

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION
******* MINUTES *******
REGULAR MEETING - WEDNESDAY, SEPTEMBER 4, 2013

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, September 4, 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 | 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.
Tammy Girling, Zoning/Planning Administrator

OTHERS PRESENT:

Phoebe Schutz

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 08-07-13, Regular Meeting Minutes and the 08-21-13, Board of Trustees, Planning Commission, and Zoning Board of Appeals Special Joint 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

No members of the public were present.

6. CONSENT AGENDA

No items.

7. NEW BUSINESS

No items.

8. UNFINISHED BUSINESS

A. PC-2011-03, Text Amendment to Zoning Ordinance No. 78, Lapeer Road Overlay District

Mr. R. Donald Wortman (Township Planner) of Carlisle/Wortman Associates, Inc., overviewed their correspondence, dated August 27, 2013*. The overlay zone will allow support commercial uses as a special land use in these zoning districts, such as, 1)showrooms for kitchen and bath; 2)automotive

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
REGULAR MEETING - WEDNESDAY, SEPTEMBER 4, 2013

accessories; 3)automobile dealerships; 4)equipment repair and sales; 5)banks; 6)restaurants and drive-through restaurants; and, 7)hotels and motels. There was recognition by the Planning Commission and the Board of Trustees that a mix of uses might be appropriate for the southern portion of Lapeer Road as evidenced by the Kensington Church and the recent conditional zoning for the area near the Chrysler marshalling yard. In terms of land use policy, it is believed that industrial and office zones were too limiting and should include an appropriate array of commercial uses. He also presented a preliminary outline of design standards, which could be considered for the South Lapeer Road Overlay District. The standards will emphasize quality landscaping and architectural treatment. Some other support commercial uses would be mini-warehouses, churches, and auto repair and collision, which would be in the OP-2, GB-2, and the LI-1. Also, veterinary clinics and pet boarding would be in the LI-2 and the IP. So, there is a little bit of distinction. They aren't all uniform.

Commissioner Steimel inquired whether an applicant for this could have a review administratively or in a pre-app conference.

Planner Wortman commented that during a pre-app conference, they could determine eligibility to apply for a special land use for a support commercial use in this overlay district.

Commissioner Steimel agreed and noted that a form could be created to document the information.

Planner Wortman suggested placing the Lapeer Road Overlay District and the Gingellville Overlay District in the same chapter within the zoning ordinance to make it more user-friendly.

Members briefly discussed setbacks for the overlay district.

Commissioner Steimel commented that the businesses on Lapeer Road should have the larger setbacks and more enhanced landscaping, but the businesses that are located back in the industrial parks, don't need that large of a front yard setback.

Planner Wortman noted that one of the purposes for front yard setbacks is for sight visibility and when cars are coming out of the driveway, you want to make sure that the building isn't right on top of the sidewalk, so that you can see people on the sidewalk and in the street. Another purpose is for fire safety for having room all around the building for access. Another reason is that it would allow more room for more landscaping.

Planner Wortman and members agreed to change the front yard setback from 100 feet to 50 feet.

Planner Wortman and members discussed the rights-of-way and Planner Wortman commented that he will bring those numbers to the next meeting when this is on the agenda.

Chairwoman Thurber suggested that members take a drive through the industrial park and envision the buildings with the different setbacks to get a better idea of which would be best.

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
REGULAR MEETING - WEDNESDAY, SEPTEMBER 4, 2013

Planner Wortman noted that they have all agreed tonight that all zoning districts within the Lapeer Road Overlay District will have the 50-foot front yard setback. He will bring right-of-way maps to use at the next meeting.

Secretary Christie commented that he feels strongly about requiring heavy screening.

Planner Wortman noted, as far as design standards, we currently have a 20-foot wide landscape greenbelt for all zoning districts, as well as one tree for every 30 lineal feet, found in Section 27.05. A few years ago we added a hedge, wall, berm, or decorative metal fence to screen parking. All those are currently in the zoning ordinance. Some new design standards we may want to consider are additional landscape requirements for shrubs and trees. We may want to go from 30 feet apart to 25 feet. We can also add a requirement for shrubs. We could also encourage, not require, a percentage of additional parking in the rear and side yards to try to get the parking out of the front yard. Other standards could be high-quality building materials; making sure there's architectural interest using building modules; building facades greater than 100 feet in length shall incorporate recesses, projections, and windows; the primary building entrances shall be clearly defined and recessed or framed by sheltering elements such as an awning, arcade, or portico; screening the rooftop mechanical equipment; and, since every building is not exactly the same, the Planning Commission should be allowed to waive or modify design standards as appropriate.

Commissioner Walker noted that additional trees and shrubs do make a much better view of the sites.

Secretary Christie would like to see more irrigated landscape islands in the parking lots.

Chairwoman Thurber and Commissioner Steimel both questioned whether industrial businesses that are not on a major thoroughfare should be required to have extra landscaping in the side yards and back yards, unless it abuts a different use.

Planner Wortman noted that he will do a draft incorporating the rights-of-way and the landscaping in relation to that for review at the next meeting that it is on the agenda.

B. Text Amendment to Zoning Ordinance No. 78, Zoning Ordinance Consolidation

Mr. R. Donald Wortman (Township Planner) of Carlisle/Wortman Associates, Inc. overviewed their correspondence, dated August 28, 2013* and attached charts regarding consolidating the zoning districts, OP-1 and OP-2, RB-1, RB-2, and RB-3, GB-1 and GB-2, LI-1 and LI-2*. He noted that they need to be careful to not create unintended consequences.

After discussion, members agreed to consolidate OP-1 and OP-2 into OP.

After discussion regarding RB-1,2,3, members agreed that pet boarding for overnight stays should be a special land use, but just walk-in pet grooming would not require it.

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
REGULAR MEETING - WEDNESDAY, SEPTEMBER 4, 2013

Members also agreed that any permitted use in this district that has extended hours and/or a drive-through should be a special land use.

Commissioner Steimel suggested that temporary use permits and open-air businesses text should only be in their own individual section rather than including it in every zoning district text.

Members will review further, at their next meeting on this, whether the RB-3 zoning districts should be combined into one district since they have varying setbacks.

Planner Wortman noted regarding the GB zoning is that the Preamble and Intent is a bit different. GB-1 is auto dependent business and services with higher traffic volumes. GB-2 is regional businesses serving Orion and outside areas, which is more intensive and traffic oriented, but the uses are pretty similar.

Chairwoman Thurber and Commissioner Steimel requested to discuss CB as well.

Planner Wortman noted that he hadn't included CB, because CB is pretty much large-scale retail.

Commissioner Steimel inquired what the differences are between GB and CB.

Planner Wortman commented that CB would be like a Kmart and Baldwin Commons.

Planner Wortman and members agreed to combine GB-1, GB-2, and CB all into one zoning district and call it CB.

Planner Wortman noted that the last point is for LI-1 and LI-2 and under the preamble the intent was for the storage of large vehicles and construction equipment. Whereas, the LI-2 the intent was for warehousing, light manufacturing, fabricating, and wholesaling, so that is the distinction between LI-1 and LI-2. He then commented that with proper controls, if you have language that states that a contractor's storage yard is a special land use and that it has to be screened from any view of the public road right-of-way or views from adjoining residential areas, then that would accomplish a lot. With proper screening, it's not that much different than the LI-2.

Commissioner Walker commented that the LI is one category that he is hesitant about the merger. The two preambles don't necessarily come together like the other ones.

Chairwoman Thurber suggested reviewing the permitted uses in the IP versus the LI-2, because they're very similar. Many are repetitive.

Planner Wortman noted that this will require a map change as well. Fortunately, we don't have to do individual public notifications since it involves more than eleven parcels.

Commissioner Steimel noted the importance of moving carefully on this and they may have to write some things in for special areas, for example, in LI there's a piece of LI way up in the northwest section of the Township. If there are things now that we're allowing in LI that we would never allow

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
REGULAR MEETING - WEDNESDAY, SEPTEMBER 4, 2013

there now, so we might as well let them know now. So, we may have to identify some areas. I don't know if that's possible, but we'll have to look. Maybe it could be designated by using a footnote.

Planner Wortman noted that he will make a chart that will include the IP for review the next time they meet on this subject.

9. PUBLIC COMMENTS

No members of the public were present.

10. COMMUNICATIONS

None further for discussion.

11. COMMITTEE REPORTS

There are no committee reports due at this time.

12. UPCOMING PUBLIC HEARING

Public Hearing scheduled on Wednesday, September 18, 2013 at 7:05 p.m.:
PC-2013-17, Clark-Orion, Inc. Gas Station Special Land Use, 3865 S. Baldwin Road, Sidwell #09-29-326-016.

13. CHAIRWOMAN'S COMMENTS

Chairwoman Thurber thanked members and noted that tonight's discussions were very productive.

14. COMMISSIONERS' COMMENTS

Commissioner Pennington commented that the Dragon Race was a lot of fun and encouraged members to attend next year.

Commissioner Steimel agreed and also noted that there are many projects coming up for the Township.

Ms. Tammy Girling, Zoning/Planning Administrator, announced that Ms. Carla Nettle, Planning and Zoning Coordinator, will start working for the Township tomorrow.

15. ADJOURNMENT

Moved by Commissioner Pennington, supported by Commissioner Steimel to adjourn the meeting at 8:40 p.m. **Motion carried unanimously.**

*Attachment