

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2017-11, ORION VILLAGE CROSSING COMMERCIAL
MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT
JOINT PUBLIC HEARING - WEDNESDAY, JUNE 7, 2017**

The Charter Township of Orion Planning Commission held a Joint Public Hearing with the Township Board on Wednesday, June 7, 2017 at 7:05pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

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

PLANNING COMMISSION MEMBERS ABSENT:

Rob Zielinski, Commissioner

BOARD OF TRUSTEE MEMBERS PRESENT:

Penny Shults, Township Clerk	Mike Flood, Trustee
Donni Steele, Township Treasurer	Ron Sliwinski, Trustee
John Steimel, Trustee	Brian Birney, Trustee

BOARD OF TRUSTEE MEMBERS ABSENT:

Chris Barnett, Township Supervisor

CONSULTANTS PRESENT:

Dan Kelly (Township Attorney) of Giarmarco, Mullins & Horton, P.C.
Doug Lewan (Township Planner) of Carlisle/Wortman Associates, Inc.
Mark Landis (Township Engineer) of OHM Advisors
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:

Edward Duke	Sue Whall	Bob Muns
Mary Duke	Joe Whall	Mary Heffner
Jonathon Crane	Danny Plantus	Tim Ferasin
John Wolbert	Gloria Spitler	Donni Steele
Ed Weglarz	Ron Spitler	Jane Wiener
Ghassan Abdelnour	Ron Folbigg	Tom Wiener
Wendy Pemberton	Ed Van Slaribraek	Mark Crane
William McDevitt	Joe Boots	Lynn Harrison
Nancy Carty McDevitt	Christi Evangelista	

Ms. Christi Evangelista, owner and manager of the existing shopping center and the vacant parcel adjacent to that. She noted that they have an approved PUD for the existing shopping center and the vacant land which was approved for a 24,000 sq. ft. shopping center.

Ms. Evangelista said the change they are proposing is a re-design of the shopping center that is to be built on the vacant parcel, they are proposing to make it smaller – from 24,000 sq. ft. to approximately 19,000 sq. ft. or about 5,100 sq. ft. smaller. The architecture is really the only proposed change. She noted that the architect, Ghassan Abdelnour, was also present.

Ms. Evangelista explained that with the smaller design, there will be more parking spaces and for the tenant users, in her opinion, there will be better user space. The units will not be as long and narrow - they will be wider and the building shorter. She noted they will be staying with the same landscaping plan and everything else that had already been approved within the existing

PUD, but just improving the look. Because she owns the existing shopping center adjacent to the vacant parcel, she wants to stay with the look and walkability of the center.

Chairman Dunaskiss asked for comments from the public.

There were no comments from the public.

Treasurer Steele commented, "that the site plan shall include ramps and walks to connect to the existing pedestrian walkways". She wanted to make sure those are included, to do it after the fact would be more expensive and harder. Ms. Evangelista said that is included and is the same as was previously approved.

Clerk Shults noted she just received a message from Supervisor Barnett that he was stuck in traffic.

Trustee Flood noted the new Township ordinance that deals with storm water management and evasive species like Phragmites. He commented he visited the site and was not exactly sure were the retention pond was for that development. Engineer Landis said the retention pond is off to the southeast of the residential area. Trustee Flood said he thought that was the one and that it is full of Phragmites. He wanted to make sure that is addressed in the PUD agreement - Phragmites will affect the percolation of water and the 100 year runoff. He noted that he likes the rest of the plan and was glad to finally see it being developed.

Ms. Evangelista commented that she was aware of that ordinance.

Trustee Steimel said he believed the wetlands Trustee Flood noted were not part of this development. Ms. Evangelista said there is wetlands behind her property and believes it is now part of the Robertson Brothers residential development and is their responsibility to mitigate. If it is not, she would be happy to take care of it if it is part of her property.

Being there were no other comments, Chairman Dunaskiss closed the Joint Public Hearing for PC-2017-11, Orion Village Crossing Commercial, Major Planned Unit Development (PUD) Amendment at 9:11pm.

Respectfully submitted,



Lynn Harrison
PC/ZBA Recording Secretary
Charter Township of Orion

June 21, 2017

Planning Commission Approval Date