

Charter Township of Canton Board Proceedings-April 7, 2009

A regular study meeting of the Board of Trustees of the Charter Township of Canton held Tuesday, April 7, 2009 at 1150 Canton Center S., Canton, Michigan. Supervisor LaJoy called the meeting to order at 7:00 p.m. and led the pledge of allegiance. **Roll Call** Members Present: Anthony, Caccamo, LaJoy, McLaughlin, Taj, Williams Members Absent: Bennett Staff Present: Director Faas, Jeff Goulet, Angela Wolosiewicz, Judy Blockage, Tom Casari, Debbie Bilbrey-Honsowetz Planning Commission Members Present: Ron Lieberman, Craig Engel, Greg Greene, Brad Cambridge, Damon Garrett **Adoption of Agenda** Motion by McLaughlin, seconded by Williams to approve the agenda. Motion carried by all members present. **STUDY SESSION TOPIC Item 1. JOINT PLANNING COMMISSION AND BOARD OF TRUSTEES MEETING 1. Planning Commission and Township Board Roles Planning Services** Zoning and Rezoning, Land Use, Development Review, Landscaping, Tree Planting and Wetlands, Property Records, GIS **The Comprehensive Plan** Long range goals and objectives for development and provides legal basis for regulations, Future Land Use Map sets out land use, density and intensity, Lotz Road Corridor Plan, Michigan Avenue Commercial, Cherry Hill area development plan, Planning Commission is responsible for promoting community goals and objectives **Future Land Use Map** Show intensity and density of use **Zoning (appendix A, ordinance)** Setbacks, height restrictions, District Regulations: Define permitted uses, Site Design Guidelines, Zoning Map – defines locations of districts, Landscaping and buffering, Parking and lighting, building materials Procedures: Rezoning, SLU's, Variances **Subdivision/Condo Ordinances** Different forms of land division, Design standards for development, Lot size and layout, Township zoning, Street design, Wayne County standards, public and private streets, Different forms of land division, Utility design, Water, sewer, stormwater must meet Canton's design, Landscaping, Roadway buffers, ponds, street trees, entry lighting, park areas **Special Forms of Development** Requires Public Hearing, Special Land Use: May require locational criteria, traffic studies, or other information to determine compatibility, Cluster Development: A special land use which allows smaller lots in exchange for preservation of open space, Planned Development District (PDD): Flexible planning tool aimed at creating unique designs, must show a benefit over standard zoning **What is the DRC (Development Review Committee)?** Evaluates projects for compliance with Zoning Ordinance and Community Standards, Staff representatives from: Building and Inspection Services, Public Works, Public Safety, Planning Services DRC Evaluates: Setbacks from property lines, Parking lot design, Site lighting, Building façade, Landscaping, Survey of existing trees, Wetlands, Minimum lot width, area, width to depth ratio, block lengths, Open space, park amenities, Road design, Street names, Sidewalks **Planning Commission:** State law provides for a Board liaison to represent the Boards goals and objectives on the Planning Commission, The Planning Commission executes the desire of the Township Board to see development and the ideals of how the community grows Meet with developers and discuss Board goals **2. Overview of Pending Ordinance Amendments** a) Residential wind turbines/Solar panels b) Site plan review procedure/approval authority c) Subdivision ordinance changes due to state law d) Miscellaneous **3. Priorities for 2009 and Beyond** a) Economic development initiatives b) Capital Improvement Program – relation to land use/economic Development **4. Update on New Developments around Canton** **5. Discussion on Transportation & Transit Issues** a) Update on Ann Arbor to Detroit light rail system b) Proposal for bus commuter route (Canton to Ann Arbor **6. Future Topics for a Joint Study Session** 7.

Other Sauk Trail Hill Landfill Gas Project Update April 2009, 2009-2013 Capital Improvement Program **8. Public comment Adjourn** Motion by McLaughlin, supported by Taj at 9:14 p.m. to adjourn. Motion carried by all members present. – Philip LaJoy, Supervisor – Terry G. Bennett, Clerk –

Copies of the complete text of the Board Minutes are available at the office of the Charter Township of Canton, 1150 S. Canton Center Rd, Canton, MI 48188, during regular business hours and can also be accessed through our web site www.canton-mi.org after Board Approval.