

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2017-26, SPECIAL LAND USE REQUEST FOR SPEEDWAY
FUEL STATION LOCATED AT 1030 AND 1100 S. LAPEER RD.
PUBLIC HEARING - WEDNESDAY, NOVEMBER 15, 2017**

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, November 15, 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 PC
Neal Porter, Commissioner
Scott Reynolds, Commissioner

PLANNING COMMISSION MEMBERS ABSENT:

Justin Dunaskiss, Chairman

CONSULTANTS PRESENT:

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

OTHERS PRESENT:

Rob Sweet	Ed Gawlik
Al Chakmar	Sgt. Zehnpfenning
Ken Letz	Lynn Harrison

The applicant, Mr. Rob Sweet with McBride Dale Clarion, 5721 Dragon Way, Suite 300, Cincinnati, OH, presented. Mr. Sweet explained they are requesting approval for a Special Land Use permit and a site plan. Mr. Sweet also provided PowerPoint slides as part of his presentation. He began by noting the surrounding uses - the property to the southwest is RCOC, there is retail space and a grocery store across the street, and a car dealership to the north. He commented that the current fuel station and the surrounding uses are zoned GB except for the adjoining Road Commission property. The Future Land Use Map shows that the fuel station is consistent with that plan as well.

It was Mr. Sweet's opinion that in regards to the Special Land Use Request, they meet Section 30.02 of the Zoning Ordinance. They are compatible with adjoining land uses and the Master Plan, and this is an existing gas station and there are other automobile uses around them. Also, there is adequate public facilities available. He explained they will be lessening impact to traffic because they are proposing to remove one of the driveways on M-24 and shifting the other driveway further south away from the intersection. The driveway on Clarkston Road will remain and be generally in the same location with a right in and right out. Mr. Sweet said they feel this will not have any detrimental effect on adjoining properties or on the neighborhood and that they will be enhancing the area with not only a new building design but also with additional landscaping that is not there now.

Regarding the proposed plan – Speedway is proposing a 4,600 sq. ft. convenience store, an approximate 8,500 sq. ft. fuel canopy; 19 parking spaces, an architecturally compatible building, removing the drive on south Lapeer Road, adding an outdoor seating area, placing an 8 ft. pedestrian path along street frontages and replacing path where needed. He noted that the dumpster area and a shed will be located to the south of the existing building and the new fuel portion will consist of 10 double sided dispensers in a stacked configuration.

Mr. Sweet had a PowerPoint slide that depicted the proposed building elevations. He explained it will be a "Quik-Brik" style building with a pitched roof, 23 ½ ft. tall, the canopy has a 4 ft. fascia and is about 20 ½ ft. tall, and there is a free standing sign up front that will be replaced.

Mr. Sweet responded to the consultant review letters:

- He noted they are deficient on some of the setback requirements and will be filing for variances with the ZBA.
- He commented that the Planner's review showed that the fuel canopy sits about 4 ft. off the setback line but that it is really only about a foot. He believed the part being looked at was concrete pad that the canopy sits on.
- Regarding parking and loading – generally they have 1 to 1½ large deliveries a day and those are typically over the top of the tank pad. Other store deliveries usually come in either a box truck or a van. He also explained the proposed parking spaces where located where they are because of the tightness of the site.
- They are proposing to provide a bike rack between the dumpster enclosure and the convenience store on the south side of the building.
- Their engineering consultant provided a comment letter addressing the Township's review and that they will work on the infiltration concern.
- Landscaping – they are requesting a waiver of 5 trees. Mr. Sweet pointed out where they can add 4 additional trees along Lapeer Road and one along Clarkston Road. They are trying to avoid any conflict with vision clearance from the driveways. He noted there are some easements that run along the back of both properties and also want to make sure there won't be any interference between trees and powerlines. They are proposing landscaping along the front however it is a tight site; they are trying to maximize as much landscaping as they can on the property.
- Regarding signage – they are proposing one free standing sign and approximately 3 wall signs. It was pointed out by the Planning & Zoning Director that some of the detail on the canopy will be considered signage and will need a variance and that it can be included with the request for the dimensional variances. Mr. Sweet said they included a copy of the sign plan to give the Commissioners an idea where they are proposing signage.
- About lighting – Mr. Sweet said he understands there are a couple areas where the lighting is above 1 foot candle however those areas are primarily by the driveways, in the back for employee safety, and around the tank pads. Mr. Sweet believed they can adjust those as they go.

Mr. Sweet provided a copy of the floor plan which was not included with their initial submittal and pointed out different areas inside the convenience store.

Mr. Sweet showed the dumpster area which also will consist of a Quik Brik material and pointed out a storage area for anything that might not fit inside the building.

Again, he believes the plan is consistent with the Future Land Use Plan and that it will be an improvement to site aesthetics, landscaping, access management and pedestrian facilities as discussed earlier.

Planner Lewan went over Carlisle/Wortman's review dated November 9, 2017.

There were no comments from the public.

Engineer Landis went over OHM's review dated October 31, 2017.

Vice Chairman Gross closed the Public Hearing for PC-2017-26 at 7:30pm.

Respectfully submitted,



Lynn Harrison
PC/ZBA Recording Secretary
Charter Township of Orion

December 6, 2017

Planning Commission Approval Date