

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION
******* MINUTES *******
REGULAR MEETING - WEDNESDAY, APRIL 3, 2013

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, April 3, 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	Justin Dunaskiss, Vice-Chairman
Dick Christie, Secretary	Don Walker, PC Rep. to ZBA
John Steimel, BOT Rep. to PC	Joe St. Henry, Commissioner
Karyn Pennington, Commissioner	

CONSULTANTS PRESENT:

R. Donald Wortman (Township Planner) of Carlisle/Wortman Associates, Inc.
Jessica Katers (Township Engineer) of Orchard, Hiltz, & McCliment, Inc.

OTHERS PRESENT:

Neil Plante	Tom Griffin	Phoebe Schutz
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1. OPEN MEETING

Chairwoman Thurber 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 Vice-Chairman Dunaskiss to approve the March 20, 2013 regular meeting minutes as presented. **Motion carried 7-0.**

4. AGENDA REVIEW AND APPROVAL

Moved by Secretary Christie, supported by Vice-Chairman Dunaskiss to approve the agenda as presented. **Motion carried 7-0.**

5. BRIEF PUBLIC COMMENT - NON-AGENDA ITEMS ONLY

None.

6. CONSENT AGENDA

None.

7. NEW BUSINESS

A. PC-2013-06, Laser Craft, LLC Revised Site Plan, 151 Premier Drive

Mr. Neil Plante, of Livingston Engineering, 3300 S. Old U.S. 23, Brighton, Michigan 48114, and Mr. Tom Griffin, owner of Laser Craft, were present. They are proposing the addition of a roll-off dumpster enclosure and a pallet storage area. The dumpster would be used for scrap metal products to be stored and once a month it would be hauled off-site. The dumpster enclosure will have two bays and it will match the façade of the existing building. It will be 6-1/2 feet high and about 27 feet wide and 23 feet deep. In order to accomplish that they will have to remove six parking blocks to allow that

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maneuverability. The enclosure for the pallet storage will be at the parking area immediate to the building and the sidewalk area. That area is within a 45-foot wide Consumers Power easement and today Consumers Power informed us that they do not want this enclosure constructed within that easement. He then requested that commissioners consider approving the site plan the way it is and then the petitioner would work with the Township consultants to arrive at a solution to this and maybe they could come to a solution administratively.

Mr. R. Donald Wortman (Township Planner) of Carlisle/Wortman Associates, Inc., overviewed their Site Plan Review correspondence, dated March 25, 2013*. The site plans, as submitted, are in substantial compliance with the Township's ordinances. With certain adjustments and as long as they have a surplus of parking then certain modifications to site designs could be done and accommodate for the pallets and roll-off dumpster used for the scrap metal.

Ms. Jessica Katers (Township Engineer) of Orchard, Hiltz, & McCliment, Inc., overviewed their Site Plan Review correspondence, dated March 19, 2013*. The site plans, as submitted, are in substantial compliance with the Township's ordinances and engineering standards.

Commissioner Steimel commented that he is in favor of approving this plan tonight and the pallet storage area could be dealt with administratively.

Chairwoman Thurber inquired of the applicant whether that would be acceptable to them.

Mr. Plante replied, that would be acceptable to us, yes.

Moved by Secretary Christie, supported by Commissioner Steimel regarding case PC-2013-06, Laser Craft, LLC Revised Site Plan, located at 151 Premier Drive, **to grant site plan approval**, referencing plans date stamped received by the Township on March 19, 2013. Roll call vote was as follows: Walker, yes; St. Henry, yes; Dunaskiss, yes; Christie, yes; Steimel, yes; Pennington, yes; Thurber, yes. **Motion carried 7-0.**

8. UNFINISHED BUSINESS

None.

9. PUBLIC COMMENTS

None.

10. COMMUNICATIONS

Chairwoman Thurber commented regarding correspondence received from Clerk Shults, dated April 2, 2013, noting that the Board of Trustees scheduled their special meeting to be held on Wednesday, May 1, 2013 at 7:05 p.m. for the purpose of conducting a joint public hearing with the Planning Commission regarding case PC-2013-07, Orion Commons Planned Unit Development.

11. COMMITTEE REPORTS

Chairwoman Thurber commented that the Site Walk Committee had a site walk on Tuesday, March 26, 2013 at 6:30 p.m. at the Laser Craft, LLC site at 151 Premier Drive and that the report was included in this meeting packet.

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12. UPCOMING PUBLIC HEARING

- A. 05-01-13, PC-2013-07, Orion Commons PUD Joint Public Hearing with the Board of Trustees, at 7:05 p.m. The subject site is located on the southwest corner of Lapeer and Scripps Roads.

13. CHAIRWOMAN'S COMMENTS

Chairwoman Thurber noted that she is looking forward to utilizing the new Township website when it is ready for use.

14. COMMISSIONERS' COMMENTS

Commissioner Steimel noted that at their Monday, April 1, 2013 regular meeting, the Board of Trustees authorized Planner Wortman and the Planning Commission to reconsider draft amendments regarding the Lapeer Road Overlay Zoning District.

15. ADJOURNMENT

Moved by Secretary Christie, supported by Commissioner Pennington to adjourn at 7:17 p.m. **Motion carried 7-0.**

* Attachment