

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2016-17, TOWNSHIP INITIATED TEXT AMENDMENT TO
ZONING ORDINANCE #78 ARTICLE XXXIV, BIZ DESIGN STANDARDS
PUBLIC HEARING - WEDNESDAY, MAY 17, 2017**

The Charter Township of Orion Planning Commission held a public hearing on Wednesday, May 17, 2017 at 7:05pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Don Gross, Vice Chairman

Joe St. Henry, Secretary

John Steimel, BOT Rep. to PC

Don Walker, PC Rep. to ZBA

Neal Porter, Commissioner

PLANNING COMMISSION MEMBERS ABSENT:

Justin Dunaskiss, Chairman

Rob Zielinski, Commissioner

CONSULTANTS PRESENT:

Matt Lonnerstater (Township Planner) of Carlisle/Wortman Associates, Inc.

Jim Stevens (Township Engineer) of OHM Advisors

Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:

Lynn Harrison

Planner Lonnerstater explained the intent of this proposed amendment was to create standards and a unifying image for the Brown Road corridor. The amendment typically addressed streetscapping, site lighting, cross-access and shared parking, architectural and building designs standards, and standards for public spaces. He noted that a lot of these standards are intended for the greenbelt area – from the line of the right-of-way to the edge of the parking lot.

Planner Lonnerstater said the most recent amendment before the Planning Commission tonight addressed 3 topics: greenbelt landscaping, landscape specifications, and knee wall details. Planner Lonnerstater went on to explain those changes from the last version:

- In addition, there was a letter from Attorney Kelly dated May 16, 2017 which recommended a change to page 34-6, to the second paragraph under item 4. The words “where possible” should be added to the first sentence, “...to multiple driveway access points where possible shared parking and common area drives are required unless...”. This addition would keep it consistent with other areas of the ordinance.
- On page 34-7, under 7 – items c. and e. were added; “Standardized, pre-engineered metal sided industrial buildings shall be prohibited unless approved by the Planning Commission.” and “Greenbelts for Use Group A, B, and C shall be 20’ in width. The greenbelt for Use Group D shall be 30’ in width.”.
- On page 34-8, graphic 34.3 was added for the knee wall requirement.
- On page 34-9, under Lighting Regulations – Planner Lonnerstater corrected the wording of the first line in item 4. It should read, “All proposed site lighting located within the greenbelt adjacent to Brown Road shall be compatible and complementary to the ornamental street lighting...”.
- Also, at the bottom of page 34-9 to the top of page 34-10, item H was added which are the design standards for the knee wall and language for its maintenance and repair.

- On page 34-11, item T, 1 (c) was added which were details for street tree requirements related to specific types of trees that are permitted as well a specific type of ornamental trees.

Vice Chairman Gross asked for comments from the public. There were none.

Vice Chairman Gross closed the Public Hearing for PC-2016-17, Township Initiated Text Amendment to Zoning Ordinance #78 Article XXXIV, BIZ Design Standards at 7:11pm.

Respectfully submitted,



Lynn Harrison
PC/ZBA Recording Secretary
Charter Township of Orion

June 7, 2017

Planning Commission Approval Date