

**CHARTER TOWNSHIP OF CANTON  
PLANNING COMMISSION PROCEEDINGS  
May 7, 2018**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road on Monday, May 7, 2018 Chairman Greene called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance to the Flag.

**ROLL CALL:**

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

**STAFF PRESENT:** Goulet

**APPROVAL OF THE MINUTES OF APRIL 9, 2018**

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

**ACCEPTANCE OF AGENDA:**

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

**PUBLIC HEARINGS**

1. 133-SLU-4760 **SYMMETRY PROPERTY** – Consider special land use for mini-warehouse and building material sales establishment for parcel nos. 133 02 0040 008, 133 02 0040 010 and 133 02 0040 011. Property is located south of Michigan Avenue between Sheldon and Morton Taylor Roads.

Mr. Goulet stated that the subject properties include the old Garland Place motel which has been demolished and the existing building which previously housed Livonia Magnetics. Mr. Goulet indicated that the intent is to use the east and south portion of the property for a mini-warehouse facility, which is a special land use in the LI, Light Industrial Zone and, Tractor Supply Company, which is considered a special land use for a building material sales establishment in the C-3, regional Commercial zone. Mr. Goulet explained that the site will share a common driveway from Michigan Avenue and utilize a common storm water system at the south end of the site with interconnections between the sites have been provided to accommodate public safety access between the sites. Mr. Goulet stated that the Tractor Supply Company will utilize a portion of the previous Livonia Magnetics building, with an addition to the front and back of the building. Mr. Goulet indicated that the mini-warehouse facility will be new construction located to the east and south of Tractor Supply and that the 2 new businesses will result in re-development of the overall site which will be a huge improvement to the existing conditions along this portion of the south side of Michigan Avenue.

Mr. Goulet stated that; (1).The Tractor Supply use required several variances to the requirements for Building Material Sales, including the height of the screen wall around the outdoor storage area, frontage along Michigan Avenue, and access to a County Road. The ZBA granted the first variance, conditioned upon any portion of the storage area containing shelving or materials on pallets to be fully screened with a solid masonry wall. The ZBA will consider the last two variances on May 10, 2018. The Tractor Supply facility is a use much smaller in scope to the size of facility anticipated when the code was written, thus the need for the variances. Tractor Supply includes 21,077 square feet of indoor sales, and 18,000 square feet of fenced outdoor sales area; (2). The CubeSmart Mini-Warehouse facility includes a 47,258 square foot building for climate-controlled storage a 7 traditional mini-storage buildings totaling 30,000 square feet for a total of 77,258 square feet. The facility is secured with a black vinyl coated chain link fence along the property line and decorative metal fencing and gates in the front. A landscape buffer is provided in the southwest corner to buffer the residential properties to the west.

Mr. Goulet stated that both uses meet all of the general requirements for special land use and that Michigan Avenue, as a divided state thoroughfare, is more than adequate to support the retail and storage uses. Mr. Goulet explained that the Tractor Supply is a commercial use, which will require review of the site plan by the Planning Commission and Township Board. Mr. Goulet stated that Cubesmart is industrial and the site plan will be reviewed administratively.

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

Mr. Frank Jarbou, project representative, stated that they have taken time and effort to design the building which will be a great addition to the community.

Chairman Greene asked for any comments from the audience.

Dan Varton, 49691 Division St., inquired as to what will be stored in the storage facility and if any chemicals would be stored. Mr. Jarbou explained that Cubesmart is found nationwide and that the operating agreement specifies that chemicals or hazardous material are not allowed in the facility. Mr. Goulet explained that mini-storages are climate controlled and used for storage of records. Mr. Jarbou stated that Cubesmart does a good job of inspecting every unit to ensure that the facility is to code standards. Mr. Varton inquired of the location of parking. Mr. Goulet explained that there is shared parking across the front and in the back of the building. Mr. Goulet stated that there are enough parking spaces to support both facilities.

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

Commissioner Acharya inquired of the duration of the contract for Cubesmart. Mr. Jarbou stated that the contract can be terminated at any time and that there is a very detailed contract which oversees Cubesmart.

Commissioner Graham-Hudak inquired as to why Canton Township was chosen for the tractor supply store as they are often located near more rural areas. Mr. Jarbou explained that the store does sell to farmers but they draw from a 15-18 mile radius and are a cross between a hardware store and pet store. Mr. Jarbou stated that Tractor Supply contribute to the community and hire local residents that live the in area. Commissioner Graham-Hudak indicated there are stores in Canton Township that also serve this purpose. Mr. Goulet stated that this store will also reach into Van Buren Township with easy access to Ypsilanti and Huron Townships. Mr. Goulet stated that Tractor Supply carries a multitude of hardware items along with pet supplies and equipment and trailers. Commissioner Graham-Hudak inquired of screening for the site. Mr. Goulet explained that there is a proposed 14 foot solid masonry fence, however, the Zoning Board of Appeals stipulated that wherever there are pallets or shelving there must be a taller wall to conceal those items. Mr. Goulet stated that a more specific storage plan must be submitted to determine what type of wall is needed during site plan review. Commissioner Graham-Hudak inquired if there is an ordinance which requires what items can be stored in the storage facility. Mr. Goulet indicated that they must identify what is in the storage area on the site plan so that it can be determined if the area would need to be fire suppressed.

Chairman Greene inquired if any consideration was given to conceal the site from Michigan Avenue. Mr. Goulet explained that they want their customers to see what is available for sale from the parking lot. Mr. Goulet explained that screening will be required so that not everything is seen in plain view. Mr. Goulet explained that during site plan review further screening will be determined. Chairman Greene suggested adding a red stripe to the western elevation for consistency. Mr. Jarbou stated that he was receptive to the request.

Motion by Engel, supported by Zuber, to move to recommend approval of the special land use request for a Mini-Warehouse facility in the LI, Light Industrial District and a Building Material Sales Facility in the C-3, Regional Commercial District on parcel nos. 133-02-0040-010, 133-02-0040-011 and 133-02-0040-011, and 133-02-0040-008, as they met all applicable special land use and design criteria for the respective uses, subject to approvals of the variances by the Zoning Board of Appeals and any conditions the ZBA placed on said approvals.

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

2. 073-PDM-4764 **THE TOWNS AT CHERRY HILL** – Consider minor PDD for parcel nos. 073 99 0001 707 and 073 99 0005 718. Property is located south of Cherry Hill Road between Ridge and Denton Roads.

Mr. Goulet stated that the proposed minor planned development consists of 93 attached residential townhomes in 16 buildings on 8.37 acres. Mr. Goulet indicated that the plans are consistent with the Cherry Hill Village Overlay District and provide a transition from the commercial and office uses on the north side of Cherry Hill Road to the single-family site condominiums being constructed by M/I Homes within the Corners, located adjacent to and south of the proposed development.

Mr. Goulet explained that M/I Homes has configured the buildings which abut the Corners with one-story end units with a lower roof line to provide a transition to the one-story detached units in the Corners. Mr. Goulet stated that there is also 60 feet of landscaped common area separating the Towns from The Corners. Mr. Goulet explained that the project also includes a small park area for the residents and abuts the north-south trail that runs through the village. Mr. Goulet stated that the project extends two existing streets through to Cherry Hill Road, completing the block patterns originally planned out along Cherry Hill Road for the village. Mr. Goulet indicated that all of the required sidewalk and streetscape elements along the south side of Cherry Hill will be completed by M/I Homes and be maintained by the condominium association. Mr. Goulet stated that M/I Homes has also agreed to extend the sidewalk over to Denton Road to fill the gap until the hard corner of Cherry Hill and Denton is developed. Mr. Goulet stated that the easternmost street in the project will also provide future access to Cherry Hill Road for the remaining corner parcel. Mr. Goulet indicated that an updated traffic study was completed and recommended that Wayne County optimize the timing of the signal at Cherry Hill Road and Denton to reduce existing delays in southbound turning movements from Denton to Cherry Hill Roads. Mr. Goulet stated that no additional traffic impact is anticipated, as this project is far less intense than what the original Planned Development permitted. Mr. Goulet indicated that storm water management is provided within the existing pond system to the south along Denton road with the Corners site condominium.

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

Mr. Howard Fingerroot, M/I Homes, stated that the townhomes will line Cherry Hill Road and be very pedestrian friendly. Mr. Fingerroot stated that the design is consistent with the village and the commercial area in Cherry Hill Village. Mr. Fingerroot indicated that there are a variety of building sizes proposed with a porch stoop and individual access for each unit. Mr. Fingerroot stated that they met with the area neighbors and that the main concern was that there would be proper buffering between The Corners project and the townhomes project. Mr. Fingerroot also stated there was concern with the massing of the building and have introduced a ranch style unit on the ends so that the massing will be the same as seen at The Corners development. Mr. Fingerroot stated that they have preserved about 30% open space with landscape buffering between the buildings which will tie it into The Corners development.

Chairman Greene asked for comments from the audience.

Fred Miller, 310 Chester Arthur Drive, Canton MI, verified that there is a walkway proposed on the south side of Cherry Hill Road. Mr. Miller was concerned with the roof pitch. Mr. Fingerroot stated that the roof pitch is consistent with what is in Cherry Hill Village. Mr. Miller stated that the vision has changed somewhat due to the challenges of attracting businesses into the district.

Chairman Greene stated that the original concept of Cherry Hill Village was for a shared commercial and residential community. Mr. Miller stated that it appears higher density development is occurring. Chairman Greene explained that the market does not warrant small shops coming into the community. Mr. Goulet explained that the Uptown portion of Cherry Hill Village was planned for high density with apartments planned on the north side of the road.

Mr. Goulet indicated that the south side of Cherry Hill road was always a combination of commercial and residential development. Mr. Goulet indicated that the commercial component was more concentrated at the center of the village. Mr. Goulet explained that the commercial component at Cherry Hill and Denton Road are meant to serve a larger community area. Chairman Greene explained that the Planning Commission sets the stage to provide the environment but that free market still has the effect. Mr. Miller explained that the architecture is in keeping with what currently exists in the village. Mr. Goulet stated that the design is a good compliment with what is seen on the north side of Cherry Hill Road.

Debra Nolan, 49528 Division Street, inquired why they were not noticed as to the meeting. Mr. Goulet explained that anyone within a 300 feet of the proposed project should be noticed and apologized if she was not notified. Mr. Goulet explained that site plan review is not required for residents to be notified. Chairman Greene explained that it is not the intention to leave out anyone who are to be notified.

Dan Barton, 49691 Division, inquired if the units will be rentals and that single-family ranch units will fit into the area much better. Mr. Barton indicated that 2.5 story frontage townhomes do not fit in or conform to the area and that the property could have been used for single light commercial use such as a doctor's office or small mom and pop business.

Jason Luke, 411 Roosevelt, stated that he was opposed to the development and inquired as to what benefit this design helps the Canton community. Mr. Luke stated that he would prefer waiting for a better product and leave the field empty. Mr. Luke stated that aesthetically it is not a nice project and that the facades have no symmetry or architectural style and it looks terrible. Mr. Luke stated that the design does not fit into the neighborhood. Mr. Fingerroot stated that the units will be for sale with individual owners.

Jennifer Leonard, 431 Roosevelt, stated that all Canton Township does it build residential homes and that there is one opportunity to make a downtown area. Ms. Leonard stated that she understands there was an economy downturn but half of the charm of the village exists within the first that was built in 2003. Ms. Leonard stated that she does not want cookie cutter homes and cheap townhome apartment. Ms. Leonard stated they need to protect the atmosphere and as soon as there is no space there is no turning back. Ms. Leonard stated that one needs to make the right decisions now for the future. Ms. Leonard inquired what was originally planned for the site.

Mr. Goulet stated that the original proposal had a combination of mixed use with residential and commercial development however, this parcel was not part of the original plan for Cherry Hill Village. Mr. Goulet stated that there was a plan for a development with lower story office or commercial with the upper story residential. Mr. Goulet explained there is no market for that type of plan with that much commercial development. Mr. Goulet explained that there has not been the ability to absorb that much commercial in the village. Mr. Goulet explained that the property sat vacant and went into foreclosure and that M/I Homes purchased it and found a project that is compatible and transitional from the single family homes that are being built at The Corners development. Mr. Goulet explained that the north side of Cherry Hill road is more intense with apartments but are still reserving the corner area for larger scale commercial. Mr. Goulet stated that there may be more opportunity for commercial uses around the fountain square area at Ridge Road however, the market forces drive much of the product.

Mr. Goulet explained that the Overlay District was intended to be a flexible tool to allow different things to happen. Mr. Goulet indicated that the frontage townhomes are generally consistent with the intent of the original plan with proper transitions as one enters the Village.

Chairman Greene stated that he was disappointed that the market changed and that the commercial component could not be supported by the local community. Chairman Greene stated that the Village is off the beaten path for residents to travel to and be a destination area. Chairman Greene stated that they have been waiting a long time for commercial to develop but businesses will invest where they have potential success and there has not been that type of drive in the Village business wise.

Ms. Mueller, 49962 Harding, inquired of the construction road at Cherry Hill Road behind Haring Road as there is construction in the area. Mr. Goulet explained that plans were approved for two small commercial buildings which will have 6-8 small businesses. Mr. Goulet explained that the construction road that serves The Corners will be a permanent road connection and will have access to The Corners and The Towns.

Jennifer Gurney, 307 Province Lane, stated that she opposed the development and does not want the congestion increased to the area. Ms. Gurney stated that she was not included in the meeting with the builder and inquired who were notified. Mr. Goulet explained that notification was given for The Corners. Ms. Gurney stated that the architecture is not in keeping with the historic look of the homes along Cherry Hill Village for the charm that exists in the Village. Ms. Gurney requested that the Planning Commissioner not give up on the commercial element and that it only takes one business to turn things around. Ms. Gurney stated that the economy is at a good point in time see that growth.

Mr. Fingeroot, stated that they contact the Homeowners Association and had a reasonable attendance.

Motion by Zuber, supported by Perkins, to close the public hearing at 8:05 p.m. Ayes all present on a voice vote.

Commissioner Bennet stated that she lives in Cherry Hill Village and that the project is nice and a great idea for the area. Commissioner Bennet stated that she knew when she purchased the home the development was a Planned Development District and the appearance of the apartments along Cherry Hill Road is exactly what she envisioned. Commissioner Bennett stated that there is nice buffering and good transitioning from single family homes to multiple family homes and supports the project.

Commissioner Eggenberger verified that the color rendering is what is planned as far as the brick and elements are shown. Mr. Goulet stated that the buildings have a masonry base with brick and limestone on it with one to two stories of brick around the building. Commissioner Engel stated that it is unfortunate that the commercial has not materialized and is difficult to determine how long one should wait for the commercial component to develop.

Chairman Greene stated that Cherry Hill Village was started 20 years ago and would think by now the commercial element should have occurred or would have gotten indicators for such. Chairman Greene indicated that there are still opportunities for the commercial development but one cannot dictate where every individual piece of development should be placed. Chairman Greene stated that the project will enhance the community and will go nicely with the development to the north side of Cherry Hill Road and act as a nice gateway into Cherry Hill Village.

Commissioner Zuber stated that she is an architect and given the massing of the project there is only so much one can do with the design as it is a large building. Commissioner Zuber stated that her professional opinion is that the elevations are as nice as it could be designed and will make a nice gateway into the community. Commissioner Zuber explained that when someone owns property the Township can set up the rules for development but not tell them what needs to happen.

Commissioner Graham-Hudak inquired if there are varied colored designs on the building such as Cherry Hill Village. Commissioner Zuber indicated that the request is to review PDD and not for final design. Mr. Goulet stated that often the color of the brick limits the color of the siding used. Mr. Goulet explained that the design is a traditional townhome which is mostly brick and if a frame style home was constructed it would look similar to the flats in Cherry Hill Village. Mr. Goulet indicated that this is a preference issue for design. Commissioner Zuber explained that one must consider the size of the building and if it were too colorful it would be over the top and appear cartoonish. Commissioner Zuber explained that with a building of this size one must be careful with the design elements. Mr. Goulet indicated that the entrance units are varied with different roof line and gables for visual interest. Mr. Goulet stated that the buildings are replicated which gives a nice rhythm down the street for shadow lines and variations. Commissioner Zuber explained that brick is necessary to help break up the façade.

Commissioner Graham-Hudak inquired of potential traffic impact to the area. Mr. Goulet explained that the most recent data shows that traffic increases during school hours due to the elementary and 2 charter schools in the area. Mr. Goulet indicated that traffic signals will need to be re-adjusted to help with the flow of traffic and the Township will work with Wayne County and recommend to optimize traffic signal timing.

Commissioner Acharya stated that he lives in the Central Park Subdivision and that he does want more commercial for the area and felt that with more people living in the area it will bring more commercial development. Commissioner Acharya stated that he has concerns with traffic and requested that traffic should be reviewed proceeding north bound onto Denton Road when turning onto Cherry Hill Road.

Motion by Zuber, supported by Perkins, to move to recommend approval of the proposed Minor Planned Development on parcel nos. 073-99-0005-718 and 073-99-0001-707, as proposed.

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

**SITE PLANS**

3. 086-SPC-4738 **PRIMROSE OF CANTON CHILD CARE CENTER** – Consider site plan approval for parcel no. 086 99 0002 701. Property is located east of Canton Center and south of Cherry Hill Road.

Mr. Goulet explained that the special land use was granted by the Township Board in February. Mr. Goulet stated that the site includes a 12,400 square foot pre-school on 1.72 acres of a 3 acre site located east of Canton Center Road and south of Cherry Hill Road; and, a private road to Canton Center from an existing curb cut that will serve the parcel directly on Canton Center and an office site proposed between the vacant parcel and proposed day care center. Mr. Goulet indicated that the site plan meets all of the site design standards for a day care, including the setbacks and buffers to existing residential uses to the east and south. Mr. Goulet explained that the structure is one-story brick building that fits in with the surrounding residential uses. Mr. Goulet indicated that the site is located at the east end of the site and is surrounded by Busch's Grocery Store to the north, Kingston Estates to the east, and Pineview Estates to the south. Mr. Goulet explained that the O-1 zoning was intended to provide a transition from the more intense C-2 commercial uses to the north to the lower intensity residential uses to the east and south. Mr. Goulet explained that the existing center turn lane on Canton Center will provide adequate stacking for turning movements into and out of the site. Mr. Goulet stated that the southerly landscaped berm stops at the proposed split boundary, and that the shared north-south drive aisle extends to the east of the parcel boundary, thus the berm should be extended at least 30 feet to the west to block headlights into the rear of the adjacent residential lot to the south.

Candace Briere, Metro consulting, stated that the review was thorough and that they have added more landscaping to the site and addressed some of the concerns from the staff review. Ms. Briere explained that she has spoken with the owners to the west regarding landscape buffering but do not want to do anything in the event it limits them for future development. Ms. Briere stated that extending a 15 foot wide berm over a 30 foot wide berm should not be an issue. Mr. Goulet requested that the adjacent property owner to see if he would want the berm installed.

Commissioner Bennett stated that another daycare to the area is a wonderful idea and welcomed in the community which will help with young families in the community. Commissioner Bennett stated that many families are on waiting lists for daycare facilities in the community. Commissioner Zuber stated that the building looks nice.

Commissioner Engel verified that nothing is planned currently for the other remaining parcels. Mr. Goulet explained that when the site is developed there will be access to the private driveway and will share access so that there is not another curb cut onto Canton Center Road.

Chairman Greene was pleased with the elevations and inquired of any security concerns due to the wooded area behind the site and the location of the playground. Ms. Briere indicated that the playground area is entirely fenced. Mr. Mike Catanski stated that cameras will be installed at the facility and that there is a 6 foot high fence around the play area. Mr. Catanski stated that security cameras are standard at most facilities.

Mr. Goulet indicated that the site plan needs to be revised to reflect the correct dimensions of the berm to 30 feet wide and 4 feet tall per the Ordinance.

Commissioner Graham-Hudak inquired of the possibility to restrict left turns out of the site. Mr. Goulet explained that Wayne County restricts left turns out of the driveways too close to the intersection. Mr. Goulet explained that the driveway is further away from the subdivision entrance and should not be a problem. Commissioner Zuber indicated that she drives this area of Canton Center Road every morning and traffic is rarely an issue.

Motion by Engel, supported by Zuber, to move to recommend approval of the site plan for Primrose of Canton child care center and the private road plan on part of parcel no. 086-99-0002-701, subject to minor corrections to the landscape plan and extension of the landscape berm along the south property line 30 feet to the west to screen headlights from the shared drive aisle between the day car and remaining portion of the parcel prior to review and approval by the Board of Trustees.

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

**NEW BUSINESS – SET PUBLIC HEARING FOR JUNE 4, 2019**

- 4. 005-SLU-4822 **SUPREME DETAILING** – Set public hearing date for June 4, 2018 to consider special land use for parcel no. 005 99 0002 712. Property is located south of Joy Road and west of Ronda Drive.
- 069-PDP-4805 **HAMPTON MANOR OF CANTON** – Set public hearing date for June 4, 2018 to consider Preliminary PDD for parcel nos. 069 99 0002 000, 069 99 0003 000 and part of 069 99 0008 000. Property is located south of Ford and west of Ridge Road.

Motion by Graham-Hudak, supported by Zuber, to set the Item 4 public hearings for June 4, 2019. Ayes all present on a voice vote.

**NEW BUSINESS REFER TO STAFF**

- 5. 073-SPB-4851 **THE TOWNS AT CHERRY HILL** – Refer review of site plan to staff for parcel nos. 073 99 0001 707 and 073 99 0005 718. Property is located south of Cherry Hill Road between Ridge and Denton Roads.
- 101-SPI-4838 **HAGGERTY II CORPORATE PARK WEST BUILDING E & F EXPANSION** – Refer review of site plan to staff for parcel no. 101 99 0009 700. Property is located north of Michigan Avenue and west of Haggerty Road.

Motion by Zuber, supported by Perkins, to refer the Item 5 site plans to staff. Ayes all present on a voice vote.

**REPORTS, DISCUSSION AND CORRESPONDENCE**

**ADJOURN.**

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

Connie Wade  
Recording Secretary