

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION**

**\*\*\*\*\* MINUTES \*\*\*\*\***

**REGULAR MEETING - WEDNESDAY, MARCH 20, 2013**

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, March 20, 2013 at 7:00 p.m. at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

**PLANNING COMMISSION MEMBERS PRESENT:**

Carol Thurber, Chairwoman

Dick Christie, Secretary

John Steimel, BOT Rep. to PC

Justin Dunaskiss, Vice-Chairman

Don Walker, PC Rep. to ZBA

Joe St. Henry, Commissioner

**PLANNING COMMISSION MEMBER ABSENT:**

Karyn Pennington, Commissioner

**CONSULTANTS PRESENT:**

R. Donald Wortman (Township Planner) of Carlisle/Wortman Associates, Inc.  
Tammy Girling, Planning/Zoning Coordinator

**OTHERS PRESENT:**

Brian Ottman

Raymond Wysocki

Phoebe Schutz

**1. OPEN MEETING**

Chairwoman Thurber called the regular meeting to order at 7:00 p.m.

**2. ROLL CALL**

Commissioner Pennington was absent.

**3. MINUTES**

Moved by Secretary Christie, supported by Vice-Chairman Dunaskiss to approve the March 6, 2013 regular meeting minutes and the March 6, 2013, PC-2013-03, Kroger Fuel Facility, Shops on Waldon Pond PUD Amendment Joint Public Hearing with the Board of Trustees minutes as presented. **Motion carried 6-0** (Pennington was absent).

**4. AGENDA REVIEW AND APPROVAL**

Moved by Vice-Chairman Dunaskiss, supported by Secretary Christie to approve the agenda as presented. **Motion carried 6-0** (Pennington was absent).

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

Public comments were heard.

**6. CONSENT AGENDA**

No items.

**7. NEW BUSINESS**

No items.

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES**  
**REGULAR MEETING - WEDNESDAY, MARCH 20, 2013**

---

**8. UNFINISHED BUSINESS**

**A. Discussion Regarding Possible Text Amendments to Zoning Ordinance No. 78:**

- 1. PC-2011-03, Text Amendment to Zoning Ordinance No. 78, Lapeer Road Overlay District**
- 2. Possible Consolidation of Non-Residential Zoning Districts**

Mr. R. Donald Wortman (Orion Township Planner) and Mr. Brian Ottman (Oxford Township Planner) of Carlisle/Wortman Associates, Inc., were present.

Planner Wortman gave a brief history of the Lapeer Road Overlay District.

Mr. Ottman commented that Oxford Township has many of the same issues, such as, varying lot sizes, a mixture of the light industrial to auto-related uses, contractor offices that sell things in the front of their offices, etc. Their Planning Commission identified in their recent Master Plan the creation of a mixed-use district. They are currently discussing what type of an actual zoning district it may become. They are looking at broadening the types of uses allowed and in coordination with one another. They are considering not only having a mixed-use district that would allow commercial and industrial, but also allowing residential. There are very similar characteristics between our two communities.

Planner Wortman overviewed their correspondence dated March 12, 2013 and the proposed text amendment language\* and commented that the Lapeer Road Overlay District would allow support commercial uses as a special land use in these zoning districts. Support commercial uses could include the following: 1)showrooms for kitchen and bath; 2)automotive accessories; 3)automobile dealerships; 4)equipment repair and sales; 5)banks; 6)restaurants and drive-through restaurants; and, 7)hotels and motels. The overlay and mixed-use zoning concept was originally identified in the adopted 2009 Orion Township Master Plan. In terms of a land use policy, it was recognized that industrial and office zones were too limiting and should include an appropriate array of commercial uses. He then presented a Power Point presentation, which overviewed the possible overlay zoning district and considered possible text amendments, which would include these new commercial uses. He also suggested adding new standards for Low-Impact Development (LID) and also Leadership Energy Environmental Design (LEED) standards for the entire Lapeer Road Overlay District. Design standards were included in the Gingellville Overlay District, which have already improved the area and will continue to as further development comes in. The design standards can include building design and placement, building materials and colors, landscaping, parking lots, etc. He believes that the Planning Commission should re-visit this and determine if we're still on track, then make a recommendation to the Board of Trustees. This would be a text and map amendment, then an administrative rezoning would have to go forward. If this is forwarded to the Board of Trustees, one of the questions to them would be, whether to go forward with this and actually apply for the rezoning. This would also require a public hearing. He then asked members whether they want to go forward with this.

Commissioner Steimel noted that the economy is still lagging and there is no new commercial development to speak of, but there is some residential development lately.

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES**  
**REGULAR MEETING - WEDNESDAY, MARCH 20, 2013**

---

Planner Wortman noted that he believes communities should focus more on the external aesthetics, as far as planning is concerned, than on inside. The design standards are extremely important here, especially on a key corridor to the Township like Lapeer Road.

Vice-Chairman Dunaskiss noted that he supports the idea of allowing a sales showroom and offices in the front of businesses.

Commissioner Steimel agreed that he, too, would like to re-visit this overlay district and design standards and update it to what the Township wants to see there now and in the future.

It was the consensus of members to request that the Board of Trustees authorize the Planning Commission to study this again and then report back to the Board of Trustees with revised text.

Planner Wortman noted that he would prepare a letter with a price proposal to Supervisor Barnett to request authorization.

Planner Wortman commented that the Township has 26 zoning districts and that many of the non-residential zoning districts could be consolidated into one district. For example, OP-1 and OP-2 could be consolidated into one OP zoning district, GB-1 and GB-2 to one GB zoning district, etc.

It was the consensus of members to request that the Board of Trustees authorize the Planning Commission to study consolidating many of the non-residential zoning districts as well as updating them and then report back to the Board of Trustees with revised text.

Planner Wortman noted that this would require zoning map changes as well.

Planner Wortman noted that he would prepare a letter with a price proposal to Supervisor Barnett to request authorization.

**9. PUBLIC COMMENTS**

None.

**10. COMMUNICATIONS**

Chairwoman Thurber commented regarding the upcoming Clinton River Watershed Council Annual Meeting information for April 11, 2013. She also commented regarding an email received from Mr. Raymond Wysocki, of 3460 Elmy Drive, dated March 18, 2013\*, in opposition to the proposed Kroger Fuel Facility at Shops on Waldon Pond PUD.

**11. COMMITTEE REPORTS**

Chairwoman Thurber commented that the Site Walk Committee will have a site walk on Tuesday, March 26, 2013 at 6:30 p.m. at the Laser Craft, LLC site at 151 Premier Drive.

**12. UPCOMING PUBLIC HEARING**

No public hearings are scheduled at this time.

**13. CHAIRWOMAN'S COMMENTS**

No further comments.

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES  
REGULAR MEETING - WEDNESDAY, MARCH 20, 2013

---

**14. COMMISSIONERS' COMMENTS**

Commissioner Walker commented that the University of Detroit Titans are playing today at 10:00 p.m. at Arizona State.

**15. ADJOURNMENT**

Moved by Secretary Christie, supported by Vice-Chairman Dunaskiss to adjourn at 8:04 p.m. **Motion carried 6-0** (Pennington was absent).

\* attachment