

CANTON TOWNSHIP PLANNING COMMISSION - SPECIAL MEETING
Canton Township Administration Building 1150 S. Canton Center Rd.
Canton, MI 48188

Monday, August 8, 2022
7:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Acharya, Eggenberger, Foster, Greene, Okon, Singh, Watkins, Weber, and Zuber

APPROVAL OF MINUTES OF JULY 11, 2022

ACCEPTANCE OF AGENDA: Additions or Deletions

COMMUNICATIONS

Summary of materials provided to the Planning Commission, including emails received after packets were distributed, magazines, publications, or other materials provided to the Commissioners.

PUBLIC HEARINGS

A public hearing shall not exceed ninety (90) minutes. An individual may speak for a maximum of three (3) minutes. A representative for a group may speak for five (5) minutes. Persons wishing to speak must provide their name and address for the record.

1. 046-SLU-7422

MEDICAL OFFICE - Consider Special Land Use on parcel no. 046-99-0002-012. Property is located at the northeast corner of Haggerty Rd. and Warren Rd. The proposed use is a medical office.

OLD BUSINESS

Items that have been postponed from a previous meeting or items returning to the Planning Commission for modification or review.

2. 039-DIR-7291

MICHIGAN SCHOOLS AND GOVERNMENT CREDIT UNION - Consider Site Plan on parcel no. 039-99-0028-702 (44530 Ford Road). Property is located on the north side of Ford Road between Sheldon Road and Canton Center Road. Proposal is to re-occupy the site for a financial institution use and make modifications to the site and building.

NEW BUSINESS

3. 138-SPD-6235

REDWOOD AT MARKETPLACE - Consider Site Plan on parcel nos. 103-99-0001- 003, 133-99-0001-001, 133-99-0001-002, 133-99-0001-003, 133-99-0002-000 (3700 Morton Taylor Rd.), 133-99-0004-000 (43600 Michigan Avenue), 133-99-0006-000, 133-99-0007-000, 133-99-0008-000 (43780 Michigan Avenue), 133-99-0009-000 (43800 Michigan Avenue), 138-99-0004-000. Property is located on the north side of Michigan Avenue on both sides of Morton Taylor Rd. Proposed use is multi-family residential use.

4. 137-ADS-7179

CANTON RENEWABLES UPGRADE PROJECT - Consider Site Plan on parcel no. 137-99-0013-706. Property is located on the south side of Michigan Ave., east of Lilley Rd. Proposed use is the installation of additional equipment at the existing landfill gas recovery facility.

5. 058-ADS-7391

CHASE BANK - Consider Site Plan on parcel no. 058-99-0003-009 (45345 Ford Road). Property is located on the south side of Ford Rd. between Canton Center Rd. and Sheldon Road. Proposed use is an addition to the existing structure and other site modifications.

PUBLIC COMMENT

Persons wishing to comment on items not on the agenda. An individual may speak for a maximum of three (3) minutes. A representative for a group may speak for five (5) minutes. Persons wishing to speak must provide their name and address for the record.

REPORTS AND DISCUSSION Staff reports, commission and liaison comments

6.

MASTER PLAN - Provide update on the Master Plan project, including public engagement events/activities, the Master Plan Advisory Board, and Redevelopment Ready Communities.

ADJOURN

Canton Township Planning Commission Meetings are broadcast on cable government access television
Comcast -Channel 12 - Wide Open West -Channel 10 (Tues. and Thurs. 9:00 p.m.)

CHARTER TOWNSHIP OF CANTON
ACCESS TO PUBLIC MEETINGS

In accordance with the Americans with Disabilities Act, individuals with disabilities who require special accommodations, auxiliary aids or services to attend or participate at the meeting/hearing should contact the Human Resources Department at 734-394-5260. Reasonable accommodations can be made with advance notice.

A complete copy of the Access to Public Meetings Policy is available at www.canton-mi.org

FOR REFERENCE ONLY

NEW APPLICATIONS RECEIVED - *The following are new applications received by the Planning Services Division since the prior Planning Commission meeting. Plans must be reviewed administratively by the Planning Services Division prior to being placed on the Planning Commission's agenda, as applicable.*

137-SLU-7469

ALTERA ENTERPRISE, LLC. - Consider Special Land Use on parcel no. 137-99- 0021-701 (42158 Michigan Avenue). Property is located at the northeast corner of Michigan Ave. and Lilley Rd. Proposed use is an automatic car wash and oil change establishment.

044-DIR-7470

IKEA STORE 026 (ELECTRIC AUTO CHARGING STATION) - Consider Site Plan on parcel no. 044-99-0021-701 (41640 Ford Road). Property is located on the north side of Ford Road between Lilley Road and Haggerty Road. Proposed use is to convert some of the existing parking spaces to automobile charging stations.
(Administrative review)

075-RZ-7471

1205 RIDGE, LLC. (HARVEST CREEK) - Consider Rezoning on parcel nos. 075-99-0004-002 and 075-99-0005-000 (1205 Ridge Road). Property is located on the east side of Ridge Road between Proctor Road and Cherry Hill Road. Proposal is to rezone the parcels from RR, Rural Residential to R-3, Single Family Residential.