

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2017-01, GREGORY MEADOWS PLANNED UNIT DEVELOPMENT (PUD)
ELIGIBILITY AND CONCEPT PLAN
JOINT PUBLIC HEARING WITH THE BOARD OF TRUSTEES
WEDNESDAY, JANUARY 4, 2017**

The Charter Township of Orion Planning Commission held a joint public hearing with the Board of Trustees on Wednesday, January 4, 2017 at 7:05pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Justin Dunaskiss, Vice Chairman	Don Gross, Commissioner
Joe St. Henry, Secretary	Rob Zielinski, Commissioner
John Steimel, BOT Rep.	Neal Porter, Commissioner
Don Walker, PC Rep. to ZBA	

PLANNING COMMISSION MEMBERS ABSENT:

None

BOARD OF TRUSTEE MEMBERS PRESENT:

Chris Barnett, Township Supervisor	Brian Birney, Trustee
Donni Steele, Treasurer	Ron Sliwinski, Trustee
Mike Flood, Trustee	

BOARD OF TRUSTEE MEMBERS ABSENT:

Penny Shults, Township Clerk; absent with notice

CONSULTANTS PRESENT:

Doug Lewan (Township Planner) of Carlisle/Wortman Associates, Inc.
Jim Stevens (Township Engineer) of OHM Advisors
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:

Patty Kodulski	Maria Lupu	Martin Kaufman	Deborah Peterson
Scott Kodulski	Herman Ruple	Denise Kaufman	Fred Rubarth
Rob Filarecki	Matthew Rama	Margaret Chaffee	Paul Raona
Shannon Filarecki	Alicia Wilcutts	Raymond Wysocki	Patricia Szymanski
Eric Wroby	Ron Wilcutts	Terry Ball	Gerald Szymanski
Matt Knoth	Mike Thompson	Matthew Cross	Jim Vigne
Joseph Peterson	Lawrence Smith	Dan Edwards & Family	John Tucker
Linda Rubarth	Duane Smith	Eugene Caverly	Lisa Tucker
Darren Di Petta	Sandra Parker	Heather Bielecki	Daniel Haffner
Damien Victory	Sharon Hills	Jim Bielecki	Judy Haffner
Kevin Newby	Jay Hills	Kim Meerley	Alex Pollack
Cara Newby	Bryan Youngpeter	David Dedvukos	Angela DeBrincat
Joe Fornwall	Carol Youngpeter	Don Hickmott	Jerry DeMott
Grant Fodor	Dave Romps	James Oliver	Christina Belonger
James Burt	Lori Lynch	Jeremy Dean	Todd Mack
Carol Thurber	Bobby Adler	Jim Colvin	Wendy Wroby
Adrienne Hassberger	Michael Stark	Mario Rosini	Birgit McQuiston
Ty Williams	Brian Brodsky	Shylah Rosini	Al Daisley
Jill Williams	Christina Dutton	Roberta Meyer	Rick Knoth
Shane Majesky	Jay Dutton	Ron Yang	Lynn Harrison
Cathy Goodell	Mark Jones		

Vice Chairman Dunaskiss invited the applicant to make a presentation.

Mr. Michael Furnari, the applicant, explained that his proposal is designed with the idea of providing single family detached homes in a neighborhood setting on one of a very few remaining parcels in the Township appropriate for such a use. The proposed community is intended to attract families with school aged children to add to the faltering enrollment of the Orion Township School District.

Mr. Furnari felt that the community benefit of this proposal is that he will pave and reconstruct approximately 3,600 ft. of Gregory Road - from Baldwin Road to the site. He believed this would rehabilitate what continues to be an undesirable, unsafe, stretch of Gregory Road. Extension of water service to the site will also accommodate Township services to the surrounding area for the future. Also, this residential development will economically support the nearby Gingellville redevelopment effort as contemplated on the Township's Future Land Use Plan.

Mr. Furnari indicated in his computer presentation that the development is approximately 3,600 ft. from the Baldwin Road corridor and as everyone should be aware, Baldwin Road will be widened to approximately 4 lanes. He also noted the proximity of the development to the I-75 interchange. In the Master Plan it states that "Greater density is planned for areas with immediate access to major thoroughfares; higher density should be planned for areas immediately adjacent to major north-south corridors;...". He commented he believes Baldwin Road is currently and will be a north-south corridor.

As depicted in his presentation, the development will have similar type compatible sized lots as the subdivisions to the north, Westlyn Homes and Rolling Meadows; and to the south, Morgan Pines.

Mr. Furnari showed the plans he presented at a Township pre-application meeting that depicted 172 lots. He also held a town hall meeting with residents to inform them that changes would be coming to this area. He received feedback from some of the residents who had concerns about water/sewer coming down Sherstone, the condition of Gregory Road, and with traffic and the density count. He therefore altered the sewer and water proposal to come down Gregory Road instead of Sherstone. He also notified the residents that in the PUD, the major community benefit will be the redoing of Gregory Road to the site.

Regarding the traffic concern generated by the density - residents believed traffic would be intensified on Gregory Road and Baldwin Road. Included with the application was a traffic study which indicated that the development would not change the level of service (LOS) of the intersection of Gregory Road with the installation of the round-about.

Mr. Furnari reiterated that originally he proposed a 172 lots but after listening to residents, reduced that to 167 lots. Lot sizes currently desired for housing in the 2,500 to 3,200 sq. ft. range is what is market driven today. Lots large enough for backyard activities yet still maintenance appropriate for busy families. The home prices will range between high \$300,000 to \$400,000. Mr. Furnari showed a curbside portrait of the entranceway to the development. It is proposed to have wing walls, a brick entrance boulevard with a split rail fence to give it a rural feel.

Mr. Furnari explained the four major community benefits this project would bring:

1. The rehabilitation of Gregory Road to a safe and sound condition,
 2. the extension of water along Gregory Road for residents to hook up to,
 3. the support of the Gingellville economic redevelopment, and
 4. the positive impact it would have on Orion Township's school enrollment and its financial support.
- Mr. Furnari noted the letter from the School District's Superintendent who was in support of the development and felt that family housing would be good in this location.

Mr. Furnari handed out some color renderings* of housing he foresees for this development he saw in other communities with similar lot sizes. This was the conclusion of Mr. Furnari's presentation.

Vice Chairman Dunaskiss asked the Board of Trustees if they had any comments or questions at this time? They did not.

Don Hickmott, 3731 Gregory Road, next to the proposed site. It was his opinion that the rezoning request has no comparison to the existing zoning and should be denied. He was involved when the property was sold by the district court and was assured by the real estate agents that all bidders knew that the property was zoned SF – 1 house per 2½ acres and should only pay an amount commensurating that zoning. The developer paid just over \$1 million for it or about \$15,000 per acre. It was Mr. Hickmott's opinion that this proposal was the developer's "Hail Mary throw to the end zone to achieve R-3 zoning". He asked if the developer could provide an SE plan which is the Future Land Use designation for the site? He noted there are several encumbrances to the property such as trees, hills, valleys and Gregory Road. The developer's solution to the trees is to cut almost all of them down. To accommodate the city sewers, the developer likely plans to level the hills and valleys, is that his plan? One of the biggest problems Mr. Hickmott heard about the property is that it had sandy ground, he believes sandy ground is good for septic fields. The developer should explore having septic fields and wells instead of bringing in sewer and water and then wouldn't have to level the ground or cut down all the trees and would save Township fees of \$5,200 to \$7,500 per home as well as the expense of running the lines down from Baldwin Road. Mr. Hickmott noted that down the road from this location is a forthcoming proposal for 1.5 to 2.5 acre parcels, that developer believes there is a market for those size lots – that should be the market here.

Adrienne Hassberger, 3758 Morgan, read from Zoning Ordinance #78 where the Suburban Farms preamble reads that "the District is to provide open land for continued agricultural and residential use of a semi-rural character. Is to protect and stabilize the essential characteristics of these areas in order to promote and encourage suitable environments for low density family life and to preserve the semi-rural character of the Township." Ms. Hassberger noted that she moved here due to the rural nature of the community and yet still be in the proximity of several large cities for employment; she wanted to live in the country and have acreage and horses. Since moving in, Great Lakes Crossing was built and the erosion of the rural nature still continues to diminish. Strip malls, fast food restaurants and big box stores continue to populate the area, new condos, luxury apartments and more subdivisions are being built adding more and more people to the already congested community. Orion Township, "Where Living is a Vacation" has turned into "Where Living is a Wide Awake Traffic Nightmare". Roads are severely congested. It is difficult to exit Morgan Road onto Baldwin due to traffic especially during the morning rush and on weekends due to shopping traffic; returning home on the evening commute is even worse. Neighborhood roads are already in poor shape as the developer mentioned. He is going to fix a portion of Gregory Road, what about the rest of the area? This will only increase and get worse as more and more residents are added to the community and use the neighborhood to avoid Baldwin Road when construction starts. Ms. Hassberger commented that they already have water drain issues that have not been addressed – a result of adding another subdivision in the area. Another subdivision will further stress infrastructure, or lack thereof. Ms. Hassberger also talked about the wildlife in the area, what will happen to it? Ms. Hassberger said she has a horse on her property and concerned that new residents will complain about the nature of horse keeping. She noted that her property will butt up to the development and will have to incur the expense of putting up a fence to keep children, dogs, etc. out because of potential liability. Ms. Hassberger objects to the proposed development.

Frederick Rubarth, 4137 Gregory, commented he is opposed to the rezoning and believes the current zoning should stay in affect. He noted that he was not able to rezone his property for his benefit and therefore this would be an issue of fairness. Mr. Rubarth lives west of the property and would not benefit from the section of Gregory Road Mr. Furnari will be improving however would suffer from the added traffic and noise. Mr. Rubarth was also concerned about water runoff. The wetlands to the west, if overrun, would likely swamp his property. The area does not seem to need more housing and there are plenty of other incomplete developments in the area and spoke of the property at Maybe and Baldwin. Mr. Rubarth

was concerned the development would negatively affect his property value; that the increase in population could bring more trouble – who would pay for the extra police support? The existing roadways are currently overburden however does not agree that improvements to Gregory Road would be a community benefit or incentive. He too would have to put up a fence and worry about trespassing. He would not receive any benefit from this project at all.

Brian Brodsky, 3640 Gregory Road, was opposed. His biggest concern would be the increase in traffic which would only be on Gregory Road but on Rohr, Morgan, Maybee and Baldwin roads as well. Regarding improvements to Gregory Rod – with the increased traffic, the road will deteriorate quicker and will need to be maintained more often. Because Gregory Road is hilly and there is a lot of hidden driveways, the increased traffic will cause more accidents. Regarding bringing in water and sewer as a benefit – many of the residents do not want this because they would be forced to hook up if their wells or septic fail.

Joseph Peterson, 3501 Gregory Road, was concerned about traffic and with the round-about going in at the end of Gregory and Baldwin – wait times to get out onto Baldwin will be longer. Mr. Peterson noted a section in Ordinance #78, Architectural and Site Design Elements, – residential façades should not be dominated by garages. Everything Mr. Furnari presented had a garage in the front. He is opposed to the project.

Jack Shader commented he recently moved to Lake Orion, was a retired dentist and familiar with construction and development. He noted that the members of both Boards are charged with what kind of community this will be for its residents. This property is planned for 28 homes and if changed to allow 167 homes – it will fundamentally change the type of community this is. Mr. Shader said after looking at some of the homes being proposed which were large and nice looking, he would like to see the plat those will be on. Setbacks will need to be 10-15 ft. to put homes like that in. People who want homes like that generally don't want a tiny lot. It was his opinion those homes are not a good connection for the size lots the developer is proposing. He would not be opposed to a compromise. Clear cutting 5,200 trees, according to a letter he received, and leaving 81 will create a mess. Mr. Shader spoke about the proposed round-about at Baldwin and Gregory and believes that having a light there would better aide traffic flow. In his opinion, this area is far overdone and would like to see the Boards look long and hard at this, this is much too large and dense.

Carol Thurber, owner of a nearby vacant parcel, commented that the developer has to meet six eligibility criteria. The recognizable benefits have been discussed. Extending water and sewer really doesn't do much good to people who already have working wells and septic, it would really only benefit this development. Enrollment to the schools would be about 250 students however if the parcel was developed as Master Planned, SE, it would be about an additional 105 students. For about a 1.8% increase in enrollment, she did not believe it was that much of a benefit. As it is zoned it can yield about 20 lots and with an SE it could be about 47 to 70 lots, the developer is asking for 8x what can be permitted by zoning and about 3x what can be permitted by Master Plan. Ms. Thurber spoke about the guaranteed open space, it is only showing 6.1% and the requirement is 15% - that clearly hasn't been met. The plan submitted clearly doesn't meet 4 of the 6 eligibility criteria. Ms. Thurber commented that even though the traffic study indicates that the intersection will operate at level of service A at Baldwin and Gregory, traffic will still be doubled on Gregory from 99 to 228 in the morning and from 115 to 285 in the evening. The last item she mentioned was the landmark trees on the site. According to section 27.12 landmark trees shall be removed only with a permit and must be replaced on a per caliber inch basis. There is 82 landmark trees on the site and according to the plan, all of them are indicated to be removed. That adequate to about 1,800 to 2,100 caliber inches of trees that would have to be put back. It was her opinion that the Master Plan is an important document, she is not anti-development and believes in developer's rights. She took her job on the Planning Commission very seriously and cares deeply about the roots of the Township. We all applaud the diversity and single family options in the Township and agree that areas that currently zoned and Master Planned as low density must remain that way. Many people who live in or move to Orion Township do so to enjoy larger parcels of land yet still be close to expressways, shopping

and the likes we all love. She believed that his parcel can and should be developed however more in conformance with the Master Plan and the Zoning Ordinance.

Shannon Filarecki, 3894 Westlyn Drive, commented the density is well in excess of anything that is currently zoned or that was every Master Planned for – the Township should not be considering something that is 8x the density. She said she is not against development and would be willing to support something greater than that of Suburban Estates however some consideration needs to be made towards what's being proposed as the "benefits" to the Township. Ms. Filarecki commented that Gregory Road is a paved local road and in accordance with ACT 51, any improvements have to be paid for in part by the municipality. This municipality has not set aside any dollars to maintain local roads, they are falling apart. The proposed improvement of 3,600 ft. doesn't fully cover the extent of the problem on Gregory Road. Approximately 600 ft. east of the area where they are proposing to end is where the wetland crosses the road and is down to gravel. It is a series of pot holes and in the spring cold patch disappears and leaves ruts 6" to 8" deep - and they are looking to triple that traffic. Regarding adding water and sanitary sewer, she agreed that would not benefit to local residents if they already have active septic and wells. However she does see it as a burden on the Township it would have to put in a pump station that would have to be maintained, will have electric bills and controls that need to be continually updated. Additionally, when that out lets into a gravity sewer, it will produce hydrogen sulfide gas which will require chemical treatments. Ms. Filarecki said she did not have a problem with the development of the property in accordance with the zoning ordinance or with the planned future zoning and would consider a higher density as long as there is consideration given to what the cost will be to improve Gregory Road. Her biggest fear was that the developer will get into this and find out that he can't get 167 homes because on the site because he doesn't meet open space and hasn't accounted for any issues with stormwater drainage, the retention basin or other right-of-way issues that will impact this development. Once Mr. Furnari realizes how much land will be taken up, we could see smaller lots – right now they are smaller than anything else out there. She suggested that the Board postpone this and ask the developer to come up with something slightly less dense.

Matthew Cross, 4350 Gregory Road, at the corner of Gregory and Rohr roads. He commented that most of the comments have been regarding the Baldwin Road corridor, his concern was about all the people that use Rohr Road and Gregory Road to bypass Baldwin or take Maybee Road into Clarkston. There is no proposed benefit to the Rohr/Gregory intersection or the stretch from Gregory to Maybee roads. He would hate to see traffic doubled at the Gregory/Rohr intersection which has not been considered in this proposal. He also believes there needs to be improvements beyond just the re-pavement of Gregory. He and his family are not comfortable walking on Gregory Road because of the speed of cars, it is too dangerous. Doubling the traffic will destroy any chance of them enjoying the neighborhood beyond their own lot.

Linda Rubarth, 4137 Gregory Road, is opposed to the development; agrees with all the previous comments. She also noted that one of the biggest benefits the developer is proposing is improvements to Gregory Road. She pointed out there was a complaint against the developer on a development he did in Birmingham where he was going to redo a road and never did. She said the whole plan needs to be looked at again, many of them like the additional land and the reason why they move to Lake Orion. Is this a smart choice for Lake Orion? She does not believe so.

Michael Stark, 4423 Homesite, noted the reason he moved to Lake Orion was to get away from congestion and "citified" living. It appears this proposal will change the rural feel into a city feel. He pointed to a picture of one of the homes and noted although it is beautiful, all of the trees depicted in the background will be gone. He commented that if everyone lived on a manicured lawn, all of the wildlife would be gone, there won't be any place for them to live. He asked that as citizens of the community, to try and maintain the rural nature and make the development smaller. He concurred with the comment about people flying through that area to get to Clarkston to avoid Baldwin Road. He asked that the developer scale back the plan.

Dana Bramble, 3415 Gregory Road, commented that she echoes all of the sentiments expressed thus far. She asked should this development move forward is there any plan to develop shoulders or sidewalks along Gregory Road? Although she does not live near the development, the increased traffic would affect her day-to-day life. She was also concerned about the proposed sewers, how will that be managed and what will happen to the drainage? Will any land need to be acquired from them in order to create drainage ditches? She also asked about the timing, will they be tearing up Gregory Road at the same time Baldwin Road is torn up?

Grant Fodor has land that abuts on the western border of the development. He commented the density being proposed is a big concern. The community benefit of paving Gregory Road is great except if you don't live on that section. He also said not to forget about Rohr and Morgan roads, with the development there will be about 380 more cars (167 x 2.28) that will be traveling up and down the roads and they will not just stay on the 3,600 ft. stretch of improvement. Mr. Fodor asked how many units will have to be sold before construction starts or is there a certain number of units that have to be pre-sold? He doesn't want to see half a subdivision built, he referred again to the parcel at Baldwin Road and Maybee Road. If this property is cleared, what type of guarantee do citizens have that here will be a subdivision at the end of this?

Mario Rosini, 3890 Gregory Road, commented that as far as improving Gregory Road, the developer will have to repave it anyway; he believes with that density, the road commission will make him repave it. Also Mr. Rosini believed the road will be destroyed during construction of the development and that bus stops will become dangerous during construction. Regarding wildlife – the developer is going clear cut that whole area, where will the wildlife go? Regarding storm drains and the water shed - concrete and asphalt is impervious surfaces, a lot of water and fertilizer, wherever this all goes, will probably end up in the water table which will affect wells. Regarding property values and taxes - after speaking to several residents, nobody cared about the possibility of property values going up because of updated homes in the area. No one will want to buy 4 acres of property and look across the street and see all the lights and hear all the noise from that subdivision. He believes that all that will happen is higher taxes. There are a lot of activities in this area and the reason why he moved here. Some of the people he talked to are considering leaving because of this type of density. If this is allowed now, more will continue. He understands development is the future and will happen and hopes the Boards considers the Master Plan and the Future Land Use plan, 1½ acre lots would be more reasonable and acceptable; a huge difference from 167 homes. If developed as planned, Mr. Rosini asked that there be a more natural border, a berm on street side with some assurance that the berm will be an appropriate height. He would like the developer held to a high bond to ensure the project will be completed, that he stays true to his word and in accordance with Township approval. However he is opposed to it and would not like to see it happen and would like the Township to buy it and kept it as a preserve.

Mike Thompson, 3979 Westlyn, asked about the benefits to the community. There were 4 listed, he saw none. He commented that the Master Plan is a very good document, he has read it, it is loaded with great information and was well thought out. Section 6-15 of the Master Plan refers to the point that greater density is planned for areas where sufficient infrastructure is available; greater density is planned for areas with immediate access to major thoroughfares; higher density is planned for areas immediate adjacent to north/south corridors; this development is not. Decreased density is planned for areas with established larger lot patterns - which this is. Uses and density must compliment the neighborhood sub area development pattern - this would not. Further, provide a balance between small lot and large lot land uses. Based on this criteria the northwest, west, southwest and eastern quadrants of the Township are planned to remain rural in nature with larger lots, rural and municipal sewer service and some unpaved roads - the remaining portions are planned for a mix of residential densities that transition. The southern side of Gregory Road, the southwest portion of the Township, is planned for a mix of single family, medium low and medium high density residential however there are sections of Gregory Road that are in disrepair with no shoulders, narrow travel lanes and sub-standard design. Additionally, the southwest portion of the Township is especially prone to flooding. Given these poor road and drainage conditions, higher density residential is not appropriate adjacent to Gregory Road. With that, he did not see anything

from the developer that would improve Gregory Road – there was no plan. In the Master Plan, it specifically calls out what should happen. There is no safety path, no road improvement that is planned, he believed the road would have to increase an additional 15 ft. to do this plus to be able to put in sewer and water. Mr. Thompson mentioned the “Target of Acquisition”, a natural force of wetland area in the corner and the wildlife that goes back and forth there. He doesn’t see how this is consistent with the plan. He is opposed.

Herman Ruple, 4440 Homesite Drive, commented that the subject property goes all the way to the end of Homesite Drive and right up against Mr. Stark’s and Mr. Henry’s properties. He noted that part of the property, north of Homesite Drive, is all wetlands. The density is way too much; the trees along the lot are already tagged to be cut down; commented on how bad the traffic is in that area; and that people who live on Gregory Road will incur a lot of expense if sewer and water goes in – eventually they will have to hook up.

Shane Majesky, 3967 Westlyn, is opposed to the plan; the housing should be reduced by approximately half if not more. Gregory Road is a shambles and needs to be paved all the way down. She also noted that you can’t walk Gregory Road for safety reasons. She does not see a benefit from water and sewer running down there, she has a septic field that works fine. Is opposed. Loves the Township but it feels like it’s becoming a “little Sterling Heights”.

Jim Vigne, 3435 Gregory Road, commented that when he originally saw the request, felt it was incomprehensible that the Township would consider such an option. He questioned why the Zoning Ordinance or Master Plan isn’t being looked at. He compared his property to the subject property regarding its size. To go from a zoning where there would be 2 ½ acres or 108,900 sq. ft. minimum to 8,400 sq. ft. “boggles his mind”. The existing zoning will maintain the character of the neighborhood and add minimal traffic to Gregory Road; there is no need to change the present zoning. Increasing the zoning housing by 600% far exceeds the intention of the Master Plan and Zoning Ordinance. Regarding the road, the Township and Oakland County Road Commission has seen no reason to be concerned about it; so why now? It was Mr. Vigne’s opinion that he would prefer to live on the road in its present state than to deal with the excessive traffic that would be generated by the proposed development. He commented he knows there will be development to the west, what happens as that continues to develop? He believed there will be unintended consequences. If we are not able to rely on our zoning to accurately estimate future traffic loads on Gregory Road and Baldwin Road – when engineers do that work, they look at zoning to determine what happens if everything is built to that zoning - how much traffic will that generate. How can we plan for the future if we allow this tremendous increase that hasn’t been accounted for? We will be in the same traffic predicament we are today except it will come sooner than studies predict. He has no need for sewer and water. Mr. Vigne mentioned the letter he left for the Commissioners with more questions and asked that those be addressed. If we cannot rely on our Master Plan and Zoning Ordinance and the process to provide health, safety and welfare to control Township development in keeping with the Master Plan and the Zoning Ordinance, they serve no purpose.

Darren Di Petta, 3493 Gregory Road, commented he is for development but not of this size for reasons already stated. His concern was that when the sewer was put in front of his business (Gingelville Auto Body), it completely ruined the water table and quality of water - what guarantee will there be that won’t happen if water and sewer goes down Gregory Road?

Bryan Youngpeter, 3744 N. Oaks in Rolling Meadows, commented on the comparison the developer made between Rolling Meadow and his proposed development; he sees several discrepancies with that. The development calls for 167 lots with only 54 of those being greater than .25 acres; 113 are less than a ¼ acre and the smallest lots are .193 acres. In Rolling Meadows, he has .42 acres. Rolling Meadows offers larger properties with 254 homes, it has 4 entrances and exits, there is a park, tennis courts, a pool and clubhouse, a large pond for ice skating and wetlands area; there is a large area of open space greater than the 15% required. Mr. Youngpeter commented he had a lot of contention when he tried to build a

pole barn on his property, if density is no longer a concern, he would like to ask for a variance to add 3 or 4 additional pole barns to his property.

Larry Smith, 4155 Rohr Road, said his biggest concern was density - .2 acres is way out of line. Why would the Township allow such small lots when others who have larger parcels aren't allowed to split them. The house size projection, 2,500 sq. ft and up, is that a requirement or an estimate? It was his opinion only having a single entrance was a safety issue. Mr. Smith said he didn't see any retention ponds being proposed and the Dry Run Drain that runs through that area overflows. He concurred that repaving Gregory Road and not widening it or not adding sidewalks is a big safety issue. Regarding extending the water line – he commented that was proposed about a year ago but wasn't, why is it a big deal now? He doesn't believe that is a positive thing.

Paul Raona, 4451 Alan Lane, was opposed to the proposal; common sense says it doesn't fit the area. He is opposed to developers buying virgin land and clear cutting it. He suggests they find some suburban land, fix it, and build their houses there. Mr. Raona left a letter with his concerns for the file.**

Carol Youngpeter, 4201 Lou Mar Lane, her big concern was the density. She knew the property would be developed at some time and is not opposed to it but the density and condition of the roads is a concern. Not a wise choice.

Judy Haffner, 3517 Gregory Road, commented that she has lived here long enough to have dealt with the whole infrastructure at I-75 and Baldwin; a nightmare. She noted that she agrees with all the previous comments and noted the poor condition of Gregory Road in the area where she lives and has to clean up a lot of asphalt and debris from the Road Commission after their winter plowing; the road is falling apart and needs to be addressed. She does not want to see the project move forward "in any way, shape or form".

Cathy Goodell, 3536 Gregory Road, commented that it is already difficult for her to get out of her driveway because of the traffic on the road and can no longer walk along it because it is unsafe; she noted the hill which she lives off of is extremely dangerous and wanted to know if there were plans to just redo the road or are they also going to be removing the hill? Ms. Goodell noted that she spoke to the Road Commission when they were planning the Baldwin Road roundabouts and they assured her that no additional homes would be built there except for what was Master Planned. Is the Road Commission and the Township not on the same page? She also concurred with everything already said and reiterated that Gregory Road is dangerous but would rather live on it the way it is than have 167 homes go in down the street from her.

Todd Mack, 3464 Gregory Road, is opposed to the high density of homes being proposed due to the increased traffic it will cause. He was also concerned about the development only having one entrance, he believed it would be a liability risk to the Township. He knows that because he is a senior casualty claims investigator. The development needs more than one entrance for emergency vehicles.

Martin Kaufman, 3761 Westlyn, commented that after listening to the concerns of everyone here, it appears they are at the mercy of the elected officials to follow through on the Master Plan. He believed that the residents are relying on the people they elected to help and take care of the community and its citizens. A large number of citizens showed up tonight to show the Boards how they feel, they have lived here for years and ask that they be taken care of. He said he understands development will take place but asks that it is controlled.

Theresa Smith, 4270 Lou Mar Lane, pointed at the Boards and said they should be concerned about their future residents. That parcel is land locked by private land - where will those people go to walk their dogs or ride their bikes, Gregory Road? Gregory Road is dangerous and that needs to be considered – the future safety of the residents that will buy these houses.

Denise Kaufman, 3761 Westlyn, commented that she does not agree with this proposal and wants to keep the Suburban Farms zoning instead of the PUD; 167 houses on this property is insane. The developer wants 167 house because he will make a lot more money than 28. There is a lot of wildlife and agrees with everything already said and is not in favor of this proposal.

John Tucker, 4115 Rohr, said that everyone is concerned about Gregory Road and then commented on the subdivision off of Maybee Road and now another subdivision is being built in Independence Township which Orion Township residents couldn't say anything about that. He noted that Morgan Road is a cut through down to Rohr and noted that between 3:30pm and 6:00pm, it is like a highway. This is not only about Gregory Road; Morgan and Rohr Roads are used as cut through roads. We don't need any of this, it will cause more problems. Mr. Tucker then commented on the roundabouts proposed for Baldwin Road and that he does not like them.

Jay Hills, 3916 Gregory Road, commented that he picked where he bought for a specific reason – his sons were able to run through the fields, hunt deer and build forts. People live in this area because it is Suburban Farms, they pay taxes on those lots. This process has been disappointing, that this plan has gotten this far much less that it could possibly happen. He wanted the public to know that the developer has proposed the highest density in hopes that the Township will settle for less. Mr. Hills said he believes Gregory Road will be fixed for only one reason, that is to sell the homes. The people who would buy those homes won't appreciate what is now Suburban Farms. It was his opinion that the developer believes this will go through and has a lot of money tied up in it already. He asked the Boards to consider what they have seen here tonight and the support as a negative that the residents do not want this proposal to go through.

Supervisor Barnett commented he understands everyone here is emotional, everyone will get a chance to talk and asked that they be respectful of each other, the Planning Commissioners, the Board Members and the applicants.

Vice Chairman Dunaskiss clarified that this is the first time the Planning Commission and Township Board members have seen this concept PUD at his level.

Lori Lynch, 4900 Rayner Park Drive, clarified that the plans she saw for Baldwin Road indicate that residents will no longer be able to turn left off of Morgan Road onto Baldwin once construction is done, the boulevard will go to the first round-about at Judah Road. Did the traffic study include all of the extra traffic that will come off of Morgan Road that needs to go north? Gregory Road would be the first round-about and the first option to turn left. Ms. Lynch also commented that this kind of density is going to ruin the area and when buyers look at it, they will see what is around there and see what they are missing; "it would really ruin the magic putting that many houses in that small area".

Megan Yang, 4100 Lou Mar Lane, commented she has listened to all of her neighbors who are opposed to this plan, her and her husband also oppose the plan. She said she trusts that the Board of Trustees have heard them and will oppose this plan as well.

Mark Jones, 4399 Alan Lane, asked that if this is only a proposal, why are the trees marked? Vice Chairman Dunaskiss responded that the applicant probably had a tree survey done and reiterated that this is the first time both Boards have seen these plans in this type of setting. Mr. Jones said he too is opposed.

Scott Kodulski, 3891 Westlyn Road, commented the he moved in when the roads were still dirt and there was no traffic. He noted that his street is a cut through for people who want to go to Maybee Road to get to Clarkston. The street in front of his home has deteriorated from the number of people that "fly" through there. Having the extra traffic and people who want to bypass Baldwin to get to Clarkston to go north on I-75 - it will be a big debacle for everybody and is resistant to this increased development.

Bobby Adler, 4600 Homesite, asked about the developer's plans for the road going down to Homesite? There is not enough room for two cars to pass on it and he would not appreciate more traffic if the development is opened to Homesite. He was definitely against this.

Seeing no other comments from the public or from the Board of Trustees, Vice Chairman Dunaskiss asked for the applicant/developer to address the concerns and questions that were heard.

Mr. Furnari said he understood there was a lot of concerns voiced here tonight. He pointed out that in the Planner's review it was noted that the density is similar to Rolling Meadows, Westlyn Homes and Morgan Pines. He also noted that his traffic engineer and civil engineer were present. He pointed out again that this plan is conceptual – the tree and the drainage issues will be detailed in the engineering drawings. He commented a lot of concerns were site plan related and related besides those that were density related.

Vice Chairman Dunaskiss said one of the questions asked was more clarification on the traffic study, was the future development of Baldwin Road considered in the traffic study? Julie Kroll with Fleis and VandenBrink commented that she lives on Rohr Road and is familiar with the traffic in the area. Ms. Kroll said they did coordinate with OHM and the Road Commission regarding the improvements to Baldwin Road. At Morgan Road a median U-turn is being proposed so that traffic will not have to go all the way through to the round-about to turn around at Gregory. They also took the models that OHM prepared and used them in the traffic analysis.

Vice Chairman Dunaskiss then asked if there was any reply to the ingress/egress concerns, there only being one entrance to the development? Mr. Furnari responded they looked at the recommendation from the Fire Chief and the plan does meet ordinance but would look at it again, possibly adding another entrance. Currently it is a boulevard entrance.

Regarding repaving Gregory Road, were there any plans for widening safety paths and/or removal of the highest hill on Gregory Road? Mr. Furnari replied, not at this point.

Regarding open space concerns. Mr. Furnari responded that was missed, they did include the detention basins and also some of the wetlands in their calculation. They will meet the open space requirement once the site plan has been tweaked.

Regarding retention ponds, where will those be located? Mr. Furnari said that is more of a detail engineering question but the plan does meet ordinance.

In response to bringing the sewer lines down, the affect that might have on wells and people being required to hook in? Mr. Furnari replied they are proposing the water to come down the center of Gregory Road so he does not believe there will be any impact on current well systems or septic fields.

Pertaining to a natural buffer and landscaping. Mr. Furnari responded that it is not his goal to clear cut all the trees, he believes the trees will be an added feature to future homeowners. His goal is to work with the Planning Commission and the Board to keep the majority of landmark trees and as many pockets of trees as possible. Mr. Furnari added regarding density concerns, he feels this product and lot width, is in big demand in the market today.

Regarding phasing, timing and if there will be any benchmark presales that need to be met. Mr. Furnari said they are currently planning only one phase and that will take place in 2018.

Regarding comments to other roads in the area and possibly further extending the repaving of Gregory Road. Mr. Furnari replied that right now their consideration was just up to their site but would work with the Township if they would possibly contribute to repaving Gregory past that point.

Pertaining to density as it relates to current zoning, future land use and possibly reducing it. Mr. Furnari commented that he disagrees with some of the homeowner comments. He does believe this is the correct density for this project. The density will be reduced since the plans did not meet the open space requirement. It was his opinion that people do not want large lots - large lots cost more money to build and more money to buy. They are trying to meet a specific price point and a specific market with this development.

Regarding development of the land and some of the natural features, is there any plans of keeping the current topography or leveling the site? Mr. Furnari said that right now they are planning on keeping the majority of the western property line as a natural buffer. Their goal is that in the front of the subdivision, to potentially keep a 50 ft. buffer of natural, undisturbed green space so that it will look the same as it does now. Mr. Furnari said he also plans to meet with Mr. Hickmott, the property owner, to try and save some trees and natural buffer along his property line. This however would be more for the detailed engineering site plan.

Vice Chairman Dunaskiss asked for more information regarding the product and the garage domination on the renderings Mr. Furnari provided. Mr. Furnari commented that at this point elevations were not required but wanted to give the Boards some conceptual idea of the high end product they are proposing. As they get further along in the process they would have no problem meeting the ordinance for garage setbacks and front facing garages.

Regarding whether the development will connect to Homesite? Mr. Furnari replied that right now that is not being proposed.

Mr. Furnari responded to the question about the marked trees. He said that is typical when a builder/developer buys a piece of property, that they do a tree survey. The tags are a result of that survey.

Commissioner Porter asked if the roads would be private or public and if there was any consideration for overhead power lines? Mr. Furnari said the proposal is for public roads and that there are no current overhead power lines but there is an easement that has been vacated.

Supervisor Barnett further explained this is roughly a 6 month process. There will be many meetings and the development will ultimately be decided by the Township Board, the Planning Commission is a recommending body. The Planning Commission will at some point make a recommendation to the Board of Trustees. He commented that if anyone has questions on this process to contact him or Planning & Zoning Director Girling. He then referred to the traffic study and asked for a little more of a summary.

Ms. Kroll explained that they do a traffic count and data collection at the study intersections. They evaluated it based on existing conditions knowing that the Road Commission will be constructing phase I of Baldwin Road this summer which will go from Brown Road to Gregory Road. Supervisor Barnett confirmed that was correct. Ms. Kroll went on to say that road construction would take place prior to the development of this parcel, they evaluated the existing conditions with the signalized intersection and then the proposed conditions with the round-about. For the round-about analysis, they used the models that were developed for this project specifically by OHM and the Road Commission. From there they added the traffic that would be generated by the site to those models and then evaluate the results. The increased capacity on Baldwin shows those round-about can accommodate the increased traffic from the proposed development. Ms. Kroll noted the letter they received from OHM that concurred those results.

Trustee Flood disclosed that he lives on Rohr Road but is not within the 300 ft. notice radius and does not feel he will have a conflict of interest as it relates to this proposal.

Seeing there were no other comments. Vice Chairman Dunaskiss closed the PC-2017-01, Gregory Meadows Planned Unit Development (PUD) Concept and Eligibility joint public hearing at 8:49pm.

Respectfully submitted,



Lynn Harrison
PC/ZBA Recording Secretary
Charter Township of Orion

January 18, 2017

Planning Commission Approval Date

* Renderings added to the PC file
** Letter added to the PC file