the access drive being repaired and maintained in accordance with Section 4.01(B)(9) of the Zoning Ordinance and that the design and condition of this access drive be addressed to the satisfaction of the Engineering Services Division during site plan review.

Motion by Zuber, supported by Foster, to move to open the public hearing. Motion passed unanimously those present by roll call vote, 7-0 (7:22 p.m.)

Brian Amann, Project Sponsor, stated there are three other attendees tonight: George Goff, Bill Zanoni, and Tom McGee. Mr. Amann stated that he wants to address an item that came up regarding the service drive. Mr. Amann became aware of this concern from a public perspective about two weeks ago and passed that concern along to BJ's. Bill Zanoni, the real estate director, dealt directly with the owner of the property (Newman Holdings LLC), and they agree that the drive will be reconstructed as part of the BJ's construction that will occur, so that will be addressed at site plan review. Mr. Amann stated they are prepared to answer any questions.

Mr. Sloan stated that the Planning Commission did receive four comments from the public via email. The comments were from Michele Maley, Hosam Hassanien, Robie Loriaux Roberts, and Kathy Fisher. Mr. Sloan replied directly to those individuals to answer questions that they had in their emails. One of the questions asked was if there will be a gas station. There is no gas station on the proposed development plan. It is something that the petitioner has discussed with the Planning Division in terms of what has been done at other BJ's stores. However, the applicant has not included a gas station in this application.

Chairman Greene asked if that is something that could be amended later if the project sponsor wanted to do that? There is nothing mentioned about any electrical charging stations either.

Mr. Sloan stated that if they were to propose a gas station, they would have to apply for a PDD Amendment and formally amend the PDD to allow for the gas station at that location.

Commissioner Weber asked if the purpose of the meeting tonight is because they are adding a tire center, and not whether this particular use can go in this location?

Mr. Sloan stated that is correct. The current PDD Agreement allows for retail superstores. As long as it is a retail, the use is permitted by right. The tire center is the major change with the PDD Amendment. The other changes being reducing the number of parking spaces. The PDD Agreement specifies a required number of parking spaces, so this would lower that down to 399.

Commissioner Weber stated that, in other words, the Commission won't really get to the issue of whether a warehouse club-type store can go in this location.

Mr. Sloan said the PDD Agreement already allows for it.

Tony Bruscato, 43709 Westminister Way, stated that when Penney's came in, they were very gracious in keeping the buffer of trees between the Westminister Way property and the JC Penney store. Will there be any changes with that?

Mr. Sloan stated there are no changes proposed on the plan. There is an existing landscape plan that has been in effect since JC Penney was approved. That landscape plan would remain in effect. There are no landscape changes proposed by the applicant, they are not showing any other layout plan.

Mr. Bruscato asked regarding the discussion of a gas station, is that something they are considering in the future?

Mr. Sloan said that would be a question to direct to the applicant.

Mr. Bruscato stated he knows a gas station would be a future issue. He is not sure he would be in favor of that, maybe if they kept it near the existing road between Target and the JC Penney building, and not in the back where it would create a lot of noise and congestion on Westminister Way. Mr. Bruscato stated as long as they keep that buffer, most of the residents would be fairly happy.

Mr. Michael Taylor, 43765 Westminister Way, stated he lives directly behind the northwest corner of the Penney's building. Mr. Taylor stated it is good to hear they plan to keep that footprint because they first heard that the applicant wanted to expand on that building. He stated the automotive aspect does concern him, even if it's on the southwest corner. BJ's is open 7 days, and the bay doors will be up during the summer. There will be a lot of air ratchet noise and that will echo between the buildings. It might not face the residences, but it will echo between Lowe's and the Penney's building. Mr. Taylor stated he works from home and puts up with whatever noises there are now, but he does not see why the automotive needs to be a part of this use. A superstore is one thing. And once they get in, he is concerned that they will apply for more and more things down the road.

Chairman Greene asked if there was a lot of delivery noise with JC Penney.

Mr. Taylor said not so much with Penney's, it was mostly Lowe's. Although he would hear their compactor when they crushed boxes etc. He is concerned about the grease reservoir. He sees the Township is doing everything they can for the residents as far as "should it be underground and does it need a surround".

Chairman Greene mentioned that the early PDD stipulated 6:00 a.m. to 10:00 p.m., is that accurate?

Mr. Sloan stated the hours would be 6:30 a.m. to 10:00 p.m.

Chairman Greene asked if that same timeframe would apply to compactors or any other large noise-making operations?

Mr. Sloan stated that the general noise ordinance would apply where the allowable noise drops down during the evening hours.

Chairman Greene asked what is the earliest they could start making noise?

Mr. Sloan stated they will need to look at the noise ordinance to see what the decibel ranges are. Mr. Sloan does not think there is anything in the current PDD agreement that stipulates noise limitations beyond the ordinance.

Chairman Greene asked, if necessary is that something that could be imposed?

Mr. Sloan stated that would be a question for the applicant in terms of any times that they would be willing to put in the agreement that would stipulate the times that they could run the compactor, for example.

Mr. Hosam Hassanien 43807 Westminister Way, stated the access road is behind his house, so he is in between Lowe's and the Penney's building. When he first received the flyer from the Planning Commission, he was very concerned, specifically regarding converting the existing JC Penney to a Superstore. Mr. Hassanien said that based on the flyer BJ's is planning to reduce the number of parking spaces which leads him to believe that they are going to expand the building. He is also extremely concerned about having a superstore in that building, which will bring many people, noise, and traffic, especially with the tire facility. Several years ago, there was a serious issue with Lowe's with loading and unloading at 3:00 in the morning. The residents had to call the Police Department and the newspaper to get the issue resolved. Mr. Hassanien said last week he had to call the Canton Police and Ordinance regarding noise coming from behind Lowe's, again loading and unloading at 5:00 in the morning. And also last week someone had a radio blasting loudly at 5:00 a.m. Mr. Hassanien stated he is all for repurposing underutilized buildings, but BJ's Superstore does not belong in this area. This is a quiet neighborhood, this will have a negative impact on the quality of life in the neighborhood.

Chairman Greene asked, besides the incidents with Lowes, there hasn't been years and years of aggravating noise, correct? In other words, JC Penney was not a problem for you or your neighbors.

Mr. Hassanien stated that in the beginning with Lowe's they had some serious issues, especially with their generator. Based on a noise survey completed by Canton Township, the noise level was way above what was permissible for residential, and the residents used this information to pressure Lowe's to install a muffler for the generator. The level of noise went down as a result of that muffler. Mr. Hassanien stated that, if that level of noise came from Lowe's, can you imagine the level of noise that could come from BJ's Superstore with a tire service facility?

Chairman Greene said he is concerned a stigma may have been put on BJ's before they even begin that they are a noisy operation. He does not know that as a fact, or that an automobile entity, which will be primarily indoors, is going to add a lot to the noise. Perhaps the project representative may want to address these issues.

Mr. Hassanien mentioned also that sometimes they hear the Lowe's phone inside the store ringing at 4:00 in the morning. So, whether or not they have an indoor or outdoor tire service station, you are going to hear

their air-guns constantly throughout the day. Mr. Hassanien asked again to confirm whether or not the building will be expanded.

Mr. Sloan stated the number of parking spaces will be reduced to 399. Those spaces being reduced will be replaced with cart corrals. Mr. Sloan displayed the plans on screen.

Commissioner Zuber stated the net loss of parking spaces is minimal.

Chairman Greene stated that the footprint of the building will not change, and the net loss of parking spaces is simply to add the cart corrals and to give access to the automotive center. Chairman Greene asked if Mr. Amann could address the sound issues and what they plan to do for that.

Mr. Amann stated that the store will not open until 9:00 a.m. so any operation with the auto center will not be occurring until after 9:00 in the morning. The hours are 9:00 a.m.-9:00 p.m., and 9:00 a.m.-7:00 p.m. on Sundays. Mr. Amann said they can add as a condition that they would not be compacting in the night hours.

Chairman Greene asked if they would be willing to cease compacting by 7:00 in the evening, something like that?

Mr. Amann said the questions are when does the compacting start and when does the store close. They will look at that and be able to deal with it more specifically during site plan.

There were no further public comments.

Motion by Zuber, supported by Weber, to move to close the public hearing. Motion passed unanimously by those present by roll call vote, 7-0. (7:51pm)

Commissioner Acharya spoke on the parking and loading that was mentioned. Based on the Institute of Transportation Engineers the demand for parking spaces is significantly less, so it seems to be an additional burden to make those accommodations. Would there possibly be a change in the Zoning Ordinance? The aerial photographs as well as the recommendations by the Institute of Transportation Engineers seems to suggest that the parking space requirement seems to be excessive.

Mr. Sloan stated that a lot of the commercial PDD's have in their agreement a minimum number of parking spaces. In those cases, the PDD Agreement will prevail, and it's a restriction on a property where if they want to reduce the parking, they will have to come through the process to amend the PDD. Over the last year, the Township has been active with commercial development reviews in letting applicants know that the Township is willing to lower parking standards if there is justification for fewer spaces. Mr. Sloan said they have several years of aerial photos to look back on as well as the Institute of Transportation Engineers data. The Zoning Ordinance allows the Planning Commission administrative discretion to lower the number of parking spaces if it's not in a PD and it can be demonstrated that fewer parking spaces are justified.

Commissioner Okon had no comments.

Commissioner Weber stated he is pleased with re-using the building, but is somewhat disappointed. With the boulevard coming in, he was hoping to see the area be a bit more walkable. Commissioner Weber stated he has nothing against BJ's Wholesale, but there are already a lot of big box stores along Ford Road. It is nice to see competition with Walmart and giving people a choice, but he is displeased with this location. Regarding the tire center, Commissioner Weber asked if that is a "must have." Mr. Weber understands the

residents' point of view about hearing the impact wrenches etc. BJ's Wholesale with a Tire Center is not the same at all as a JC Penney store. Is the tire center a "make it or break it" kind of thing?

Mr. Amann stated that it is a key component of what they want to do, so he would say yes. Sam's Club and Walmart also has a tire centers operating in their locations.

Commissioner Weber stated that those store locations are not as close to residential areas as this one. There are only a few homes behind the Sam's Club store on Ford Road and the Walmart on Michigan Ave backs up to industrial.

Mr. Amann said BJ's does consider this a key component. They would be willing to add a condition to the approval language that the bay doors can only be open for the entry and exit of the vehicles, but not during the work being performed. That should significantly resolve any concerns regarding noise.

Commissioner Weber asked if that would create a safety issue for the workers if the doors are closed all the time.

Mr. Amann said no. It is an airconditioned space with appropriate ventilation. And they are doing tire service, not engine repair. They will be in-compliance with all Federal and State requirements as well as all safety issues.

Commissioner Weber asked Mr. Amann to shed some light on the grease trap on the northeast corner. The Planner's comments talk about whether it's underground or aboveground. Is the grease trap related to the auto service?

Mr. Amann stated the grease trap relates to food service and has nothing to do with grease from cars. The Commission will see more on it as it comes through site plan. Mr. Amann said George Goff could speak more on this.

George Goff of BJ's Wholesale Club stated the grease trap is used when processing food. There is sanitary waste leaving the building and that waste is exposed to oils, grease etc. and goes through the grease trap and separated. The process is totally underground, not above ground at all.

Commissioner Weber stated that one good thing he sees here is the opportunity to get that access road reconstructed. He hopes something more than asphalt is used, especially with the trucks that will be going through there.

Commissioner Eggenberger said she appreciates the plan to keep the bay doors shut to minimize the additional noise that wasn't present with JC Penney. She agrees also that the road reconstruction is a positive thing.

Commissioner Zuber agrees with the comments from the other commissioners.

Commissioner Foster agrees with Commissioner Weber regarding Ford Road and the desire to make it a little bit more walkable. Commissioner Foster stated she feels the Township does require way too many parking spaces, and has been doing some research on that. She also is concerned about the condition of the access road and is glad something will be done with that. Commissioner Foster referred to Page 21 where it states that "the PDD meets Township requirements, but would defer to the Township attorney on any remaining requirements". She just wanted to confirm if Kristen Kolb signed off on any requirements.

Mr. Sloan stated that they send all PDD Agreements to the Township Attorney, and there were no objections

raised for the amendments themselves but that we will defer to the Township Attorney on the required language for PD amendments and agreements.

Chairman Greene stated it hurt his heart when he saw JC Penney leave. He was on the Commission when both JC Penney and Lowe's were approved. He is somewhat glad a large operation is going in there. As long as they are not going to be in operation any longer than any regular store operations, which is 9-9 and 9-7 Sundays, and keep the doors closed, he is okay with the tire operation. Chairman Greene is very glad that the access drive will be fixed. He hopes the Commission approves this, and that this becomes a good neighbor for Canton. Also, Chairman Greene encouraged the residents on Westminister Way, particularly those near Lowe's, to keep the pressure up by calling the Canton authorities when they do not abide by the noise restrictions.

Motion by Zuber, supported by Acharya, to move to recommend approval of the PDD Amendment for BJ's Wholesale Club on parcel no. 71-040-99-0006-709 at 43690 Ford Rd., subject to the access drive being repaired and maintained in accordance with Section 4.01(B)(9) of the Zoning Ordinance and that the design and condition of this access drive be addressed to the satisfaction of the Engineering Services Division during site plan review. In addition, that the bay doors remain closed except for the ingress and egress of vehicles.

Commissioner Zuber called the vote:

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

Motion passed unanimously by roll call vote, 7-0.

Chairman Greene said this will now move forward to the Trustees.

2. 057-SLU-6868      **DOGOLOGY UNIVERSITY** – Consider Special Land Use on parcel no. 057-01-0013-301. Property is located south of Ford Road between Sheldon Rd. and Morton Taylor Rd.

Mr. Sloan stated the project sponsor proposes to operate an indoor pet boarding and training facility at 44125 Ford Rd. which is located in the old Magformers building, south of the proposed BJ's Warehouse which is on the north side of Ford. The site is located on the south side of Ford Road between Brookline St. and Elmhurst St. The parcel is split-zoned. It is C-2 on the north 110 feet and Off-Street Parking (OSP) on the south 100 feet. The building itself is located in the C-2-zoned portion of the site except for the approximate southern 10 feet of the building, which is located in the OSP District. The zoning line follows the line of the former alley that was abandoned a long time ago. So, the southern 10 feet of the building is zoned OSP, and as a result, the applicant is not proposing to contain the indoor pet boarding and training use at this time. The applicant has applied to rezone a portion of the site going farther south so that the southern 10 feet of the building could potentially be used, and also a site about 20-30 feet south of the building for a potential future outdoor bathroom area for the dogs. Mr. Sloan stated, however, that the rezoning application is not on tonight's agenda. We may see that next month for rezoning a sliver of that southern part of the building and a little bit of the site south of that. For this evening, the proposal is for just the building itself except the southern 10 feet for indoor pet boarding and training.

Mr. Sloan stated that the proposed use of an indoor pet boarding and training facility is a special land use in the C-2 zoning district, specifically subject to Section 6.02(K)(3) of the Zoning Ordinance. Indoor pet boarding and training facilities allow for indoor boarding, daycare, and training of dogs and cats but are not permitted to have outdoor runs or outdoor exercise areas. The indoor facility that is proposed this evening

is proposed to be exclusively indoors, there are no outdoor runs permitted or proposed. Mr. Sloan stated as previously noted, the initial version of the Special Land Use plan, which has since been changed due to discovery of the split-zoning, included removal of the of four (4) parking spaces south of the building to use as a fenced-in bathroom area for dogs. Once Planning Staff discovered the split-zoning, that was removed from the plan and the applicant has subsequently proposed for a minor rezoning.

Mr. Sloan stated that the proposal on tonight's agenda is to keep the outdoor area the same as on the previous approved plan, and there is also a floor plan included with the site plan that goes with the Special Land Use. The floor plan shows that the southern end of the building is used for retail or storage, which were previously approved for this building.

**Schedule of Regulations:** The building and site meet the standards of the Zoning Ordinance for the setbacks for both the C-2 District and CBD Overlay. Although the front yard setbacks on the north and west sides are less than the 50-foot minimum, those were originally approved with the original building and Section 6.10(D) allows the Planning Commission to reduce the front yard setback in the CBD Overlay. It is a conforming building in that regard. Mr. Sloan stated that while the lot area is less than the 1-acre minimum and the east side yard setback is less than 15 feet, these are pre-existing nonconformities that are not proposed to change.

**Development Standards for Indoor Pet Boarding Facilities:** Section 6.02(K)(3) of the Zoning Ordinance contain the following standards for indoor pet boarding facilities:

- **Outdoor Runs/Exercise Areas:** There are no outdoor runs or exercise areas proposed. They are indoor only.
- **Parking:** The applicant has sufficient parking for the use. There is quite a large parking area to the south of the building.
- **Number of Animals:** The plans submitted state that the applicant will have between 42-50 dogs anticipated at any one time. The Ordinance allows for up to 50 dogs, so that standard is met.
- **Floor Plan:** The floor plan submitted shows the layout of the proposed facility. It includes an indoor exercise area for the dogs.
- **Setbacks:** The setbacks for a pet boarding facility must be at least 60 feet from any residential dwelling on adjacent property. The nearest residence on the west side of Brookline is about 140 feet from the building and the nearest residence on the east side of Brookline is about 195 feet from the building.

**Access Management:** There are two (2) points of access, which will be maintained with no changes: one (1) point of access from Brookline to the west and one (1) point of access from the adjacent commercial site (bank) to the east.

**Site Development Standards:** No exterior changes are proposed. The site and building will have to maintain compliance with the previously approved site plan for parking, landscaping and screening, lighting, signage, dumpster enclosure, an any other related standards.

**Special Land Use Review Standards:** Mr. Sloan stated that, based on the items noted above, Staff finds that the proposed indoor pet boarding and training facility meets the special land use criteria of Section 27.03(C) of the Zoning Ordinance. There are several findings within that part of the Zoning Ordinance.

SLU's must meet the standards of Section 27.03(C) of the Zoning Ordinance before they can be acted upon, and the staff review addresses findings for these standards. The standards include: compatibility with adjacent areas; standards for the specific use; impact on the public facilities; consistency with the master plan; accessibility; impact on public health, safety, and welfare; and, impacts on the appropriate

development of other properties.

Mr. Sloan stated that in looking at all these standards in Section 27.03(C), Staff's findings are that the proposed use of the site does meet the standards. Therefore, if the Planning Commission finds that the proposed indoor pet boarding and training facility meets the standards of the of Section 27.03(C), Staff would recommend approval of the Special Land Use for the indoor pet boarding and training facility on the site, as illustrated on the SLU plans for the reasons stated in the analysis, subject to the site maintaining standards of the previously approved site plans and meeting the noise standards of Section 7.02(A) of the Zoning Ordinance.

Motion by Zuber, supported by Foster, to move to open the public hearing. Motion passed unanimously by roll call vote, 7-0. (8:20pm)

Mark Davis, Counsel for Dogology University, stated he is assisting them with getting this special use through the process. He is here with Matthew Lamarand and his wife who are both Canton residents and the principals of Dogology University. Essentially, they are looking to set up their dog training facility on Ford Road. Matthew is a former US Airforce explosive dog handler and has also trained dogs for the Secret Service. He has been doing this since 2008 and has written two books on dog training. They will be happy to answer any questions from the Commission tonight.

Mr. Sloan stated he and the Commission received one email from Charles Miller. There weren't any questions emailed that required a reply, and the email included concerns about the impact on the neighborhood. The email from Charles Miller was received yesterday and sent to the Planning Commission. The letter was in opposition to this project.

There were no comments from the public.

Motion by Zuber supported by Weber, to move to close the public hearing. Motion passed unanimously by roll call vote, 7-0. (8:23pm)

Commissioner Foster commented on one of the points made in the email received. What are the requirements for sanitation and controlling odors etc.?

Mr. Matthew Lamarand stated that any time there is an accident, it is immediately picked up with disposable doggy poop bags and then immediately disposed of into a dumpster. For urine, they use a commercial agent that is supplied through Pet Supplies Plus which is used to control any type of urine smell. Indoors, they use Odoban and enzyme killers to mask the odor and kill any sanitation issues.

Commissioner Zuber just wanted to clarify that the fenced-in bathroom area is for dogs.

Mr. Sloan stated if there is a future amendment application for special land use to expand the use, they will describe that specifically for dogs.

Commissioner Zuber said it was mentioned earlier that the Zoning Ordinance for indoor pet boarding and training facilities allows for indoor boarding, daycare, and training of dogs and cats. As a cat owner, she is not sure they will be very successful training cats. Other than that, Commissioner Zuber has no other issues.

Commissioner Eggenberger stated she does not have any concerns. She is just surprised that they did not want to find a place where dogs could just go out and roam around.

Mr. Davis stated the issue is that it's been very difficult to find a piece of property that is zoned properly or

allows special use for this sort of use. Most of the agricultural properties have been bought up by Pulte. Essentially, this is the best-case scenario at this point. Something like that would be preferred, but it just isn't workable at this time.

Commissioner Weber wished to speak on the questions of opposition addressed in the email correspondence. Commissioner Weber stated he takes his dogs for boarding to a place in Canton, American Pet Resort, on Haggerty. He knows this is an industrial area, but they do a great job of keeping the property up. There are no smells from the outdoor area. Mr. Weber stated he also has used another place which is located in a strip mall with a small outdoor area. And again, they keep it very well maintained. Commissioner Weber understands the neighbor's opposition in general, but based on his experience with these types of operations, he has no concerns that they would do a good job.

Commissioner Okon had no comments, and stated he is good with this project.

Commissioner Acharya stated he fully supports the Dogology University project.

Chairman Greene asked for a brief explanation from the Dogology University folks on how this works. Would the pet parent drop their dog off for an hour and wait out in the parking lot? Will others be waiting in the parking lot for their appointments with their dogs?

Ms. Lamarand stated it really depends on the service that the particular pet parent is doing. Their main focus is the boarding school, and the majority of those people would be coming in on Monday morning. The drop-off times are staggered by 10-15 minutes. They drop their dog off, say, Monday through Friday, and Friday they pick them up. Those pick-up times are staggered by one hour. The parents get a one-hour private session so they can be taught everything their dog learned throughout the week, and then take their dog home for the weekend. Daycare would be more trickling in and out throughout the day for drop-off/pick-up. Boarding would be on an as-needed basis.

Chairman Greene asked if there are any times where dog parents would be lingering in the parking lot for any reason? He is just trying to get to some of the concerns of the area residents.

Ms. Lamarand said no. Everything to be done is done in the building.

Chairman Greene stated this is a very interesting use of that facility. It sounds like they have a very efficient operation planned, and he has no objections to the project.

Motion by Zuber, supported by Weber, to move to recommend approval of the special land use for an indoor pet boarding and training facility use on parcel no. 71-057-01-0013-301 at 44125 Ford Rd. as the request meets the Special Land Use criteria of the Canton Township Zoning Ordinance pursuant to the information and plans provided, subject to the site maintaining the standards of the previously approved site plans and meeting the noise standards of Section 7.02(A) of the Zoning Ordinance.

Commissioner Zuber called the vote:

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

Motion passed unanimously by roll call vote, 7-0.

Chairman Greene said this will now move forward to the Trustees.

Commissioner Weber stated that Mr. Sloan had mentioned earlier they were going to come back for the rezoning of the sliver of property the building occupies. Are they going to do that before they occupy the building?

Mr. Sloan said that is a good question because the occupancy process, depending on how far along they are, that process can take time. If they are currently doing the rezoning, they may wait on some things internally, especially with that southern 10 feet of the building. That would be a question for the applicant in terms of timing.

There were no further comments.

### **NEW BUSINESS-SITE PLANS**

3. 074-SPX-6852      **CHERRY HILL ROAD – PARKING LOT** – Consider Site Plan on parcel no. 074-99-0006-704 located south of Cherry Hill Road between Ridge Road and Napier Road.

Mr. Sloan stated Canton Township is proposing a new parking lot of 51 spaces on the south side of Cherry Hill Road, west of Ridge Road and just west of the Village Arts Factory. The proposed parking lot would provide public, supplemental parking to Cherry Hill Village including the Village Arts Factory. The Michigan Planning Enabling Act requires Planning Commissions to review and act on site plans for new buildings and structures on municipal property. The subject property is one (1) acre in size and owned by Canton Township. The Fire Department and Engineering Services Division have approved of the plans, and the Engineering Services Division will review the grading and utility plans prior to construction.

**Access Management:** The proposed parking lot will be accessed directly from the existing access drive to the east, so there will be no additional curb cuts on Cherry Hill Road. Staff's recommendation as far as access management is that a sidewalk be included to connect the van accessible loading zone of the barrier-free parking spaces to the building, including striping across the drive and ramps on both sides of the drive. That will provide improved pedestrian access to the Village Arts Factory from the parking lot.

**Lighting:** The lighting plan is designed to comply with Section 2.13 of the Zoning Ordinance. There are a few technical details. They will need to ensure the pole heights and fixture designs comply with the Zoning Ordinance. Staff recommends that the lighting plans be modified to show one light pole on each side of the two entrance drives.

**Landscaping:** The landscape plan is designed to comply with the requirements for frontage landscaping, parking lot landscaping, and tree replacement landscaping. Staff's only recommendation for landscaping is that there be an evergreen shrub row along the west side of the parking lot to screen the adjacent homes to the west from headlights and vehicle traffic.

Mr. Sloan stated that Staff's recommendation is to approve the site plan for the Cherry Hill Road Parking Lot subject to: installing a sidewalk, striping, and ramps to connect the van accessible loading zone of the barrier-free spaces to the building to the east; installing one light pole on each side of the two entrance drives; and planting an evergreen shrub row along the west side of the parking lot.

Chairman Greene asked if this will be for use any time for anything going on in the Village. Or is it more for specific businesses or uses?

Mr. Sloan stated this will be a public parking lot.

Chairman Greene stated that this then will be available for overflow parking for any events happening within the Village community.

Mr. Sloan stated that is correct. It is mostly accessible to the Village Arts Factory, but available to the Village in general for events, such as the theatre overflow for a sold-out crowd.

Chairman Greene stated that because this is Township property, if someone wanted to use it for a special event, they would go through the normal means of obtaining permits and permission through the Township.

Mr. Sloan said that if someone were to have an event in the parking lot or a food truck or something else like that, they would need to go through the Township.

William Serchak, Canton Township Engineer, stated that construction of this parking lot is on the Capital Program for most likely next year, so it is not likely it will be built this year. This will be a public lot accessible to the Village. They have worked out a pathway for the accessibility and will work with the project engineer to get those plans wrapped up.

Commissioner Okon had no comments.

Commissioner Zuber had no comments.

Commissioner Eggenberger had no comments.

Commissioner Acharya had no comments.

Commissioner Weber asked if the parking lot will be asphalt. The reason he asked is because of a lot of conversations lately, particularly a couple weeks ago with the Township Board, about water runoff etc. Commissioner Weber said he understands the need for the parking lot, he just wants to be sure they are taking into account the water runoff issue, as more hard surfaces are put into the community. Is there the ability to make this more of a pervious surface? Commissioner Weber stated, as the Mr. Siegrist (Township Clerk) had pointed out previously, he doesn't want the Township to be a contributor to the downstream problem with flooding etc.

Mr. Serchak stated this one-acre parking lot drains into a new detention pond which already lies behind the Village Arts Factory. The Township paid them for access to that pond, which is the Township's portion of the pond. The runoff from this parking lot will go into a naturalized pond and it actually discharges into the area of the Rouge nearby. So, the Township has a significant investment already in runoff control.

Commissioner Foster asked about the trees and what will be removed and replaced.

Mr. Sloan explained the plan shows some tree removal on the site to allow for the parking lot. He believes maybe one replacement tree required and the reason for that is a lot of the trees being removed are Cottonwood and Box Elder, which are exempt species that can be removed without replacement. There is one landmark tree to be removed, so there will be trees planted to mitigate that. The trees that remain are regulated trees, and some regulated trees are being removed. The applicant is able to remove up to 25% of regulated, non-landmark trees without a requirement to replant any regulated trees. Mr. Sloan stated that in the tree replacement standard, when a landmark tree is proposed for removal there have to be three trees planted to replace it. So, there are three trees proposed to replace the one landmark tree being removed.

There are also four regulated trees proposed on the plans to be replanted.

Chairman Greene asked how many parking spots are they actually adding.

Mr. Sloan stated there are 51 parking spaces.

Chairman Greene stated that a sidewalk will be added as well, so there will be a general improvement to the area. He is all for that. Will this happen early or late next year?

Mr. Serchak said he is unable to say what time of year at the moment.

Chairman Greene stated he has no issues with this.

Motion by Zuber, supported by Okon, to move to approve the site plan for the Cherry Hill Road Parking Lot on tax parcel no. 074-99-0006-704, subject to: installing a sidewalk, striping, and ramps to connect the van accessible loading zone of the barrier-free spaces to the building to the east; installing one light pole on each side of the 2 entrance drives; and planting an evergreen shrub row along the west side of the parking lot.

Commissioner Zuber called the vote:

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

Motion passed unanimously by roll call vote, 7-0.

4. 072-DIR-6832      **UPTOWN APARTMENTS PHASE 4** – Consider Site Plan Amendment on parcel no. 072-99-0003-715. Property is located north of Cherry Hill Road between Ridge Road and Denton Road.

Mr. Sloan stated that when Uptown Apartments was approved a few years ago, it had an “emergency vehicle only” access onto Denton Road. That project was the fourth phase of Uptown Apartments which is a total of 8 buildings and 152 units that are located on the west side of Denton Road north of Cherry Hill Rd. The buildings are a combination of 2- and 3-story buildings. When the plan was approved in 2018, the site plan showed a grass paver entrance from Denton (plan displayed on screen). The reason for this paver area is that there has to be more than one point of access from the site, and at that time the access points to the west had not been established. So, that grass paver entrance off of Denton Road was on the plan to allow for a secondary access. Mr. Sloan said that today there are several points of existing access. The one coming off of Denton Road and going west on Uptown Ave, and that is one point of access to the south side of the site. That south side is also accessible through Chester Arthur Road to the south. There are two points of access to the west from the Uptown Apartments developed phases. With the development being built and having at least three established points of access which have been developed and exist today, the grass paver area in the far northeast side of the site is no longer necessary, and the applicants have requested to remove that. Mr. Sloan displayed the next sheet, which shows what is being proposed. The Canton Fire Department has recommended removal of the grass paver entrance from Denton Rd. because the site has more than one point of access. The removal has also been recommended by the Engineering Services Division.

Mr. Sloan stated that because the Township no longer requires that point of access, and there are three established points of access (4 points including Uptown and Chester Arthur), the grass paver from Denton

Road is no longer necessary; therefore Staff recommends approval of the site plan amendment.

Chairman Greene stated there were no letters received regarding this project and asked the Commission for their comments.

Mr. Sloan stated he does not see any project sponsor in attendance tonight.

There were no additional comments from the Commission.

Motion by Weber, supported by Acharya, to move to approve the site plan amendment to Uptown Apartments Phase 4 on tax parcel no. 072-99-0003-715 to remove the grass paver access on the east side of the site at Denton Road, as Uptown Apartments Phase 4 has four (4) developed points of public, paved access, making the grass paver access no longer necessary pursuant to the recommendations of the Fire Department and Engineering Services Division.

Commissioner Zuber called the vote:

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

Motion passed unanimously by roll call vote, 7-0.

Chairman Greene asked if this will now move forward to the Trustees.

Mr. Sloan stated that as this is a relatively minor site plan amendment, it can rest with the Planning Commission.

5. 126-SPP-6651      **ANAND VILLAGE** – Consider Preliminary Site Plan on parcel no. 126-99-0008-701. Property is located at the southeast corner of Geddes Road and Denton Road.

Mr. Sloan stated the project sponsor proposes a 43-unit single-family detached condominium residential development on about 11.5 acres at the southeast corner of Geddes and Denton Roads. As a detached condominium, the units are not individual lots. The building pads have a 10-foot separation, a 25-foot setback from the edge of the private road, 20-foot setback from the edge of the sidewalk, and a 35-foot rear setback. The Preliminary Site Plan has been reviewed a couple times before by the Planning Commission. Both times it was approved, and then subsequently expired. Most recently it was approved on August 27<sup>th</sup> of 2019, but expired on August 27<sup>th</sup> 2020. The proposed Preliminary Site Plan this evening is substantially the same as the previously-approved Preliminary Site Plan, except for the following three notable changes:

- The surface of the emergency access from Denton Road on the north side of the site has been changed from grass paver to pavement, pursuant to the requirements of the Fire Department. In the past, grass pavers had been approved as a secondary access and in recent years, asphalt or concrete or hard surfacing has been required for emergency access for those secondary access points. The reason for the hard-surfacing requirement is grass pavers often go unmaintained especially during the winter months, and are then unusable for parts of the year.
- The number of units has increased from 42 to 43, with the 43<sup>rd</sup> unit occupying the area in the northwest part of the site that was previously proposed as a clubhouse. The clubhouse for the site is no longer proposed, and the proposed density of 43 units on 11.51 acres is, 3.74 units per acre, which is within the density limits of the R-4 district (about 4 units per acre). The clubhouse was removed partly because it was too close to the emergency access drive from Denton Road. To open up more area for that drive, that building was converted from a clubhouse to a unit.

- An emergency access connection and breakaway gate is now proposed on the south side of the site to connect to Hawksburry Ct. in Crystal Village. Originally, this emergency access was recently proposed due to some previous access limitations of the emergency access drive from Denton Road; however, with the substitution of the clubhouse with a smaller residential unit and the paving of the emergency access from Denton Road, an additional emergency access is not expected to be required.

**Access Management:** The site will be accessed by a boulevard road from Denton Road. This is the same access from Denton Road that was previously recommended and proposed on previous versions of the plan. The reason that it's on Denton Road is because Denton Road is not as busy as Geddes Road. So, in looking at the meeting minutes of 2017 and 2019, the reason that Denton Road was selected was that it doesn't have as much traffic as Geddes, so there is more capacity in that regard. Also, the site is longer north-to-south than it is east-to-west so they can move that drive as far south as possible away from that Denton and Geddes intersection to allow vehicles room to line up and keep the road into Anand Village as far away from the Denton and Geddes intersection as possible to help with traffic management. Another reason the access is on Denton is that within the last few years Denton Road has been upgraded to have a center turn lane, so there is one dedicated lane in each direction going north and south, and there is also a center turn lane for cars southbound to make a left turn into Anand Village. That is why Denton Road was chosen as the access point. The emergency vehicle access is also on Denton Road so no traffic will access from Geddes, which is a much busier road.

Mr. Sloan stated sidewalks are proposed along the entire site frontages of Denton Road and Geddes Road, which is a distance of about 1,450 ft. and it will connect the adjacent sidewalk terminations to the south along Denton Road and to the east along Geddes Road. Although the sidewalks at the intersection of Geddes and Denton are proposed to extend to the road surface, Staff will defer to Wayne County whether this additional sidewalk to the road surface would be permitted by the County, especially if there is not a return crosswalk on the opposite side of the road. Finally, there are internal sidewalks proposed on both sides of all of the internal streets of Anand Village. Mr. Sloan stated there is a requirement for sidewalks alongside the road frontages but there is not a requirement for any connecting crosswalks on the opposite side of the street. Mr. Sloan explained this is a generic site condominium development, not a Planned Development, so there is no Planned Development Agreement. The applicant is not required to propose a definite benefit or any other types of improvement outside of the regular process of normal site condominium site plan review.

**Lighting:** There are decorative light poles proposed on each side of the entrance at Denton Road, and several decorative light poles are proposed throughout the internal streets. Those light poles are 12 feet high. The photometric plan indicates that the light fixtures meet the illumination standards of the Zoning Ordinance.

**Stormwater Management:** There is an underground stormwater management system proposed in the middle of the site, and a pond proposed in the northwest corner of the site. Stormwater management plan review is subject to Wayne County review. Wayne County has jurisdiction on the stormwater, so that plan would have to be reviewed and approved by the County. Mr. Sloan explained that if the preliminary site plan is approved, then the applicant will go to the County for storm water permit review. Also, any other permits that are required, whether it's the State permit, municipal permit, additional County permits, they would then have to obtain all those permits before they come back for final site plan review. The stormwater plan would be under the jurisdiction of Wayne County and they would be the permitting agency for that.

**Landscaping:** A full landscape plan has been submitted, which includes frontage landscaping, street tree landscaping, landscaping around the detention pond, in the median, and also replacement trees that are required in accordance with Article 5A of the Zoning Ordinance. If there are any discrepancies or

corrections on the landscape plans, those are typically made prior to Final Site Plan approval.

**Architecture:** The elevations are shown in the plan set and they are proposed to include the minimum 50% brick/masonry as required by Ordinance. The only change to those plans is that there must be a minimum horizontal offset of at least 4 feet required in the rear of each unit. There will be some minor changes to the architectural plan in the result, but that's a condition that will carry forward out of preliminary site plan review if recommended for approval.

**Road Names:** One of the proposed road names would have to change because it is a duplicate name in the Township system. Mr. Sloan said this is a minor change and something that is relatively easy to do.

Mr. Sloan stated that Staff's recommendation is to recommend approval of the Preliminary Site Plan, subject to the applicant: removing the proposed emergency access to Hawksbury Ct.; including a 4-foot horizontal offset in the rear of each unit; and renaming Heather Place Street to a name that is not duplicated elsewhere in the township.

Mr. Sloan stated he has received some public comment through emails and also some phone calls. The official public comments (two received) were from the Crystal Village at Denton Association and another from Michele Thomas, which were sent to Planning Commissioners previously. The emailed correspondence from the Association has stated that there was objection to the connection to Hawksbury Court and they gave some previous meeting minutes where that connection was taken out or not recommended for connection for the reasons stated in those minutes. The other email from Michele Thomas also had many similar attachments in terms of meeting minutes as well as the attached letter from the Association. The email included a number of other questions. Mr. Sloan gave a short summary of the questions that are noted:

- Request for the survey or the land border staked: There is a survey included with the application and the plans. The identification of the lines themselves is something that can be directed at the applicant, but the site plan set does include a survey.
- There was a concern noted about the emergency access to the south at Hawksbury Court.
- There was a question about the sewage system: The proposed site plan would be required to hook into the Township sanitary sewer and the Township's public water system.
- Concern regarding the stormwater detention and the underground detention: That is something that would be under the jurisdiction of Wayne County. The County would have to review, and have approvals or conditions for the stormwater management.
- Question on grading: Grading would be something that is reviewed by the Township Engineering Division. The applicant will have to have a soil erosion permit for any grading as well.
- The build-to lines of the development: That is something that would be established in both preliminary and final site plan review. The plans show where the build to lines are, but the individual units would have to be within those boxes and meet all the setbacks.
- Concern about the trees: Most of the trees on the site are proposed for removal. One of the reasons for the tree removal on the Anand Village site is, in doing this type of project they have to have the site graded in order to put in the roads, utilities, and the homes. There is also tree removal and grading for the stormwater. The rear yards of many of the units have catch basins and underground stormwater lines where the water can drain off the back of the house and go into the catch basin

and then go to the on-site system. To do that, there is grading in those yards and as a result, there is tree removal along the perimeter of the property. The applicants are proposing to plant replacement trees in accordance with the Zoning Ordinance in Article 5A, and those locations are shown on the landscape plan. They can be changed; for example, in the area where there is a grass paver connection to Hawksburry Court, there could be more trees that are relocated to this area to provide a more buffer to the neighbors to the south if the connection to Hawksburry is removed.

- There was also a concern raised regarding the number of streetlamps: Those are lamps that are permitted as long as they meet the illumination standards of the Ordinance and they don't exceed the illumination standards of the lot line.

Mr. Sloan stated there are several members in the audience who live in Crystal Village to the south and may wish to speak on this. The representative for the applicant is in the audience as well.

Chairman Greene stated he would first like to defer to the Commissioners. This is not a public hearing, but sometimes the Commission will take comments from the audience. He asked the Commission members if they would like to hear from the people in the audience.

Commissioner Zuber stated she does not have a problem with hearing from the audience, but given that it is already 9:11 p.m., she wondered if people would refrain from repeating what Mr. Sloan has already discussed.

Commissioner Weber agreed they have a right to be heard, but please keep comments to 2-3 minutes as the rules require, and try to condense any repetitive comments.

Mr. Mark Mahajan, project sponsor, stated Mr. Sloan has detailed the entire project thoroughly. He just wanted to bring attention to one other thing. This project was approved three times, and after approval they had gone to Wayne County for stormwater approval and they do have a letter from Wayne County, and the County had extended approval for the subject site for underground detention and stormwater management. That was the major thing he wanted to mention. Everything else was covered by Mr. Sloan.

Chairman Greene said, before going to the audience, he wanted to remind everyone to not repeat concerns that have already been discussed.

Mr. Mike Samulak, 49007 Hawksburry, stated he lives in the Ravensfield Condominiums which is right next to Crystal Village. That property was originally owned by Hawksburry and then sold to Crystal Village for their development. Mr. Samulak asked if this is the same Anand Village as the senior retirement community that he saw on a website advertising it. Is this the same one and is this property going to be considered more like an assisted living community? He stated he noticed the home healthcare services for Medicare management etc., is this just an old website or is that in fact the same one?

Mr. Mahajan stated before the owner of this property passed away a couple years ago, that was his intention and his website. But since he passed away, the project has taken a turn. It is now to be regular detached condominiums, not senior oriented.

Mr. Samulak asked about the proposed community regarding certain demographics, and Sloan stated that it is not appropriate to discuss factors regarding race or country of origin. Mr. Sloan stated that this is a detached single-family residential condominium development with no restrictions, including no known age restrictions. Chairman Greene agreed with Sloan and ruled Mr. Samulak's comment inappropriate.

Michele Thomas, 4138 Hawksburry Court, wanted to say thank you to Mr. Sloan and Commissioner Foster

for responding to her questions. She asked Mr. Mahajan if there is any way that there will be a berm if they do plant the trees there? Will there be a berm to raise up the trees so it won't be so exposed for the streetlights to shine through?

Mr. Mahajan stated they have a storm sewer system to collect the rear yard drainage in that zone, so they could not plant very heavily with trees there. But along the property line they have a significant amount of trees represented in the landscape plan. There will be a significant buffer between Crystal Village and this property.

Mrs. Thomas thanked everyone and mentioned her husband also had a few questions.

Mr. Brad Hoth, 4138 Hawksbury Court, asked that if on the site there will be a model home or a sales office or will this property be listed on MLS?

Mr. Mahajan said he believes there will be a model eventually, built for the sale of these condominiums. But which one, he does not have an idea right now.

Mr. Hoth asked if there would be an on-site sales office.

Mr. Mahajan stated it will most likely be a model home with a sales office.

Mr. Hoth asked if they will be listing on the MLS.

Mr. Mahajan stated he believes so.

Mr. Ricky Theakston, 4229 Merriweather Circle in Crystal Village, stated he wished to emphasize what Michele Thomas said, and thanked everyone for working with them and answering their questions. He also wanted to welcome Mr. Mahajan and Anand Village to Canton. Mr. Theakston asked regarding the plans in this community, they noticed there is a farmer's ditch that runs along the east side of the Anand Village property. It looks like some of it is on Crystal Village property and some is on Anand. It is an open farmer's ditch which has been collecting drain water from storms, and they have actually had fish in backyards when it overflows. Mr. Theakston noticed on the plans for Anand Village that there are drainage swales along the backyards there. Is the builder going to be taking care not to increase the amount of storm drainage water going into the backyards and down that farmer's ditch, or are they going to grade over the farmer's ditch? Mr. Theakston stated Crystal Village residents have been experiencing major flooding issues because of the added developments which are filling up Fowler Creek. They have even had Wayne County come out and look at the flowthrough, because for the last two storms it has taken about four days for the detention ponds to go down. Mr. Theakston said they have had water up to the backyards of some of the houses. He understands this is development, it is expanding the community, and is good for the community, but when it creates problems with drainage, he wants to make sure that Anand Village's storm water is appropriately managed.

Mr. Sloan stated there is preliminary engineering shown on the plans that all the rear yards, including the east side and the south side of the Anand Village, those units have catch basins in the rear yard. Inevitably there would be some grading to get the water to the catch basin from where its draining from. Mr. Sloan said that the particulars about a ditch and the conditions of the water now, he can't really speak to. He would defer that to Wayne County, especially as they look at the storm water management and the soil erosion. Mr. Sloan said he can also notify the Township Engineering Services Division because there may be some things that they can look at as well during their official engineering review.

Mr. Theakston, also stated there is an east-west farmer's ditch on that property as well. So, it's funneling

water all the way across from the west side into the farmer's ditch that is running north and south. He stated they just want to make sure that when they are grading, they are not increasing the height of the land along that farmer's ditch causing Crystal Village to get more water.

Mr. Sloan said he will ask the Township Engineer to see what we know and how we can approach that.

Commissioner Zuber stated she is not sure how firmed up the elevations are at this point, but she is not very impressed. She is hoping they can bring a little more detail and interest to the front elevations especially. Commissioner Zuber said she would be happy to work with Mr. Sloan on that offline.

Chairman Greene asked how the rest of the Commission felt about the elevations.

Commissioner Weber stated he agrees with Commissioner Zuber.

Commissioner Eggenberger also agrees they are not impressive.

Chairman Greene asked what are we approving this evening. Are we locking in what we are looking at?

Mr. Sloan said that in some sense, yes, because the applicant will develop the final site plan based on the preliminary site plan, and that would include any conditions of preliminary site plan. Any of the conditions that come out of preliminary review would be expected to be resolved before final review. Sometimes during final review, they can change some things about the façade to bring up to something that the Planning Commission and/or the Board wants to see. Mr. Sloan said whatever we are able to share with them are preliminary, so as they start to finalize these items on with their final site plan, they can determine what they are able to do and what they might not be able to do.

Chairman Greene stated his concern is that it seems that the two iterations before this, these were going to be a senior establishment, which sometimes calls for simpler designs and simpler homes. But now they are saying it is not senior oriented and basically anyone can get one of these condos. Chairman Greene said that now makes these starter homes. Is that what we want in this area in Canton? These designs do not wow him at all, and they will probably be priced accordingly.

Commissioner Eggenberger said she likes Commissioner Zuber's idea that she will speak with Patrick Sloan offline. She agrees it needs help.

Chairman Greene asked if this could be conditionally approved with a stipulation that the Commission trust what Mr. Sloan and Commissioner Zuber come up with?

Mr. Sloan stated there are a lot of detached condominium projects in the Township with example elevations that we can share, notably Crystal Village, although Crystal Village is a Planned Development. There are quite a few products that have been approved in the Township that could be shared with the applicant as an example of what the Planning Commission and Board have approved. Mr. Sloan said we can share the pictures as well as the elements that could bring these facades closer to those.

Chairman Greene would like to see a little more detail. He said he is okay with going forward if they are going to get something that's added to this.

Commissioner Weber stated that if the Commission is going to be painted into a corner by approving this tonight even with a condition, he would be inclined to at least table this before that can happen.

Chairman Greene asked for everyone's opinion. Do we go ahead and table this in hopes of getting a better

product?

Commissioner Zuber stated she would support that. That way, they are putting it back to the applicant, and not making Mr. Sloan do a lot of work to get something together to show them at final site plan review.

Motion by Weber, supported by Zuber, to table the Anand Village Preliminary Site Plan pending additional design changes to elevations and architectural changes etc.

Commissioner Zuber called the vote:

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

Motion passed unanimously by roll call vote, 7-0.

Mr. Sloan stated the next available meeting will be October 4<sup>th</sup>. If they provide some updated elevations by mid next week, that would give the Planning Staff some time to review it.

Chairman Greene asked Mr. Sloan if he could work with the project sponsor on giving them more time. He said that may not be enough time for them to do what they need to do.

Mr. Sloan said if they wanted to expedite it, they would get to work relatively quickly. It looks like they have an architectural firm from Franklin that designed their plans. Mr. Sloan will communicate with the applicant over the next day or two in terms of their next steps.

#### **NEW BUSINESS-STAFF REFERRAL**

6. 062-SPC-6890      **MONARK GROVE** – Refer review of Site Plan on parcel nos. 036-01-0003-003, 036-01-0003-005, 036-01-0003-006, 036-01-0004-001, 036-01-0004-002, 036-01-0005-000, 062-99-0004-000, and 062-99-0005-000 for a Housing for the Elderly use. Property is located on the south side of Ford Road between Beck Rd. and Canton Center Rd.
  
7. 073-PDM-6859      **GREENLAND & SAJ** – Refer review of Minor PDD on parcel nos. 073-99-0001-706 for a grocery store and bakery use. Property is located at the southwest corner of the intersection of Cherry Hill Road and Denton Road.

Motion by Zuber, supported by Acharya, to refer Items #6 and #7 to Staff. Motion passed unanimously by roll call vote, 7-0.

#### **NEW BUSINESS-SET PUBLIC HEARING FOR OCTOBER 4, 2021**

Mr. Sloan stated that after the agenda was published, Planning received the rezoning application from Dogology University that was discussed earlier. So that will be on the agenda for October 4<sup>th</sup>, but it just didn't make it onto the agenda.

Motion Zuber, supported by Eggenberger, to set the Public Hearing for October 4, 2021. Motion passed unanimously by roll call vote, 7-0.

#### **MISCELLANEOUS – DISCUSSION**

8. Master Plan Update

Mr. Sloan stated there was a joint meeting with the Township Board and the Planning Commission last Tuesday night (8/31) to discuss the upcoming Master Plan update, and gave a short summary on that. Mr. Sloan is not sure if the video PowerPoint is up on the website yet. He will send that PowerPoint out if it is not already out there, and if he finds the link on the website for the presentation, he will send that out as well. There will be more information on that to come once there is a project scope, and once there is enough background work done to hold the kickoff meeting, we will be getting that started. Mr. Sloan said he will probably have some written materials here in the upcoming months as to just where we are in the process and where we are going.

Commissioner Weber asked at what point will be decided if the Steering Committee is going to be utilized or not

Mr. Sloan said he will follow up with the Supervisor's Office on that to see what the status is.

9. Other items

None.

### **ADJOURN**

Motion by Zuber, supported by Weber, to adjourn the meeting. Motion passed unanimously 7-0.  
Meeting adjourned at. 9:38pm.

Melanie A. Sherwood  
Recording Secretary