



MEMORANDUM
Planning Services Division
Municipal Services Department

Date: February 1, 2021

To: Charter Township of Canton Board of Trustees

From: Planning Commission
Patrick Sloan, AICP, Community Planner

CC: Jade Smith, Director, Municipal Services Department
Erik Perdonik, Planner I
Nicole Borsh, GIS Specialist
Laurie Colaluca, Clerk IV

Subject: 2020 Annual Planning Commission Activity Report

The Michigan Planning Enabling Act (Public Act 33 of 2008) requires the Planning Commission to make an annual written report to the Township Board concerning its operations and the status of planning activities, including recommendations regarding actions by the Township Board related to planning and development.

Included in this report is a summary of activity for applications reviewed by the Planning Services Division and the Planning Commission during 2020. A brief summary of the general development trends and of the various activities and programs in which the Planning Services Division is involved is also provided in this report. This report is summarized as follows:

1. Planning Commission Meetings
 2. Plans Reviewed in 2020 and the Status of Ongoing Development
 3. Planning Services Division Operations Updates
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- 1. Planning Commission Meetings.** The Planning Commission held 11 meetings in 2020. In response to COVID-19, some Planning Commission meetings were cancelled while several special meetings were held to keep applications moving forward. In 2020, Planning Commission meetings were held in the following venues on the following dates:
 - Township Administration Building (January 6th, February 3rd, and March 2nd)
 - Cherry Hill Village Theater (June 15th, July 13th, August 10th, September 14th, October 5th, and November 9th)
 - Video Teleconference via Zoom (November 30th and December 7th)We anticipate to continue holding Planning Commission meetings via video teleconference well into 2021 in accordance with State and County requirements.

Starting in June, all Planning Commission packets have been posted on the Township's website, which has been accessed by many applicants and residents.

2. Plans Reviewed in 2020 and Status of Ongoing Development

- A. Residential Development Plans:** Demand for new housing is strong in the single-family, multi-family, and senior housing sectors, and several new residential projects are also being submitted to meet ongoing market demand. 11 projects totaling 1,538 residential dwelling units received preliminary or final approval in 2020, which consist of 84 single-family detached units, 527 single-family attached units, 700 multiple-family units, and 227 senior housing units).

New single-family housing construction is continuing in Park Creek, Sheldon Estates, Westridge Estates, Hamlet Pointe, Hamlet Meadows, Manors at Hamlet, River Hill Ridge and The Ridge at Cherry Hill Village, The Landings, Grandview Estates, Westbury Site Condominiums, Aspen Ridge, and Concord Park. Development work also commenced on Arbor Glen.

Multiple-family construction is ongoing in Uptown Apartments, Park West Apartments, Woodbridge Estates Condominiums, The Glens at Cambridge Condominiums, The Towns at Cherry Hill Village Condominiums, and Northgate Apartments.

Please see the Residential Development sheets and accompanying map attached to this report for details. A complete list of all projects reviewed by Planning can be found on the 2020 Year End Report sheet attached to this memo.

- B. Commercial/Office Development Plans:** 7 new commercial/office projects totaling 173,647 square feet received preliminary or final approval in 2020. The largest projects included Culver's, VA Outpatient Clinic, Marketplace-Redwood on Michigan Ave., HDDS medical building, a commercial outlot in front of Home Depot on Ford Road, and Havens Orthodontics at the southeast corner of Canton Center Rd. and Joy Rd. Several other projects were approved for minor modifications, façade improvements, and temporary sales uses.
- C. Industrial Development Plans:** 5 industrial projects totaling 147,246 square feet received preliminary or final approval in 2020. The largest projects included Mygrant Glass (west side of Haggerty Road, north of Michigan Avenue) and Prime Wheel (east side of Haggerty Road, north of Ford Rd.).
- D. Public Development Plans:** A pavilion at Preservation Park and improvements at WTUA were approved.

3. Planning Services Division Operation Updates:

- A. GIS:** Staff continues to update and maintain the community’s street and zoning maps, tax maps and databases associated with the Geographic Information System (GIS). Efforts continue to improve access to and integration of data created and retained by MSD, reduce data duplication, and to lower maintenance costs and improve data consistency.

Staff continues to provide Public Safety with GIS support, including 911 address updates for Public Safety’s CLEMIS system and updates to the fire atlas/address book.

- B. Trail and Sidewalk Inventory Map Update:** In late 2019/early 2020, the Planning Division, Engineering Division, and Leisure Services Department worked together to map the current inventory of trails and sidewalks, and identified high priority gaps. The resulting map will be used to prioritize future projects and advise development applicants.

- C. Land Records and Electronic Document Management** - Land record changes for new subdivision and condominium plats, re-plats, splits, and combinations continue to be processed by Planning Services staff. A summary of land record changes each year since 2017 is as follows:

Year	New Parcels	Land Record Changes
2020	142	346
2019	198	267
2018	532	755
2017	378	513

Although the number of new lots can change significantly year-to-year, new lots are not created until after a site has been fully approved and any required legal documents have been recorded. Additionally, many new developments are multi-family, senior housing, and other residential types which do not result in new parcel creation. New building sites continue to be absorbed by the market at a fairly consistent rate, and the development approvals anticipated in 2021 will result in a high volume of land record changes.

- D. DDA Streetscape and Cross Access Support:** Staff continued to provide coordination and maintenance oversight for landscape and garden wall repair. Efforts continue to enhance cross access connections between sites to improve safety and access to the public streets, including a new cross access from the Aldi site to Lilley Road in 2020.

- E. Tree Programs:** The Planning Services Division administers a continual tree program that consists of planting new trees, removing dead trees, and maintaining existing trees (pruning, mulching, and watering), most of which are street trees located along main

County roads. The tree program changes year-to-year, with more planting in some years and more removal in others. In the upcoming years, we will recommend emphasizing more pruning due to the age and condition of many existing trees. The following is a summary of Tree Program activity in 2020:

Activity	Number of Trees	Location(s)
New Tree Planting	87 Planted	Geddes Rd., just west of Canton Center Rd; Beck Rd., between Geddes Rd and Cherry Hill Rd; Morton Taylor Rd., between Hanford Rd and Warren Rd; Sheldon Rd., between Geddes Rd and Hanford Rd; Sheldon Center Rd., just south of Joy Rd; and 16 plantings to replace trees removed or damaged on homeowners' lots due to utility work.
Pruning Existing Trees	163 Pruned	Sheldon Rd., between Geddes Rd. and Joy Rd.
Tree Removal	26 Removed	Sheldon Rd., between Geddes Rd. and Joy Rd.; and Beck Rd., between Geddes Rd. and Joy Rd.

- F. **Storm Water Systems** - Planning staff reviewed the proposed landscaping of a number of detention basins, bio-retention areas, and rain gardens as part of the site plan review process. Staff also monitored storm water systems installed in the last few years for final approval or required maintenance to insure successful germination and establishment. In 2021, the Planning Services Division will contract with one or more firms to provide landscape inspection and review services, which will enhance the levels of service provided.

2020 RESIDENTIAL DEVELOPMENT STATUS

Name	Stage*	# Units	Address Plan	Master Deed	Land Records	Builder
Antioch Senior Housing Assisted Living (Eden by the Rouge)	SP	85	X	N/A	N/A	Antioch
Arbor Glen Site Condo	PDD/ FSP	36	X	X	X	Pulte
Aspen Ridge Site Condo	FSP	29	X	X	X	Presidential
Berkshire Apartments	FSP	172		N/A		MM Canton
Canton Shareef Site Condo	PSP	10				Shareef
Cherry Hill Preserve Detached Condo	SLU	24				Bruce Michael
Concord Park Site Condo	FSP	152	X	X	X	Lombardo
Filmore Place Apartments	PDD/SP	504				Crescendo Homes
Glens at Cambridge Condo	PDD/SP	92	X	X	X	MM Canton
Grandview Estates Site Condo	FSP	173	X	X	X	Pulte
Grandview South Detached Condo	FSP	221				Pulte
Hamlet Meadows Site Condo	FSP	113	X	X	X	Toll Bros.
Hamlet Pointe Site Condo	FSP	109	X	X	X	Toll Bros.
Hampton Manor Assisted Living	PDD/SP	67	X	N/A	X	Hampton Manor
Innsbrook Apartments	SP	24	X	N/A	X	Livonia Builders
Landings Site Condo	FSP	90	X	X	X	Pulte
Manors at Hamlet Site Condo	FSP	94	X	X	X	M/I Homes
Meadows of Cherry Hill Site Condo	PDD/ PSP	38				Jon Goldman
Park Creek (Site and Detached) Condos	PDD/ FSP	166	X	X	X	M/I Homes
Redwood at Marketplace Apartments	PDD/SP	235		N/A		Redwood
The Ridge Site Condo	FSP	31	X	X	X	TDM
Ridge Creek	ENG	22				Singh
Sheldon Estates Site Condo	FSP	92	X	X	X	Lombardo
Towns at Cherry Hill Village Condo	SP	93	X	X	X	M/I Homes
Tremont Place Attached Condo	PDD/SP	282				Biltmore
Uptown Apartments	SP/ ENG	180	X	N/A	N/A	Beztak
Westbury Site Condo	FSP	30	X	X	X	Pulte
Westridge Estates Site Condo	FSP	274	X	X	X	Toll Bros.
Woodbridge Estates Condo	FSP	479	X	X	X	Landtec
Sub Total		3,918				

X – Represents submitted/complete

*PSP – Preliminary Site Plan

*FP – Final Plan

*PDD – Planned Development District

*FSP – Final Site Plan

*ENG – Engineering

*FPP – Final Preliminary Plan

*SLU – Special Land Use