

**CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES  
SPECIAL JOINT MEETING WITH PLANNING COMMISSION  
MINUTES PC-2017-11, ORION VILLAGE CROSSING COMMERCIAL  
MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT  
JOINT PUBLIC HEARING - WEDNESDAY, JUNE 7, 2017**

The Charter Township of Orion Board of Trustees held a Special Joint Meeting with the Planning Commission on Wednesday, June 7, 2017 at 7:05 p.m. at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360 for the purpose of holding a joint public hearing regarding PC-2017-11, Orion Village Crossing Commercial Major Planned Unit Development Amendment.

**PLANNING COMMISSION MEMBERS PRESENT:**

|                              |                            |
|------------------------------|----------------------------|
| Justin Dunaskiss, Chairman   | Don Walker, PC Rep. to ZBA |
| Don Gross, Vice Chairman     | Neal Porter, Commissioner  |
| Joe St. Henry, Secretary     |                            |
| John Steimel, BOT Rep. to PC |                            |

**PLANNING COMMISSION MEMBERS ABSENT:**

Rob Zielinski, Commissioner

**BOARD OF TRUSTEE MEMBERS PRESENT:**

|                                  |                        |
|----------------------------------|------------------------|
| Penny Shults, Township Clerk     | Mike Flood, Trustee    |
| Donni Steele, Township Treasurer | Ron Sliwinski, Trustee |
| John Steimel, Trustee            | Brian Birney, Trustee  |

**BOARD OF TRUSTEE MEMBERS ABSENT:**

Chris Barnett, Township Supervisor

**CONSULTANTS PRESENT:**

Dan Kelly (Township Attorney) of Giarmarco, Mullins & Horton, P.C.  
Doug Lewan (Township Planner) of Carlisle/Wortman Associates, Inc.  
Mark Landis (Township Engineer) of OHM Advisors  
Tammy Girling, Township Planning & Zoning Director

**OTHERS PRESENT:**

|                      |                     |               |
|----------------------|---------------------|---------------|
| Edward Duke          | Sue Whall           | Bob Muns      |
| Mary Duke            | Joe Whall           | Mary Heffner  |
| Jonathon Crane       | Danny Plantus       | Tim Ferasin   |
| John Wolbert         | Gloria Spitler      | Donni Steele  |
| Ed Weglarz           | Ron Spitler         | Jane Wiener   |
| Ghassan Abdelnour    | Ron Folbigg         | Tom Wiener    |
| Wendy Pemberton      | Ed Van Slaribraek   | Mark Crane    |
| William McDevitt     | Joe Boots           | Lynn Harrison |
| Nancy Carty McDevitt | Christi Evangelista |               |

Clerk Shults called the Orion Township Board of Trustees meeting to order at 7:05 p.m.

Chairman Dunaskiss opened the joint public hearing for PC-2017-11, Orion Village Crossing Commercial Major Planned Unit Development Amendment at 7:05 p.m. and invited the applicant to make a presentation.

Ms. Christi Evangelista, owner and manager of the existing shopping center and the vacant parcel adjacent to that. She noted that they have an approved PUD for the existing shopping center and the vacant land which was approved for a 24,000 sq. ft. shopping center.

Ms. Evangelista said the change they are proposing is a re-design of the shopping center that is to be built on the vacant parcel, they are proposing to make it smaller – from 24,000 sq. ft. to approximately 19,000 sq. ft. or about 5,100 sq. ft. smaller. The architecture is really the only proposed change. She noted that the architect, Ghassan Abdelnour, was also present.

Ms. Evangelista explained that with the smaller design, there will be more parking spaces and for the tenant users, in her opinion, there will be better user space. The units will not be as long and narrow - they will be wider and the building shorter. She noted they will be staying with the same landscaping plan and everything else that had already been approved within the existing PUD, but just improving the look. Because she owns the existing shopping center adjacent to the vacant parcel, she wants to stay with the look and walkability of the center.

Chairman Dunaskiss asked for comments from the public.

There were no comments from the public.

Treasurer Steele commented, “that the site plan shall include ramps and walks to connect to the existing pedestrian walkways”. Treasurer Steele wanted to make sure that is included, to do it after the fact is more expensive and harder. Ms. Evangelista said that is included and is the same as was previously approved

Clerk Shults noted she received a message from Supervisor Barnett that he was stuck in traffic.

Trustee Flood noted the new Township ordinance that deals with storm water management and evasive species like Phragmites. He commented he visited the site and was not exactly sure were the retention pond was for that development. Engineer Landis said the retention pond is off to the southeast of the residential area. Trustee Flood said he thought that was the one and that it is full of Phragmites. He wanted to make sure that is addressed in the PUD agreement - Phragmites will affect the percolation of water and the 100 year runoff. He noted that he likes the rest of the plan and was glad to finally see it being developed.

Ms. Evangelista commented that she was aware of that ordinance.

Trustee Steimel said he believed the wetlands Trustee Flood noted were not part of this development. Ms. Evangelista said there is wetlands behind her property and believes it is now

part of the Robertson Brothers residential development and is their responsibility to mitigate. If it is not, she would be happy to take care of it if it is part of her property.

Being there were no other comments, Chairman Dunaskiss closed the Joint Public Hearing for PC-2017-11, Orion Village Crossing Commercial, Major Planned Unit Development (PUD) Amendment at 7:11pm.

Moved by Clerk Shults, seconded by Treasurer Steele, to amend the June 7, 2017 Special Joint Meeting Agenda to include Oakland County Tax Foreclosed properties.

AYES: 5 NAYS: 1 (Flood)

**Oakland County Tax Foreclosed Properties.** Moved by Treasurer Steele, seconded Clerk Shults for the Board to exercise the option, action to be, to resolve to purchase parcel ID #09-14-100-037, 200 Casemer Road; #09-20-151-038, vacant Baldwin Road; #09-23-429-017, 2586 Holland; and #09-30-200-030, vacant Waldon ITC Tower at a price not to exceed \$25, 325.72 with appropriations made from the Fund Balance and to make the necessary budget adjustments.

AYES: Birney, Sliwinski, Steele, Shults ABSENT: Barnett NAYS: Steimel, Flood

**MOTION CARRIED**

**4. ADJOURNMENT.** Moved by Clerk Shults, seconded by Trustee Floor to adjourn at 7:20pm.  
**MOTION CARRIED.**

Provided by: Lynn Harrison  
PC/ZBA Recording Secretary

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Penny S. Shults, Clerk

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Chris Barnett, Supervisor  
Charter Township of Orion