

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
January 9, 2017**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road on Monday, January 9, 2017 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: Dodson, Graham-Hudak, Greene, Okon and Zuber

Absent: Engel, Perkins

STAFF PRESENT: Goulet, and Wolosiewicz

Chairman Greene welcomed the newest Planning Commission member Anne-Marie Graham-Hudak and congratulated her on being elected as Trustee.

APPROVAL OF THE MINUTES OF DECEMBER 5, 2017

Motion by Okon, supported by Dodson, to accept the Minutes of, as presented. Ayes all present on a voice vote.

Abstain: Dawn Zuber

ACCEPTANCE OF AGENDA:

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

SITE PLANS

1. 068-SPP-3830 **ASPEN RIDGE** – Consider preliminary site plan approval for parcel nos. 068 99 0013 702 and 068 99 0018 000. Property is located west of Beck Road between Cherry Hill and Saltz Roads.

Ms. Wolosiewicz stated that the applicant proposes a site condominium project consisting of 29 single family units. Ms. Wolosiewicz explained that the property is subject to a conditional zoning agreement receiving final approval by the Board of Trustees at their meeting of October 11, 2016. Ms. Wolosiewicz indicated that the zoning was changed from RR, Rural Residential to R-3, Single Family Residential with voluntary conditions offered by the developer. Ms. Wolosiewicz stated that the site plan conforms to the concept plan presented as part of the conditional zoning application and to the provisions of the conditional zoning agreement. Ms. Wolosiewicz indicated that sheet 3 includes a detail for the temporary sales office trailer and that the applicant is requesting approval for the trailer to remain in place for a maximum of 24 months. Ms. Wolosiewicz explained that the Ordinance permits sales trailers as part of residential development and requires them to be removed as soon as a model home has been completed. Ms. Wolosiewicz stated that the module pictured is currently on site at the Torrey Hill II project on the east side of Beck Road south of Saltz Road.

Ms. Wolosiewicz explained that staff recommends approval of the preliminary site plan and there will be a final site plan at a future date once permits have been received and Engineering approval has been granted.

Mr. Jon Goldman, project sponsor and owner of Evergreen Building Company stated that he has been in Canton for 15 years and was happy to answer any questions.

Chairman Greene stated that there was previous discussion relative to traffic and additional lanes and verified that this would be addressed by Wayne County between preliminary and final site plan review stages.

Mr. Evan Priest explained that they have worked with the residents on trying to retain as many trees on the site as possible. Ms. Wolosiewicz explained that once a tree removal application is submitted more of the particulars will be discussed to work to preserve as many trees as feasible or most beneficial to the residents nearby.

Chairman Greene inquired as to the sales trailer and which home will be the model. Ms. Wolosiewicz explained that the sales trailer is allowed until the model is complete and if the developer is not able to complete it within the 180 day timeframe they can extend the date. Ms. Wolosiewicz indicated that the developer chooses the lot where the model is constructed and that a plot plan for the lot and trailer are reviewed by the Engineering and Planning staff.

Commissioner Graham-Hudak inquired if there was a traffic study available that was similar in size to this development proposed. Mr. Goulet stated that on a project this size a full traffic study and is not required and that Wayne County determines what is required at each entrance based on the level of traffic on each road along with safety considerations. Mr. Goulet explained that County guidelines must be met and that roadway entrances are based on road conditions in each case. Mr. Goulet explained that the County will notify what improvements need to be made to accommodate the subdivision entrances. Mr. Goulet explained that Wayne County determines the need for a traffic signal based on level of traffic and accidents.

Motion by Zuber, supported by Okon, to move to recommend preliminary approval of the site plan for Aspen Ridge Site Condominiums including location of a temporary sales trailer as shown on unit 17 for a period not to exceed 24 months or upon completion of a model home whichever comes first.

Ayes: Dodson, Graham-Hudak, Greene, Okon, Perkins and Zuber
 Absent: Engel

NEW BUSINESS REFER TO STAFF

- 2. 094-SPD-3865 **AUTUMN RIDGE APARTMENTS** – Refer review of site plan to staff for parcel no. 094 99 0001 001. Property is located south of Cherry Hill Road and west of Lotz Road.
- 025-PDP-3881 **WESTCHESTER 3 PDD** – Refer review of preliminary PDD to staff for parcel no. 025 99 0004 701. Property is located south of Warren between Ridge and Napier Roads.

061-DIR-3896 **BELLE TIRE PARKING LOT EXPANSION** – Refer review of site plan to staff for parcel no. 061 99 0003 701. Property is located south of Ford Road and west of Canton Center Road.

076-SFP-3901 **RIVER HILL RIDGE AT CHERRY HILL VILLAGE PHASE 2** – Refer review of final site plan to staff for part of parcel no. 076 99 0002 705. Property is located north of Proctor Road and west of Denton Road.

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

REPORTS, DISCUSSION AND CORRESPONDENCE

3. **JOINT STUDY SESSION MEETING -** There will be a joint study session on Tuesday February 7, 2017 in the Township Board meeting room 7:00 p.m.

ADJOURN.

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

Connie Wade
Recording Secretary