

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2017-23, REQUEST TO REZONE .407 ACRES OF PARCEL #09-14-201-003
PUBLIC HEARING - WEDNESDAY, SEPTEMBER 6, 2017**

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, September 6, 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 PC
Don Gross, Vice Chairman	Neal Porter, Commissioner
Joe St. Henry, Secretary	Scott Reynolds, Commissioner
John Steimel, BOT Rep. to PC	

PLANNING COMMISSION MEMBERS ABSENT:

None

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:

Alex Chakmay	Mark Vizena	Will Wilsher
Rob Sweet	Maddie McIntosh	Karen Bartreau
Steve Trobaugh	Kasey McIntosh	Lynn Harrison
Steve Auger	Phil Christi	Brandon Trobaugh
Jon Pfiffner		

The applicant, Mr. Rob Sweet with McBride Dale Clarion, 5721 Dragon Way, Suite 300, Cincinnati, OH, presented. Mr. Sweet commented he was here on behalf of Speedway and the Oakland County Road Commission. Mr. Sweet gave a PowerPoint presentation and noted that they are requesting to rezone a portion of the adjacent property, approximately .4 of an acre. The property is immediately adjacent to the Speedway store. They are asking to rezone it from OP (Office Professional) to GB (General Business).

Mr. Sweet depicted the portion they are requesting to be rezoned in his presentation as the shaded area and in the next slide as being highlighted in yellow. Mr. Sweet noted the Township Future Land Use Map and that their request is supported by that plan - the Future Land Use Map shows the area as General Commercial which translates to the GB zoning district. It was his opinion that the rezoning is appropriate and will help lead them to the next step of their phase which is to rebuild the existing store. The store is old and tired and needs to be rebuilt; rezoning the property is the first step in that process.

Chairman Dunaskiss asked if there were any questions or comments from the public?

Will Wilsher, 915 Buckhorn, commented that he does not have a problem with rezoning the property but said there is an issue with left turns out of the station currently onto Clarkston Road. He said he knows that concern does not have anything to do with the rezoning request but would like the Planning Commission to take that into consideration when the site plan comes before them for review. He concurred that a bigger gas station is needed there. He also noted that some of the landscaping should be looked at as well. When the station originally went in, the landscaping wasn't taken care of very well.

There were no other comments from the public. Chairman Dunaskiss closed the Public Hearing for PC-2017-23, at 7:08pm.

Respectfully submitted,



Lynn Harrison
PC/ZBA Recording Secretary
Charter Township of Orion

October 4, 2017
Planning Commission Approval Date