

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
June 4, 2018**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road on Monday, June 4, 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,
and Zuber
Absent: Okon, Perkins

STAFF PRESENT: Goulet

APPROVAL OF THE MINUTES OF MAY 7, 2018

Motion by Engel, supported by Zuber, to accept the Minutes of May 7, 2018 as presented.
Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA:

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

PUBLIC HEARINGS

1. 005-SLU-4822 **SUPREME DETAILING** – Consider special land use for automobile service station for parcel no. 005 99 0002 712. Property is located on the west side of Ronda Drive south of Joy Road.

Mr. Goulet stated that the applicant is proposing to operate an auto detailing and equipment installation business in an industrial lease space at 8755 Ronda Drive. Mr. Goulet explained that a special land use is required for Automobile Service and that the site is more than adequate to meet the requirements for the use and all vehicles are kept indoors. Mr. Goulet indicated that the business was previously located in an automobile service multi-tenant building on Joy Road, which already had a special land use approval. Mr. Goulet stated that the types of service they provide include auto detailing and installation of after-market equipment, such as lights, sirens, camera systems, etc.

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

Mr. Eric Williams, representative of Supreme Detailing, introduced Tina Hensley, owner of Supreme Detailing, and stated that the review was thorough and was happy to answer any questions.

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

Chairman Greene asked for any comments from the audience.

There were no questions from the audience either in favor or against the proposed project.

Commissioner Graham-Hudak inquired as to why the business was being relocated and if they are busy. Ms. Hensley stated that they relocated the business as their previous landlord increased their rent. Ms. Hensley stated that business is good and there is more room than at the previous location. Commissioner Graham-Hudak inquired of parking. Ms. Hensley explained that customers will park in front and then they are to drive them in the back and service them.

Commissioner Acharya inquired if any chemicals are used in the process. Ms. Hensley stated that all of their products are water based and the Township has a list of the chemicals that they used and the system is entirely self-contained.

Motion by Zuber, supported by Bennett, to move to recommend approval of the request for Special Land Use for Automobile Service for Supreme Detailing on parcel no.046-99-0003-714 (8755 Ronda) for automobile detailing and equipment installation, as requested.

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

- 2. 049-SLU-4860 **PHYSICAL REHABILITATION SERVICES** – Consider special land use for a medical clinic for parcel no. 049 99 0016 005. Property is located on the southwest corner of Ford and Lotz Road.

Mr. Goulet explained that the applicant is proposing to operate a physical rehabilitation office at 39933 Ford Road in the building that previously housed Andy Pelc BMW motorcycles. Mr. Goulet stated that a special land use is required for a medical clinic in the Corporate Park Overlay District. Mr. Goulet stated that due to parking limitation on the site, an office use is a perfect re-use of the previous showroom building. Mr. Goulet indicated that the building has been vacant for some time and the site improvements that were completed back in 1986 need to be brought back into compliance with the site plan. Mr. Goulet explained that this will include landscaping and re-installation of the parking lot light. Mr. Goulet stated that staff requests installation of an irrigation system and addition of a gate on the trash enclosure. Mr. Goulet indicated that the business owner has provided an overview of the business with responses to the special land use criteria.

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

Mr. Robert Beatty, project sponsor, stated that they are looking forward to locating to Canton Township as it is a perfect location and fit for their business.

Mr. Robert McCausland, owner of the property, stated that the building has been vacant as they have been very particular as to the type of business that would be located in the building. McCausland stated that they are very confident and pleased with the business that is proposed for the site.

Chairman Greene asked for any comments from the audience.

There were no questions from the audience either in favor or against the proposed project.

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

Commissioner Graham-Hudak inquired as to where the business wants to relocate. Mr. Beatty explained that they want a free-standing building with more room and that this is a great opportunity to be located in Canton Township.

Chairman Greene inquired as to site requirements for this type of use. Mr. Goulet explained that the previous tenant was a motorcycle showroom which had limited parking and was difficult to re-use for retail. Mr. Goulet indicated that a medical office is a good fit for this site. Commissioner Graham-Hudak inquired of lighting and landscaping for the site. Mr. Goulet explained that the will need to restore the site to the original plan but will need to add irrigation and lighting in the parking lot.

Commissioner Bennett indicated that access into and out of the facility may be difficult as it is close to the road and light signal. Mr. Goulet explained that vehicles will have to wait until the left hand turn queue clears or proceed right with the flow of traffic. Mr. Goulet explained there is a limitation to the site. Mr. Goulet indicated that the facility business hours are not peak hours for road traffic.

Motion by Zuber, supported by Engel, to move to recommend approval of the request for Special Land Use on parcel no.049-99-0016-005 (39933 Ford) for a Medical Clinic for Physical Rehabilitation Services, subject to: restoration of the site to the previously approved site plan, including landscaping, parking lot lighting, and addition of irrigation of the landscaped areas and provision of a gate on the trash enclosure.

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

Absent: Okon, Perkins

3. 069-PDP-4805 **HAMPTON MANOR OF CANTON** – Consider Preliminary PDD for parcel nos. 069 99 0002 000, 069 99 0003 000 and part of 069 99 0008 000. Property is located on the south side of Ford Road west of Ridge Road.

Mr. Goulet stated that Hampton Manor of Canton LLC is proposing a 64 unit assisted living facility in a 59,000 square foot building on the south side of Ford Road west of Ridge road.

Mr. Goulet indicated that the parcel is located to the east of Crimboli Nursery and extends easterly toward Ridge Road along the drain. Mr. Goulet stated that the house on Ridge Road will be split from the property under consideration. Mr. Goulet stated that the definite benefits include provision of a sidewalk on the north side of Ford Road, providing walkable access along Ford road to Patriot Park and connecting Parkside Estates to Ridge Road, provision of a transport van for the residents, enhancement of the wetland buffers by supplementing the planting and removal of debris and non-native plants, providing over 68% open space, exceeding the minimum 25% requires for a Planned Development; and additional parking over the minimum required for visitors. Mr. Goulet indicated that the market analysis shows a need and demand for senior housing, especially assisted living and memory care services. Mr. Goulet explained that the traffic evaluation indicates that the new driveway to Ford Road shows that operational levels of service will not be impacted. Mr. Goulet indicated that the southbound left turn queuing delay going west on Ford Road is an existing issue which MDOT will be evaluating for addition of left-turn phasing at the intersection of Ford and Ridge Roads. Mr. Goulet explained that MDOT will evaluate taper and turn lane requirements at the time they submit for permits.

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

Mr. Sam Martin, property owner, explained that Hampton Manor is a premier assisted living facility and that the goal is to enhance senior lives and to ensure they are living their life to the fullest. Mr. Martin indicated that inside the facility there are 3 movie theaters, beauty salon and a chef that cooks meals 3 times a day. Mr. Martin explained that there are also activities and church services for the seniors. Mr. Martin stated that physicians will also visit the facility in the event their residents cannot make it to their appointments.

Chairman Greene asked for comment from the audience.

Entered into the record letter of opposition from Michael Sowels, 49729 Ford Road, Canton, MI relative to issues with wetlands, drainage and utilities and the impact on his property.

Mr. Goulet explained that the resident is on well and septic and that the project sponsor is will work with the neighbor for connection to the sewer. Mr. Goulet indicated that one of the issues was with access to the back of his house and that these issues will be worked out with the project sponsor.

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

Commissioner Graham-Hudak inquired as to other locations and if they are a private pay facility only. Mr. Martin stated that they have facilities in Davison, Bay City, Saginaw and several others throughout Michigan. Mr. Martin stated that they are private pay but have the ability to accept the waiver program along with long term care insurance and insurance by veterans. Commissioner Graham-Hudak stated that once resident's money is exhausted they typically go on Medicare. Mr. Martin explained that their fees are lower than others but the amenities are nicer but will work families on a price. Commissioner Graham-Hudak indicated that there is a house adjacent to the site and inquired if drainage will be an issue. Mr. Goulet explained there are regulated wetlands on their property which have been there for many years.

Mr. Goulet indicated that no improvements have been made to the site and that improvements made to the facility will help drainage on the site. Mr. Evan Priest, project engineer, explained that some drainage will end up on the property but it will be redirected into the detention system, proceed southeast and then into the County drain which will improve their situation. Commissioner Graham-Hudak inquired if it were to make it worse. Mr. Goulet explained that they cannot make the situation worse and that the Ordinance states that they must maintain or improve the situation. Mr. Goulet stated that they cannot disrupt the natural flow of water but they can improve it and redirect it if it is causing a problem with the adjacent neighbor.

Commissioner Graham-Hudak inquired of transportation for seniors. Mr. Martin stated that they have their own bus transportation for the facility. Commissioner Graham-Hudak indicated that there are currently issues with emergency transportation reaching their limit. Mr. Goulet explained that the limit will be what market demands and that Canton is underserved when it comes to senior facilities. Mr. Goulet stated that as the community ages Canton may have to make an investment into ambulance services as emergency service increases. Mr. Goulet indicated that this is not a nursing home and that the people at this facility are fairly healthy but cannot live by themselves. Mr. Goulet stated that there may need to be a Township Board study session in the future to determine need based on demographics of the Township with Public Safety.

Chairman Greene inquired if there are plans for expansion to the facility. Mr. Martin stated that they do not plan to expand the property but want to maintain a home like atmosphere. Chairman Greene verified that there would be ample buffering for the nearby resident. Mr. Goulet explained that they will enhance the wetlands with additional vegetation and understory with the standard berm and evergreens to buffer the house from the parking lot. Chairman Greene verified that the adjacent home will be given the opportunity to tap into public water or sewer. Mr. Goulet indicated that there is a commitment from the owners to help them if they need help with obtaining public utilities.

Chairman Greene requested that the west elevation is enhanced as it appears very institutional. Mr. Martin stated that they have very beautiful facilities and assured the Planning Commission that they will be pleased with the final design.

Commissioner Graham-Hudak indicated that there was a similar product at Cherry Hill and Denton R which changed to apartments. Mr. Goulet explained that this was an upscale senior living product and with a concierge and personal chef and services. Mr. Goulet explained that it was determined that the product could not be marketed due to the cost.

Commissioner Acharya inquired of the maximum capacity of the facility. Mr. Martin stated that the facility accommodates 64 residents but also can accommodate husband and wife which would be about 72 residents total. Commissioner Acharya inquired if the majority of seniors are from the area or outside from other areas. Mr. Martin stated that the majority of residents are from the local community. Commissioner Acharya stated that he was concerned if the facility does not do well and closes there will be drainage issues for the adjacent resident. Mr. Goulet explained that if this were to happen the building would be sold and retrofitted for the new business. Mr. Goulet explained that they have not had a senior facility in Canton Township fail. Mr. Goulet indicated that there must be a market for such a business or they will not get funding for a facility.

Motion by Engel, supported by Zuber, to move to recommend preliminary approval of the Planned Development on the parcel no. 069-99-0002-000 and part of parcel no, 069-99-0003-000 for Hampton Manor of Canton Assisted Living.

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

NEW BUSINESS SITE PLANS

4. 074-SFP-4775 **THE RIDGE (previously River Hill Ridge At Chery Hill Village Phase 3)** – Consider final site plan approval for parcel nos. 074 99 0008 715 and 074 99 0010 710. Property is located on the east side of Ridge Road and south of Cherry Hill Road.

Mr. Goulet explained that The Ridge Site Condominium (Phase 3) is the westerly part of the River Hill Ridge Planned Development and is a northerly extension from Revere Street in Phase 1 of River Hill Ridge and connects to the dead end of Grant Street in Cherry Hill Village. Mr. Goulet stated that Phase 3 (The Ridge) includes 31 units on 8.84 acres, ranging in width from 55 feet to 70 feet and that the phase includes 7 lots which will face directly on Ridge Road. Mr. Goulet explained that the design of these homes will require approval from the Historic District Commission. Mr. Goulet indicated that the result will have a feeling that you are entering the village with the homes facing Ridge as they would have historically. Mr. Goulet explained that the other homes will have access off of an internal extension of Revere Street which ends in a cul-de-sac and that these homes will match the latter phases of Cherry Hill Village per the patterns book requirements. Mr. Goulet stated that the property on the west side of Ridge will be split into 4 frontage parcels at later date with homes similar to the 7 lots on the east side of Ridge. Mr. Goulet explained that this will complete the original vision of Cherry Hill Village contemplated in the late 1990's.

Mr. Danny Veri, project representative, stated that they have worked very hard on the project and pleased as to the way it has been designed. Mr. Veri explained that there were issues with the road and it was decided to create a cul-de-sac which Wayne County was receptive to and was pleased that there would not be another road cut needed on Ridge Road. Mr. Veri explained that he has approval from Wayne County relative to sewer, water and soil erosion permits with the financial guarantees in place shortly.

Chairman Greene verified the locations of the entrance and exits on the site. Mr. Goulet indicated that the homes which will face Ridge Road must go thorough Historic District Commission architectural approval.

Commissioner Bennett sated that she was pleased with the layout of the site. Mr. Veri indicated that the homes on Ridge Road will be larger estate style homes and similar to the ones in Cherry Hill Village.

Motion by Zuber, supported by Eggenberger, to move to recommend approval of the Final Site Plan for The Ridge Site Condominium (Phase 3 of River Hill Ridge at Cherry Hill) Village), located on part of parcel no. 074-99-0008-715 and part of parcel no. 074-99-0010-710 as proposed.

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

Absent: Okon, Perkins

5. 073-SPB-4851 **THE TOWNS AT CHERRY HILL** – Consider site plan approval for parcel nos. 073 99 0001 707 and 073 99 0005 718. Property is located on the south side of Cherry Hill Road west of Denton Road.

Mr. Goulet stated that the proposed site plan consists of 93 attached residential townhomes in 16 buildings on 8.37 acres. The plans are consistent with the Cherry Hill Village Overlay District and Planned Development Agreement approved by the Township Board on May 22, 2018. The project provides 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.

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. There is also 60 feet of landscaped common area separating the Towns from The Corners. The project also includes a small park area for the residents and abuts the north-south trail that runs through the village. 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. 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. M/I Homes has also agreed to extend the sidewalk over to Denton Rod to fill the gap until the hard corner of Cherry Hill and Denton is developed. The architectural plans have been updated to provide more detail on the side elevations. The streetscape plan has also been updated to provide for the required stamped concrete border adjacent to the on-street parking and the street lights have been adjusted to provide coverage of all of the street intersections.

Commissioner Graham-Hudak inquired if Wayne County has responded relative to the traffic study. Mr. Goulet explained that the Township has forwarded the information to Wayne County and will work with their traffic division to optimize the traffic signalization.

Commissioner Zuber stated that she was eager to see the development start.

Motion by Zuber, supported by Bennett, to move to recommend approval of the proposed site plan for The Towns at Cherry Hill Condominium on parcel nos. 073-99-0005-718 and 073-99-0001-707, subject to minor adjustments to the landscape plan for Buildings 6 and 7 and clarification of the pavement cross sections on the plan prior to review and approval of the Township Board.

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

- 6. 058-ZCSS-4908 **TNT FIREWORKS SEASONAL SALES 2018** – Consider seasonal sales permit approval for parcel no. 058 99 0003 720. Property is located south of Ford Road and east of Canton Center Road in the Meijer parking lot.

TNT Fireworks has applied for one 30-day seasonal sales permit for fireworks sales in the parking lot at Meijer, located on the south side of Ford and east of Canton Center Road. The proposed 30’ X 45’ tent is proposed to be located in the western portion of the parking lot south of Chase Bank. The requested permit period is from June 23, 2018 through July 4, 2018. An analysis of the requirements has resulted in the following findings:

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

Ms. Jil Wilson, TNT Fireworks, stated that were issues last year with the pole tent, however this year they are using a frame tent this year with 350lb weights with an 8 foot wide fence around the perimeter of the site.

Motion by Zuber, supported by Engel, to move to approve one 30-day seasonal sales permit for the TNT Fireworks Company in the Meijer parking lot a (parcel no. 058-99-0003-720) commencing on June 23, 2018, as shown on the plans and, subject to obtaining appropriate permits and inspections from Building for erection of the tent and placement of perimeter fencing.

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

NEW BUSINESS-STAFF REFERRAL

- 7. 073-SPB-4851 **UPTOWN APARTMENTS PHASE 4** – Consider site plan approval for parcel no. 072 99 0003 713. Property is located north of Cherry Hill Road between Ridge and Denton Roads.

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

REPORTS, DISCUSSION AND CORRESPONDENCE

ADJOURN.

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

Connie Wade
Recording Secretary