

**CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES,
PLANNING COMMISSION, AND ZONING BOARD OF APPEALS
SPECIAL JOINT MEETING - WEDNESDAY, AUGUST 21, 2013**

The Charter Township of Orion Planning Commission held a special joint meeting with the Board of Trustees and the Zoning Board of Appeals on Wednesday, August 21, 2013 at 5:32 p.m. at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

TOWNSHIP BOARD MEMBERS PRESENT:

Chris Barnett, Supervisor	Mark Thurber, Treasurer
Mike Flood, Trustee, Rep. to ZBA	John Steimel, Trustee, Rep. to PC
Donni Steele, Trustee	

TOWNSHIP BOARD MEMBERS ABSENT:

Penny Shults, Clerk	Neal Porter, Trustee
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PLANNING COMMISSION MEMBERS PRESENT:

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

ZONING BOARD OF APPEALS MEMBERS PRESENT:

Dan Durham, Vice-Chairman	Don Walker, PC Rep. to ZBA
Mike Flood, Trustee, Rep. to ZBA	Mary Painter, Alternate Board Member
Lucy Koscierzynski, Board Member	

ZONING BOARD OF APPEALS MEMBERS ABSENT:

Loren Yaros, Chairman	Tony Cook, Alternate Board Member
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CONSULTANTS PRESENT:

R. Donald Wortman and Brian Oppmann (Township Planners) of Carlisle/Wortman Associates, Inc.
Jim Stevens and Jessica Katers (Township Engineers) of Orchard, Hiltz, & McCliment, Inc.
Tom Berger, Township Building Official
Tammy Girling, Township Zoning/Planning Administrator

OTHERS PRESENT:

Phoebe Schutz

Mr. Chris Barnett, Township Supervisor, called the joint special meeting to order at 5:32 p.m.

Ms. Phoebe Schutz, Recording Secretary, took roll call for all three boards.

Mr. R. Donald Wortman (Township Planner) of Carlisle/Wortman Associates, Inc., introduced Mr. Brian Oppmann who is also a planner from their firm. He then gave a Power Point presentation regarding: 1)Lapeer Road Overlay; 2)Combining zoning districts; 3)Temporary sales and open-air businesses; and, 4)Sign Ordinance No. 138 update. He noted that the Lapeer Road Overlay District was identified with the 2009 Master Plan Update. Regarding South Lapeer Road area, the land use trends and requests are no longer restricted to office/industrial. Current uses include: Church, Day care, Indoor

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Commercial Recreation, Restaurants, Auto dealerships, etc., which can be allowed as a special land use. He noted that many municipalities are allowing mixed uses. He asked for members' input whether or not to include large-scale retail design standards for "Big Box" buildings over 55,000 square feet.

Mr. Brian Oppmann noted that he is the Township Planner for the Charter Township of Oxford. He noted their plans for North Lapeer Road area and that they have the large-scale design standards.

Trustee Flood noted that he would be in favor of the large-scale design standards.

Supervisor Barnett inquired what everyone would think about allowing other uses in the industrial districts.

Members are in favor of it.

Commissioner St. Henry commented that the recreational uses in the industrial district have been very successful.

Supervisor Barnett noted that he would like to put more into the design standards.

PC Vice-Chairman Dunaskiss noted the importance of attracting good businesses.

Planner Wortman noted that good design standards will make better quality developments.

Treasurer Thurber suggested including more design standards for the entranceways of developments.

ZBA Board Member Painter noted her concern of not allowing a business on a lot that is too small for the building.

ZBA Vice-Chairman Durham noted that he is in support of the design standards and noted the importance of carefully considering the standards to avoid companies from having to go to the ZBA to get a variance.

Trustee Steele inquired whether any of this would adversely impact residents in that area.

Supervisor Barnett and Planner Wortman replied that it would not.

Mr. Jim Stevens (Township Engineer) of Orchard, Hiltz, & McCliment, Inc., suggested limiting certain uses from being located next to an inappropriate use.

Planner Wortman noted that, that can be accomplished through the special land use process.

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PC Chairwoman Thurber suggested allowing hotels and motels for this area.

Planner Wortman noted that the height limit has already been adjusted to 50 feet.

Mr. Tom Berger, Building Official, commented regarding the Township's new water tower and that it is going to help the Township resolve many problems.

Engineer Stevens overviewed the water and sewer capacities in the district.

Planner Wortman then commented regarding Zoning District Consolidation. There are currently 26 zoning districts. Consolidating them would simplify the zoning map and zoning ordinance as well as eliminate district overlap and redundancy. The following zoning districts and others may be considered for consolidation: OP-1, OP-2, RB-1, RB-2, RB-3, GB-1, GB-2, LI-1, and LI-2.

Mr. Berger commented that he agrees that we only need one category of each zoning district along with flexibility.

Trustee Steimel agreed.

Planner Wortman commented that this should only be done with the non-residential zoning districts.

PC Chairwoman Thurber suggested that neatening it up will make the zoning ordinance much more user-friendly.

Planner Wortman commented that the Lapeer Road Overlay District is pretty much done other than tweaking the design standards.

PC Commissioner Walker agreed that there are too many zoning districts and noted that consolidation of them will also make the sign ordinance more user-friendly.

Supervisor Barnett commented regarding the importance of getting current and getting the updates done soon.

ZBA Vice-Chairman Durham noted that they need to be cautious about blanket removals of uses in the zoning districts to avoid unintended consequences.

Treasurer Thurber inquired whether they can successfully consolidate the zoning districts and still maintain the standards that we currently have.

Ms. Tammy Girling, Zoning/Planning Administrator, noted that the special land use process can assist with that.

Mr. Berger noted the importance of reviewing all of the information to streamline the various zoning districts criteria to be more user-friendly.

Supervisor Barnett commented that this will be scheduled on the next Planning Commission agenda. He then commented regarding temporary sales and open-air businesses, especially fireworks sales. These temporary businesses

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actually hurt our Township and take away business from our permanent tax-paying local businesses and it needs to be reviewed. He also noted that the fee schedule needs to be reviewed.

Mr. Berger commented regarding the costs to the Township caused from the temporary sales and open-air businesses, including Township ordinance enforcement, Township code enforcement, local law enforcement, the fire department, etc.

PC Secretary Christie suggested requiring a bond guarantee to cover those expenses.

ZBA Vice-Chairman Durham suggested doing away with the Administrative Review for temporary sales that is currently allowing renewal without a review by the ZBA.

Treasurer Thurber suggested having different rules for non-profit organizations.

Mr. Berger noted that temporary sales were originally intended for local residents that grew produce or trees, etc. at their homes to be able to sell them out by the roadside, not for retail sales.

Supervisor Barnett commented that the sign ordinance also needs to be updated.

Trustee Steimel noted that he has been working on various issues to be revised in the sign ordinance.

PC Commissioner Walker commented that he is selling Baby Dragon tickets for the Dragon-on-the-Lake event.

Supervisor Barnett encouraged all to come to the Dragon-on-the-Lake event.

All agreed that this was a good meeting and was much needed.

Supervisor Barnett commented that the new fire station will be located on Giddings Road. He also encouraged all to attend the MAP Annual Conference, October 2-4, 2013 in Kalamazoo.

Moved by PC Chairwoman Thurber, supported by Trustee Flood to adjourn at 7:38 p.m. Motion carried unanimously.

* Attachment