

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2018-07 SPECIAL LAND USE REQUEST FOR PLANE FITNESS
PUBLIC HEARING MEETING, WEDNESDAY, FEBRUARY 21, 2018**

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, February 21, 2018 at 7:05pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Justin Dunaskiss, Chairman	Neal Porter, Commissioner
Don Gross, Vice Chairman	Scott Reynolds, Commissioner
Don Walker, PC Rep to ZBA	

PLANNING COMMISSION MEMBERS ABSENT:

Joe St. Henry, with notice
John Steimel, with notice

CONSULTANTS PRESENT:

Lauren Carlson (Township Planner) of Carlisle/Wortman Associates, Inc.
Jim Stevens (Township Engineer) of OHM Advisors
Tammy Girling, Township Planning & Zoning Director
Jeff Williams, Orion Township Fire Marshal

OTHERS PRESENT:

Kevin Hart	Tim Guild	Jessica Sutter
Steve Wagner	Walter Pytiak	Steve Hardenbargh
Gayle McGregor	Jason Longhurst	Phil Christi
Mark Pytiak	Tim Wood	Linda Dedvukaj
Sgt. Zehnpfenning	Lynn Harrison	Will Wilsher

Tom Boutrous, 596 N. Lapeer Road, Lake Orion, the applicant presented. He is petitioning to have a 30,000 sq. ft., fully staffed, Planet Fitness to be located in the Lake Orion Plaza. During the application process, he was informed they needed Special Land Use approval being the outside of the property will be lit 24-hours. Mr. Boutrous displayed the front façade of the proposed Planet Fitness and the rest of the plaza from that point north. They are planning to do a remodel from the Planet Fitness going north to the north end of the building façade and will remove the Hollywood Market blue canopy; making the building flatter and a more state-of-the-art facility. They can not do anything right now with the Kmart location because the business is still there. Planet Fitness is committed to the property for long term which is allowing them to do these capital improvements.

Mr. Boutrous displayed the lighting slide and noted that the area with the red hash marks as the area where lights will be needed 24-hours. He noted that the parking lot lights starting from the former Hollywood Market over have their own switches. Kmart controls their own lights and they have no access to control the Kmart lighting field.

Mr. Boutrous commented that they do not plan to have the lights in back of the building on 24/7. The only reason they went as far as they did on the lighting map he showed was because there is an entrance at Clarkston Road where they felt a light should be on for safety reasons; for people entering and exiting the property there.

Mr. Boutrous introduced Ryan Reef (?), the franchisee for Planet Fitness who runs over 30 Planet Fitness centers around Michigan and Ohio. Mr. Boutrous asked him to give the Commissioners an overview of their security, how the center will be staffed and why the outside lighting is needed for a 24-hour period.

Mr. Reef, 114 Raisin Street, Northville, explained that being open 24/7 is part of the Planet Fitness business model and as a franchise, he is limited in terms of flexibility to what they can do. Mr. Reef gave a brief history of why the centers are open 24-hours and that today during the late-night hours, is when they do the deep cleaning of the facility - there are at least two member services representatives overnight in addition to two cleaners. There will always be four people there. Their usage overnight is minimal from a member perspective. The 24/7 is really more marketing and has proven to be a successful addition to how they run the business. Obviously regarding the lighting, they need to the parking lot lit during those hours as well. The lights would be on from about midnight until the sun comes up around 6am. Mr. Reef commented that security is not an issue at their centers. They have never had any overnight incidents at any of their 39 locations, most of which are in metro Detroit.

Chairman Dunaskiss asked if any members from the public would like to speak.

Mr. Will Wilshire, 915 Buckhorn Dr., asked if an example of what kind of lights they will be using was given? He is concerned about that because he lives on Buckhorn Lake and anything along Clarkston Road is visible from Buckhorn Lake. They would like to keep that (the lighting) to a minimum. Also, what is allowed there could possibly end up at Skalne Ford – which is a dealership and would love to have their property lit 24 hours. Then there is Powerhouse Gym in Buckhorn Plaza, he is worried if this will start a precedence. The people on Buckhorn Lake will be affected by this more than any group – the light can easily bounce off the lake.

There were no other comments from the public. Chairman Dunaskiss closed the Public Hearing at 7:14pm.

Respectfully submitted,



Lynn Harrison
PC/ZBA Recording Secretary
Charter Township of Orion

March 7, 2018

Planning Commission Approval Date