



Planning Commission
Regular Meeting Minutes, Wednesday, September 5, 2012

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, September 5, 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, TB Rep. to PC; Don Walker, Commissioner, PC Rep. to ZBA; Justin Dunaskiss, Commissioner; Chris Barnett, Commissioner

CONSULTANTS PRESENT: R. Donald Wortman (Township Planner) of Carlisle/Wortman Associates, Inc.; Dave Schroeder, (Township Engineer) of Orchard, Hiltz & McCliment, Inc.; Beth McGuire, Township Zoning/Planning Administrator

OTHERS PRESENT: Jane Corliss, Jim Butler, Phoebe Schutz

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 Commissioner Barnett, supported by Secretary Christie to approve the August 1, 2012, PC-2012-09, Text Amendment to Zoning Ordinance No. 78, Minor Planned Unit Developments Public Hearing minutes and the August 1, 2012, regular meeting minutes as presented. **Motion carried 7-0.**
4. **AGENDA REVIEW AND APPROVAL:** Moved by Secretary Christie, supported by Commissioner Dunaskiss to approve the agenda as presented. **Motion carried 7-0.**
5. **BRIEF PUBLIC COMMENT - NON-AGENDA ITEMS ONLY:** No comments given.
6. **CONSENT AGENDA:** None.
7. **NEW BUSINESS**
 - A. **PC-2012-11, Fed-Ex Ground Expansion Site Plan – Phase I, 1601 Brown Road:** Mr. Jim Butler, of Professional Engineering Associates, 2430 Rochester Court, Suite 100, Troy, Michigan 48083, noted that he is representing the applicant.

Mr. R. Donald Wortman, (Township Planner) of Carlisle/Wortman Associates, Inc., overviewed their Site Plan Review correspondence, dated August 28, 2012*. The applicant received site plan approval in 2006, which showed a contemplated future building addition on the southwest side of the building, encompassing 48,848 square feet. The applicant has now submitted plans for this building addition and requests site approval for this building expansion. Another thing that's related to this is that they're also proposing an expansion of the parking area on the north side, but they will be coming in at a later date on that, because it will require a re-plat of the Liberty Techné Plat to the north, which will take some time. So, for right now they are just contemplating the addition on the southwest corner of the

building. It is in compliance with setback and height requirements. The site plans, as submitted, are in general compliance with the Township ordinances. The following items will need to be addressed: 1)Approval shall be contingent upon site plan approval and construction of the Phase II parking. The Township may also consider withholding a certificate of occupancy and/or establishment of a performance guarantee to ensure completion of the parking lot; 2)Provide information on any wall-mounted lights along the proposed building addition; and 3)Seek a re-plat of the Liberty Techne Center as part of the Phase II submittals.

Vice-Chairwoman Thurber inquired of the purpose of re-platting.

Mr. Butler noted that back in 2006, they had to take a lot out of this plat to create the Fed-Ex parcel as it stands today. Now Fed-Ex needs to add parking, so they will be acquiring these two lots, so they will need to re-plat that and get those parcels out of the plat and then combine them with the current Fed-Ex land. The reason they are doing this in two phases is that they would like to get construction on the building started and ultimately have everything all together for an August 1, 2013 start-up for them. The timing for the plat takes about 120 days and they couldn't come before the Planning Commission until that was done and that would put them into wintertime, so they decided to put it in two phases and proceed in this fashion.

Chairman Zande inquired about the wall-mounted lighting.

Mr. Butler noted that the lighting will be similar to what is out there currently and that they will provide a detail for the Planner's review.

Mr. Dave Schroeder, (Township Engineer) of Orchard, Hiltz, & McCliment, Inc. (OHM), overviewed their Site Plan Review correspondence, dated August 29, 2012*. In their opinion, the site plans, as submitted, are in substantial compliance with the Township's ordinances and engineering standards. The applicant should address the following comments prior to engineering submittal: 1)Proposed length, slope, material, etc. should be noted for the water main extension and storm sewer replacement. Additionally, the storm sewer inverts and structure rim elevations shall be noted; 2)Finish grade for the hydrant re-location shall be noted. In addition, the water main easement shall be extended the length of the water main extension; and, 3)The applicant proposes to re-locate the compactor to the northeast corner of the existing building. The applicant shall provide a concrete pad for the new compactor location. Storm sewer and structure re-location may be required for this new compactor location. We also recommend that the topographic survey datum shall be noted on the topographic survey plan prior to submitting an engineering review.

Chairman Zande overviewed Site Plan Review correspondence received from Mr. Bob Smith, Orion Township Interim Fire Chief, dated August 23, 2012, in which he had no concerns*.

Chairman Zande overviewed Site Plan Review correspondence received from Mr. Bill Ireland, Dept. of Public Works Director, dated August 17, 2012, in which he noted that there is adequate water and sewer available for this expansion and that additional water and sewer fees will be required for the building addition*.

Chairman Zande overviewed Site Plan Review correspondence received from Mr. Glenn R. Appel, P.E., Assistant Chief Engineer, of the Oakland County Water Resources Commissioner's office, dated August 23, 2012*. Their review indicates that the proposed project has no direct involvement with any legally

established County Drain under the jurisdiction of their office. Therefore, a storm drainage permit will not be required from their 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.

Chairman Zande overviewed Site Plan Review correspondence received from Mr. Scott Sintowski, P.E., Permit Engineer, of the Road Commission for Oakland County (RCOC), dated August 27, 2012*.

Mr. Butler noted that the RCOC concerns have been addressed.

Vice-Chairwoman Thurber inquired why there is no direct connection across to the proposed parking.

Mr. Butler noted that there is a high-pressure gas main that runs along the north property line. In addition, Fed-Ex is very sensitive to security purposes about product leaving their facility. There is one point of entry and one point of exit. Everyone would have to go through that turnstile. They separate out the vehicle/pedestrian traffic out away from the operations of the building.

Vice-Chairwoman Thurber noted that with the building addition on the southwest side of the building, she is concerned that the truck turning radius is pretty tight.

Mr. Butler noted that the driveway width is about 45 feet wide. He hasn't run a truck turning template on it yet, but he will.

Vice-Chairwoman Thurber inquired about the necessity of the parking.

Mr. Butler noted that the need is as is allowed and required in the ordinances.

Moved by Commissioner Barnett, supported by Vice-Chairwoman Thurber regarding case PC-2012-11, Fed-Ex Ground, Expansion, Phase I Site Plan, located at 1601 Brown Road, Sidwell #09-34-300-029, referencing plans date stamped received on August 15, 2012 to **approve the site plan with the following conditions:** 1)The site plan approval and construction of the Phase II parking; 2)The Township may consider withholding a certificate of occupancy and/or establish a performance guarantee to ensure the completion of the parking lot and to provide information based on the plans indicating if any new lighting is proposed; 3)Seek a re-plat of the Liberty Techn Center as part of the Phase II submittals; and, 4)Address OHM's comments in their review letter dated August 29, 2012. Roll call vote was as follows: Walker, yes; Barnett, yes; Dunaskiss, yes; Christie, yes; Steimel, yes; Thurber, yes; Zande, yes. **Motion carried 7-0.**

8. UNFINISHED BUSINESS: None.

9. PUBLIC COMMENTS: None.

10. COMMUNICATIONS

A. 2012 Michigan Association of Planning Annual Conference: Ms. Beth McGuire, Zoning/Planning Administrator, overviewed the 2012 Michigan Association of Planning Annual Conference information packet* with members.

11. COMMITTEE REPORTS: None.

12. PUBLIC HEARINGS: None scheduled at this time.

13. CHAIRMAN'S COMMENTS: Chairman Zande noted that he will not be attending the next regular meeting on September 19, 2012. He also congratulated Commissioner Barnett on winning the primary election for the Township Supervisor position.

14. COMMISSIONERS' COMMENTS:

Commissioner Barnett thanked Chairman Zande and noted that he will not be eligible to serve as Planning Commissioner after the November election.

Secretary Christie congratulated Commissioner Barnett on winning the primary election for the Township Supervisor position and Mr. Mark Thurber on winning the primary election for the Township Treasurer position.

Vice-Chairwoman Thurber also congratulated Commissioner Barnett on winning the primary election for the Township Supervisor position.

Commissioner Steimel noted that the Township Board of Trustees sent back the proposed Minor PUD Text Amendment to the Planning Commission for further review and revision and that their concerns will be forwarded to members.

15. ADJOURNMENT: Moved by Commissioner Barnett, supported by Vice-Chairwoman Thurber to adjourn at 7:33 p.m. **Motion carried 7-0.**

* on file