

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION

******* MINUTES *******

REGULAR MEETING - WEDNESDAY, JULY 17, 2013

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, July 17, 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	Don Walker, PC Rep. to ZBA
Karyn Pennington, Commissioner	

PLANNING COMMISSION MEMBERS ABSENT:

Justin Dunaskiss, Vice-Chairman	Joe St. Henry, Commissioner
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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:

Brad Greenfield	John Fenn	Mario Evangelista
Jim Otto	Bob Robertson	Phoebe Schutz

1. OPEN MEETING

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

2. ROLL CALL

Commissioner Steimel, Vice-Chairman Dunaskiss, and Commissioner St. Henry were absent.

3. MINUTES

Moved by Secretary Christie, supported by Commissioner Pennington to approve the June 19, 2013 regular meeting minutes as presented. **Motion carried 4-0** (Steimel, Dunaskiss, and St. Henry were absent).

4. AGENDA REVIEW AND APPROVAL

Moved by Secretary Christie, supported by Commissioner Pennington to approve the agenda as presented. **Motion carried 4-0** (Steimel, Dunaskiss, and St. Henry were absent).

5. BRIEF PUBLIC COMMENT - NON-AGENDA ITEMS ONLY

No comments.

6. CONSENT AGENDA

No items.

7. NEW BUSINESS

A. PC-2013-09, Greenfield Medical Village Site Plan, 1320 S. Lapeer Road

Mr. John Fenn, Sr., P.S., of Cassino Building and Development, 42732 Van Dyke Road, Sterling Heights, MI 48314, commented that Dr. Brad Greenfield, D.D.S., the proprietor and developer of this proposed project, and Mr. Mario

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Evangelista, the owner of Cassino Building and Development as well as the general contractor for this proposed project, are also here tonight with this case. He also commented that he is a professional surveyor in the State of Michigan. He then gave an overview of the history of the business as well as the site. He noted that they will completely demolish the existing building, driveways, curbs, gutters, asphalt paving, and the existing dumpster. The existing ingress/egress will also be removed and replaced. They have agreed with Mr. Jeffrey Horne, of the Michigan Department of Transportation (MDOT), to provide a connection drive to the south, which would be an internal connection drive and also to the north once the property to the north goes into a re-development.

Commissioner Steimel joined the meeting 7:07 p.m.

Mr. Fenn commented that Dr. Greenfield would like to build a second building on the site, but it is not a current planning issue. They are more than willing to comply with what the Township Planner and Township Engineer have to say on their comments.

Mr. R. Donald Wortman (Township Planner) of Carlisle/Wortman Associates, Inc., overviewed their Site Plan Review correspondence, dated July 9, 2013*. The site plan, as submitted, is in substantial compliance with the Zoning Ordinance No. 78. However, the following items should be addressed prior to final site plan approval: 1) Provide additional landscaping around the detention pond to meet greenbelt standards outlined in Section 27.05.A.4.a; and, 2) Indicate whether the proposed development is intended to be a condominium development. The petitioner could either plant the trees or provide a note on the plans indicating those trees are going to be there.

Secretary Christie inquired if they will be bringing in sewer and water to the second building's pad when the construction of the first building is going in.

Mr. Fenn replied that they're bringing the water main in because the Fire Department would like two hydrants in the rear of the building, but when it's determined exactly when the second building will be constructed, they will have to supply a sanitary sewer main to the back building.

Chairwoman Thurber inquired whether all the paving would be completed in Phase I.

Mr. Fenn replied that the paving and the landscaping will be completed, so when it's done it will just look like there's just a pad back there.

Mr. James Stevens, (Township Engineer) of Orchard, Hiltz, and McCliment, Inc., overviewed their Site Plan Review correspondence, dated July 3, 2013*. In their opinion, the site plan, as submitted, is insubstantial compliance with the Township's ordinances and engineering standards. They ask that site plan approval acknowledge the following: 1) The topographic survey should show existing detention pond topography and limits of woodland area as part of the existing site features, which includes location, size, and types of existing trees 4" and greater in caliper; 2) The applicant should provide current soil borings to ensure adequate storage volumes can be attained; and, 3) Any plans for phasing of construction shall be clearly indicated on future submittals.

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It is otherwise assumed that the proposed parking lot will be constructed in its entirety.

Chairwoman Thurber overviewed the Site Walk Report for this case, which was held on April 2, 2013 at 6:30 p.m.*

Chairwoman Thurber overviewed the Site Plan Review correspondence received from Mr. Jeff Horne, of MDOT, dated May 28, 2013*.

Chairwoman Thurber overviewed the Site Plan Review correspondence received from Mr. Glenn Appel, of the Water Resources Commissioner's (WRC) office, dated March 28, 2013*.

Chairwoman Thurber overviewed the Site Plan Review correspondence received from Mr. Bob Smith, Fire Chief, dated July 10, 2013, in which he had no objections*.

Chairwoman Thurber overviewed the Site Plan Review correspondence received from Mr. Bill Ireland, Township DPW Director, dated April 2, 2013, in which he had no objections. However, the existing building was connected to the sanitary sewer in 1988. If the existing sewer connection is going to be utilized for one of the buildings, the sewer line will need to be televised to ensure the condition of the sewer line. Those results will need to be provided to my office*.

Chairwoman Thurber inquired whether the existing safety path along Lapeer Road still in good condition or are there repairs that need to be made.

Mr. Fenn replied that it's in pretty good condition. When they remove the existing two driveways, they'll put the safety path in and then they'll do the cutting when they put the new driveway in.

Commissioner Steimel noted that there should be a time limit of when the second building (Phase II) would have to be completed. He also inquired whether the petitioner is going to record the easement, for the future as part of their final documents, to the north cross-access drive even though it is not going to be put in right now.

Mr. Fenn replied yes and that they will do all that is required for this project.

Planner Wortman noted that if the petitioner needs to remove some of the trees, if they feel that they are questionable, then they'll need to show new trees on the plans that border the property line.

Mr. Fenn commented that the condition of those trees is questionable and they are nothing anyone would want in their yard.

Planner Wortman noted that they will need to add two trees on the north side of the retention pond and two trees on the south side of the retention pond.

Moved by Secretary Christie, supported by Commissioner Steimel regarding case PC-2013-09, Greenfield Medical Village Site Plan, located at 1320 S. Lapeer Road, **to approve this site plan with the following conditions:** 1) that the

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Petitioner shall coordinate with the Michigan Department of Transportation (MDOT) to do the modification of the ingress/egress approaches off Lapeer Road; 2)that the petitioner shall provide additional landscaping around the detention pond to meet greenbelt standards outlined in Zoning Ordinance No. 78, Section 27.05.A.4.a,iii; 3)that the petitioner has agreed to keep the trees in place if they are in good condition or replace two trees on the north side of the detention pond and two trees on the south side of the detention pond; 4)the petitioner shall indicate on the plans what is included in Phase I and what is included in Phase II; and, 5)that the petitioner shall address the Township Engineer's (of Orchard, Hiltz, & McCliment, Inc.) comments in their site plan review letter, dated July 3, 2013. Roll call vote was as follows: Walker, yes; Christie, yes; Steimel, yes; Pennington, yes; Thurber, yes. **Motion carried 5-0** (Dunaskiss and St. Henry were absent).

B. PC-2013-15, Basketball America Sports Complex Site Plan, 257 W. Clarkston Road

Mr. Jim Otto, of Basketball America, 257 W. Clarkston Road, was present.

Mr. Bob Robertson commented that he and Mr. Scott Lusader had a plan about six months ago to try to improve baseball in Lake Orion. To work with Mr. Otto, to do this project, they feel it will be beneficial to the kids of Lake Orion and to the community. He then gave a brief overview of the site plan, which will include batting cages, pitching mound, and a pro shop that will sell baseball equipment and Detroit Tigers memorabilia.

Mr. R. Donald Wortman (Township Planner) of Carlisle/Wortman Associates, Inc., overviewed their Site Plan Review correspondence, dated July 11, 2013*. The applicant is proposing an 8,054-square foot addition to the existing indoor basketball facility for an indoor baseball training facility as well as some additional parking and landscaping. This is a permitted use in this REC-1 zoning district. He noted that they did find the plans in substantial compliance with the Township's ordinances, however, he recommends that the following items be satisfied by the Planning Commission before final site plan approval: 1)Provide additional information to verify correct parking calculation; 2)Provide two additional barrier-free spaces; 3)Revise landscape bed along Clarkston Road with shrubs and/or trees; 4)Provide required interior parking lot landscaping; 5)Provide light fixture detail and photometrics in accordance with Zoning Ordinance No. 78, Section 27.11.E; and, 6)Verify exterior to match existing.

Mr. James Stevens, (Township Engineer) of Orchard, Hiltz, and McCliment, Inc., overviewed their Site Plan Review correspondence, dated July 2, 2013*. In their opinion, the site plan, as submitted, is in substantial compliance with the Township's ordinances and engineering standards. They should address the following comments prior to submitting a soil erosion and sedimentation control application: 1)The existing sanitary sewer and water main leads shall be shown on the plans to ensure that the proposed trees are not located overtop of the existing leads; 2)A note shall be included in the plans stating that impervious pavement area is not being increased, therefore, no additional detention is required; and, 3)A soil erosion and sedimentation control plan shall be included in the plan set along with the Oakland County Water Resource Commission Soil Erosion and Sedimentation Control Details.

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Chairwoman Thurber overviewed the Site Walk Report for this case, which was held on July 2, 2013*.

Chairwoman Thurber overviewed the Site Plan Review correspondence received from Mr. Scott Sintkowski, PE, of the Road Commission for Oakland County (RCOC), dated July 9, 2013*.

Chairwoman Thurber overviewed the Site Plan Review correspondence received from Mr. Bill Ireland, Township DPW Director, dated July 3, 2013*.

Chairwoman Thurber overviewed the Site Plan Review correspondence received from Mr. Glenn Appel, PE, Chief Engineer, of the Water Resources Commissioner office, dated June 28, 2013*.

Chairwoman Thurber overviewed the Site Plan Review correspondence received from Mr. Bob Smith, Fire Chief, dated July 10, 2013*.

Commissioner Walker inquired how they're going to address matching the exterior and also the lighting.

Mr. Robertson noted that they will match the exterior as much as possible in a cream color. They will have the photometrics, but just didn't get them here in time.

Commissioner Steimel noted that he would prefer that the petitioner put additional landscaping around the outer edge of the site along Clarkston Road rather than to tear up the parking lot to add landscaping within the lot and suggested a couple of evergreen trees and maybe one Maple tree.

Moved by Commissioner Steimel, supported by Commissioner Pennington regarding case PC-2013-15, Basketball America Sports Complex Site Plan, located at 257 W. Clarkston Road, referencing plans date stamped received by the Township on June 26, 2013, **to approve with the following conditions:** 1)that the petitioner shall add a note to the plans that say no additional parking will be provided; 2)the petitioner shall add a note regarding the parking calculations, which we understand the information, but add the notes to the plans; 3)that the petitioner shall provide the Building Department with the detail of the lighting fixtures to be used on the side of the building; 4)in lieu of the additional interior parking lot landscaping, the petitioner shall add two to three trees, which should be indicated on the plans regarding what they are and where they'll be located, to the proposed landscaping beds along Clarkston Road. Roll call vote was as follows: Christie, yes; Steimel, yes; Pennington, yes; Walker, yes; Thurber, yes. **Motion carried 5-0** (Dunaskiss and St. Henry were absent).

C. Consider Cancelling the August 7, 2013 Planning Commission Regular Meeting

Discussion only. No action was taken.

8. UNFINISHED BUSINESS

No items.

9. PUBLIC COMMENTS

No comments were given.

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10. COMMUNICATIONS

Chairwoman Thurber noted that there will be a joint meeting with the Board of Trustees and the Zoning Board of Appeals on Wednesday, August 21, 2013 at 5:30 p.m.

Secretary Christie read aloud email correspondence, dated June 5, 2013, received from Dr. Gregory M. Nielsen, of 2489 Cedar Key Drive, in which he stated that he is in strong opposition to any further strip mall type of development along the Baldwin Road corridor. He also noted that he supposes that anything for money is what appears to be the most important*.

11. COMMITTEE REPORTS

None due at this time.

12. UPCOMING PUBLIC HEARING

No public hearings are scheduled at this time.

13. CHAIRWOMAN'S COMMENTS

None further.

14. COMMISSIONERS' COMMENTS

Commissioner Steimel noted regarding Dr. Nielsen's email, that he follows the ordinances on projects that he reviews.

15. ADJOURNMENT

Moved by Secretary Christie, supported by Commissioner Steimel to adjourn at 7:55 p.m.

* Attachment