

**CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES AND PLANNING COMMISSION  
SPECIAL JOINT PUBLIC HEARING, WEDNESDAY, MARCH 6, 2013**

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**CALL TO ORDER.** The Charter Township of Orion Board of Trustees and Planning Commission held a special joint public hearing on Wednesday, March 6, 2013, at Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan. The purpose of the meeting was to hold a Public Hearing regarding the Shops on Waldon Pond Major PUD Amendment and to provide an opportunity for members of the public to offer comments. Clerk Shults called the Orion Township Board of Trustees meeting to order at 7:02 p.m.

**BOARD MEMBERS PRESENT:** Chris Barnett, Penny Shults, Mark Thurber, Mike Flood, Neal Porter, Donni Steele

**BOARD MEMBERS ABSENT:** John Steimel

**PLANNING COMMISSION MEMBERS PRESENT:** Carol Thurber, Justin Dunaskiss, Dick Christie, Don Walker, Joe St. Henry, Karyn Pennington

**PLANNING COMMISSION MEMBERS ABSENT:** John Steimel

**OTHERS PRESENT:**

Matthew Pisko  
Kate Zacharevich  
Doug Zande  
Ross Ensign

Chris Rodgers  
Ronald Lunney  
Tony Diccico

Mark Deprez  
Todd Hagberg  
Candy Sauve

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Planning Commission Chairperson Thurber opened PC-2013-03, Shops on Waldon Pond PUD Amendment, Kroger Fuel Facility D-649, Joint Public Hearing with the Township Board of Trustees at 7:05 p.m.

Petitioner, Matthew Pisko, provided an overview of the planned development.

**PUBLIC COMMENT:**

Ross Ensign, Canoe Circle Dr., stated he is a Kroger customer, has given recommendations to the property owner, questioned the path off Baldwin Road, questioned if the driveway had been expanded, stated the need not be anti-business, stated he feels this will be convenient and less dangerous for residents, beneficial for retailers in this strip mall, questioned if expansion of area which is over wetlands, will it support weight of tanker, stated due to the high water table area need assurance tanks will not pop out of ground when not full, questioned timing of refilling, prefer refilling in the evening, concern regarding traffic pattern, concern regarding explosive nature of gasoline.

Tony Diccico, representing Sharon's Hallmark, stated his customers support the idea, will bring additional traffic into center and will be beneficial to all.

Ronald Lunny, 2875 Walmsley Cir., stated his disappointment with the idea, will decrease property value, doesn't want groundwater contamination due to gas tanks, wetlands are difficult, questioned size of gas tanks, questioned what size tractors will be used on Baldwin Road, stated he does not want it and the area does not need it.

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Wednesday, March 6, 2013**

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Todd Hagberg, Work Rehab Solutions, stated his major concern is his patrons in wheelchairs, with the current configuration he is concerned someone will be getting hit, parking lot is busy, not in favor of proposal and does not like placement.

Phil Krause and Bill Knight, HealthQuest, stated they question if this is the right place and suggested moving south, concerned about tankers, increased traffic will have adverse effect on clients, questioned if there is a guarantee that there won't be more than three tankers each week, would like a guarantee, parking is already an issue.

Kate Zacharevich, 3635 Green Meadow Lane, stated her concerned about protected wetlands and tributary to Sashabaw Creek and Lake Oakland, questioned if DEQ has had permit requested and has done study.

Loretta Adams, representing the landlord, stated the landlords are interested in the project due to needs and requests of the community, stated the possibility of issuing more handicap parking for HealthQuest, stated the new PUD allows better signage not currently offered.

Evelyn Doyle, 2647 Thornbrier Ct., stated her concern regarding egress due to traffic congestion.

Kate Zacharevich reminded all of other local gas stations already in place.

Raymond Wysocki, 3460 Elmy Dr., asked for denial, stated he is opposed, will take away quaintness of community, stated he feels the reason for the gas station is not to benefit the community but increase the petitioner's bottom line, presented Denial of Proposal to Board Members and asked Chairperson Thurber to read into the record, stated those he has talked with are not in favor, stated that if passed, a feasibility study be done to determine long term environmental effect on wetlands.

Paul Winkler, 2977 Walmsley Cir., stated the impact of Kroger on M-24 is great and to image the impact at a smaller corner, concerned about traffic through Keatington, stated they did not put 7-11 in that area for the same reasons.

Board of Trustee and Planning Commission comments followed. The petitioner addressed concerns and comments.

Chairperson Thurber closed the Public Hearing

**ADJOURNMENT:** Moved by Clerk Shults, seconded by Supervisor Barnett, to adjourn. **MOTION CARRIED:** 6-0-1 The Board of Trustees meeting was adjourned at 8:40 p.m.