



**Planning Commission**  
**Regular Meeting Minutes, Wednesday, December 19, 2012**

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The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, December 19, 2012 at 7:00 p.m. at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

**PLANNING COMMISSION MEMBERS PRESENT:** Doug Zande, Chairman; Carol Thurber, Vice-Chairwoman; Dick Christie, Secretary; John Steimel, Commissioner, TB Rep. to PC; Don Walker, Commissioner, PC Rep. to ZBA; Joe St. Henry, Commissioner; Justin Dunaskiss, Commissioner

**CONSULTANTS PRESENT:** R. Donald Wortman (Township Planner) of Carlisle/Wortman Associates, Inc.; James Stevens (Township Engineer) of Orchard, Hiltz & McCliment, Inc.; Elizabeth McGuire, Township Zoning/Planning Administrator

**OTHERS PRESENT:** Jessica Katers, Lance Jones, Leonard Gyselinck, Tracy Chatlin, Julian Wargo, Greg L. Thompson, Chris Barnett, Tammy Girling

**1. OPEN MEETING**

Chairman Zande called the regular meeting to order at 7:00 p.m.

**2. ROLL CALL**

All members were present.

**3. MINUTES**

Moved by Secretary Christie, supported by Commissioner Dunaskiss to accept the October 17, 2012 regular meeting minutes as presented. **Motion carried unanimously.**

**4. AGENDA REVIEW AND APPROVAL**

Moved by Commissioner Dunaskiss, supported by Secretary Christie to approve the agenda as presented. **Motion carried unanimously.**

**5. BRIEF PUBLIC COMMENT - NON-AGENDA ITEMS ONLY**

No public comments were given.

**6. CONSENT AGENDA**

None.

**7. NEW BUSINESS**

**A. PC-2012-13, Powers Distributing Building Addition Site Plan, 3700 Giddings Road**

Mr. Leonard Gyselinck, of Dembs Roth Gyselinck Construction Co., 27750 Stansbury, Suite 200, Farmington Hills, Michigan 48334, noted that they were the original developers of the property about 17 years ago and they developed the second building on the site about seven years ago. They are here to talk about the second building, which is the recycling center on the Powers campus to do a 17,000+ square foot addition. The reason for the addition is that this is a recycling facility and they will be adding a print shop into the facility and will be adding another drive-thru for additional recycling

because of the microbrewery-type beers that are being offered to consumers. He then showed pictures of the site. They are going to be cutting into the hill and behind the building there's an ITC easement and they've already approached ITC and they have a letter tonight to present to members that they have ITC's approval to do this. That would allow for their truck well and additional parking that they need on the site. He then overviewed the proposed plans.

Mr. R. Donald Wortman (Township Planner) of Carlisle/Wortman Associates, Inc. overviewed their Site Plan Review correspondence, dated December 10, 2012\*. The site plans, as submitted, are in substantial compliance with the Township's ordinances. The elevations also were submitted and the exterior materials will match the existing building.

Mr. Gyselinck noted that all the exterior materials will match the existing building.

Mr. Jim Stevens, (Township Engineer) of Orchard, Hiltz & McCliment, Inc. overviewed their Site Plan Review correspondence, dated December 11, 2012\*. The existing utilities and the existing storm water management facilities are adequate to serve the proposed addition. There a couple of retaining walls that will be reviewed in detail during the Engineering Review. They find the plans in substantial compliance with the Township's ordinances and engineering standards.

Chairman Zande overviewed Site Plan Review correspondence from Mr. Bob Smith, Fire Chief, dated December 1, 2012\*. The Orion Township Fire Department has reviewed the documentation presented and has no additional comments as long as they are within compliance of local ordinances and Current Michigan Building Codes.

Chairman Zande overviewed Site Plan Review correspondence from Mr. C. William Ireland, Department of Public Works Director, dated December 4, 2012\*. It appears that there is adequate water and sewer available for this project. There are additional water/sewer fees for the addition and they are required to be paid prior to the start of the project.

There was also Site Plan Review correspondence in the meeting packet from Mr. Glenn R. Appel, P.E., Assistant Chief Engineer of the Water Resources Commissioner office, One Public Works Drive, Building 95 West, Waterford, Michigan 48328, dated November 28, 2012\*. Our review indicates that the proposed project has no direct involvement with any legally established County Drain under the jurisdiction of this office. Therefore, a storm drainage permit will not be required from this office. However, the project does lie within the Brown Drainage District and run-off should be restricted to 0.1 cfs/acre. It shall be the responsibility of the local municipality, in their review and approval of the site plan, to ensure compliance with their run-off and detention requirements. Furthermore, permits, approvals, or clearances from federal, state, or local authorities, the public utilities and private property owners must be obtained as may be required. Related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. An application should be submitted to Orion Township for the required soil erosion permit.

Commissioner Dunaskiss overviewed his PC-2012-13, Powers Distributing Building Addition, Site Walk Report, which was walked by the Site Walk Committee on December 10, 2012 at 6:00 p.m.\*.

Moved by Secretary Christie, supported by Commissioner Steimel regarding case PC-2012-13, Powers Distributing Building Addition Site Plan, located at 3700 Giddings Road, **to approve the site plan** referencing plans date stamped received by the Township on November 28, 2012. Roll call vote was as follows: Steimel, yes; Thurber, yes; Walker, yes; St. Henry, yes; Dunaskiss, yes; Christie, yes; Zande, yes.

**Motion carried 7-0.**

**B. Consider Cancelling the January 2, 2013 Planning Commission Regular Meeting**

Moved by Vice-Chairwoman Thurber, supported by Secretary Christie to cancel the January 2, 2013 Planning Commission Regular Meeting due to the lack of agenda items. Roll call vote was as follows: Thurber, yes; Walker, yes; St. Henry, yes; Dunaskiss, yes; Christie, yes; Steimel, yes; Zande, yes. **Motion carried 7-0.**

**8. UNFINISHED BUSINESS**

None.

**9. PUBLIC COMMENTS**

Mr. Chris Barnett, Township Supervisor, noted that this is Chairman Zande's last meeting and thanked him for everything that he has done for our community and for his years of service and leadership of this board. Chairman Zande will be missed by all. He also welcomed Mr. Joe St. Henry to the Planning Commission.

**10. COMMUNICATIONS**

Chairman Zande briefly overviewed correspondence, dated November 27, 2012, from Ms. Charlotte P. Burckhardt, AICP, PCP, Principal Planner of the Oakland County Planning and Economic Development Services regarding a proposed amendment to the 2005 Master Plan, the Oakland Charter Township Goodison Sub Area Plan\*.

**11. COMMITTEE REPORTS**

None further.

**12. UPCOMING PUBLIC HEARINGS**

None scheduled at this time.

**13. CHAIRMAN'S COMMENTS**

Chairman Zande noted that this is his last meeting since he did not sign up for another term. He thanked members and all that he has served and worked with for the past several years. He has really enjoyed serving our community.

**14. COMMISSIONERS' COMMENTS**

Commissioner St. Henry thanked everyone for welcoming him to the Planning Commission. Commissioner Walker noted that he is sad to see Chairman Zande leave the Planning Commission and that Chairman Zande is a gentleman who proceeds to do the right thing, no matter what that is and he will be missed very much.

Secretary Christie commented that it has been a pleasure serving here with Chairman Zande for the past several years and wished he and his wife the best and to enjoy their traveling.

Vice-Chairman Thurber welcomed Commissioner St. Henry. She then noted that she will miss Chairman Zande and wished him the best in retiring and traveling.

Commissioner Steimel also commented that he will miss Chairman Zande and that he really appreciates all the time that he has put into serving our community. He then welcomed Commissioner St. Henry to the Planning Commission.

Commissioner Dunaskiss noted that they got a lot accomplished in 2012 and hopes for a great year in 2013. He welcomed Commissioner St. Henry and also stated that it has been an honor to serve with Chairman Zande and his expertise will also be missed.

**15. ADJOURNMENT**

Moved by Vice-Chairwoman Thurber, supported by Secretary Christie to adjourn at 7:25 p.m. **Motion carried unanimously.**

\* on file