

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES  
PC-2013-26, TEXT AMENDMENT TO ZONING ORDINANCE NO. 78,  
ARTICLE XXX, TEMPORARY USE PERMITS  
PUBLIC HEARING - WEDNESDAY, DECEMBER 4, 2013**

The Charter Township of Orion Planning Commission held a public hearing on Wednesday, December 4, 2013 at 7:05 p.m. at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

**PLANNING COMMISSION MEMBERS PRESENT:**

Carol Thurber, Chairwoman	Justin Dunaskiss, Vice-Chairman
Dick Christie, Secretary	John Steimel, BOT Rep. to PC
Don Walker, PC Rep. to ZBA	Joe St. Henry, Commissioner
Karyn Pennington, Commissioner	

**CONSULTANTS PRESENT:**

R. Donald Wortman (Township Planner) of Carlisle/Wortman Associates, Inc.  
James Stevens, (Township Engineer) of Orchard, Hiltz, and McCliment, Inc.  
Tammy Girling, Zoning/Planning Administrator

**OTHERS PRESENT:**

Matthew Pisko	Craig Redner	John Kobasa
Donald C. Luby	Tony Diccico	David Sonnenberg
Heather Zull	Fred Hackstock	Sue Hackstock
Raymond Wysocki	Ronald Lunney	Heidi Flateau
Tim Kratz	Amy Rupp	Sarah Gothro
Chris Habel	Len Sznawajs	Gene McNabb, Jr.
Eugene McNabb	Brian Lewandowski	Cheryl Lewandowski
Carol Markers	Mary Painter	Meg Peter
Cyndee Zenas	Dottie Kowalski	Marvin Stone
Heather Muzzy	Sharon Paswater	Mike Becker
Steve Smith	Phoebe Schutz	

Chairwoman Thurber opened the PC-2013-26, Text Amendment to Zoning Ordinance No. 78, Article XXX, Temporary Use Permits Public Hearing at 7:05 p.m.

Mr. R. Donald Wortman (Township Planner), of Carlisle/Wortman Associates, Inc., overviewed their correspondence dated November 25, 2013 regarding the proposed Temporary Use Permits text amendment\*. Based upon comments received at the November 20, 2013 Planning Commission regular meeting, they have revised the temporary use regulations of proposed temporary use. The following changes are noted for your attention: 1)The National Fire Protection Assoc. Standard (#1124, 2006) has been added on page two; 2)The Zoning Board of Appeals shall deny temporary use permits for open air businesses if the requested temporary use is located within one mile of another; and, 3)A performance bond, letter of credit, or other security has been re-inserted on page three.

Chairwoman Thurber offered time for public comments.

Mr. John Kobasa, of 2891 Walmsley Circle, inquired what changes there will be and whether there would be fees.

Planner Wortman replied this is regarding temporary sales, specifically outdoor sales and open-air business that includes fireworks sales. This will update the regulations and permit procedures for control of the outdoor sales and uses. He

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noted that there are fees attached to the permits as there always have been. If the fees are changed, the Township Board is the body that would change fees. He also noted that he could obtain a copy of the proposed text language in the Building Department to view the proposed language.

Commissioner Steimel noted that the fees are not changing and agreed with Planner Wortman's comments. They have changed the process from renewing without a Planning Commission review to going back to the practice of a review by Planner Wortman and Planning Commission members.

Mr. Marvin Stone, owner of ACE Hardware in the Shops on Waldon Pond shopping center, noted that he agrees with regulating temporary businesses. However, he is not in favor of regulations and fees when a permanent business has a temporary use and inquired whether there are provisions for those who have proven themselves to be a good neighbor.

Planner Wortman replied that there are no special provisions for those who have proven themselves to be a good neighbor. The fees are established by the Township Board and are not being changed. Tonight we are receiving public comments on the proposed text amendment.

Since there were no further comments, Chairwoman Thurber closed the PC-2013-26 public hearing at 7:16 p.m.