

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2018-12 SPECIAL LAND USE REQUEST FOR 4215 Clarkston Rd.
PUBLIC HEARING MEETING, WEDNESDAY, MARCH 21, 2018**

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

PLANNING COMMISSION MEMBERS PRESENT:

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

PLANNING COMMISSION MEMBERS ABSENT:

Justin Dunaskiss, Chairman

CONSULTANTS PRESENT:

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

OTHERS PRESENT:

Diane Prainito	Halah Atto	Jill Smith
Tim Smith	Dave Pease	Larry Starly
Mark & Laurie Wittbold	Michael Schmitt	Ramsey Attir
Terry Oertli	Melissa Reisler	Jennifer Leale
Laura Sanders	Christine Rendon	Guy Rendon
Jim Menzie	Elizabeth Kemp	Craig Millard
Regwa Eaton	Ramzia Shauni	Jackie Allen
Gail Lecznar	Catherine Tilk	Craig Collins
Marla Strickland	Kim Reini	Brian Titesworth
Steve Britt	Jane & Mitch Kline	Paul Keller
Eric & Keri Sorenson	Scott & Michelle Kolp	Reed Shupe
Pam Dohm	Erika West	Cathy Wilam
Diani Schuly	S. Mausfield	Shelby Drake
Candice Romans	Corey Blomquist	Mary Soraya
Anais Brown	Madaline Fitzpatrick	Jesse Keller
Clinton Brown	Jacqueline Brown	Robert White
Kiana Brown	Cathy Smith	Alee Schila
Lee Bissonnette	John Taylor	LouAnne Case
Mary J & Graham Baker	Gary Arenz	Lynn Cipriano
Hannah McManus	Teri/Randy Smith	James Bonrici I

Don Gross, Vice Chairman, explained they would not be deliberating on the special land use tonight, that would be done at a later date which is yet to be determined. Members of the public can contact the Planning & Zoning Department or watch the Township website for when that meeting is scheduled. He then explained the process for the Public Hearing. The applicant will make their presentation and then he asked the public to make a line to the podium after the applicant's presentation and each will have 3 minutes to speak. No action will be taken on this case, this is only the Public Hearing.

The applicant, Leanna Huan, 4215 W. Clarkston Rd., started her presentation to take the Planning Commission through the information for the special land use. She titled her presentation Art, Love & History, a combination of what is proposed for the historical building. She met the building about a year ago and fell in love with it - it truly was like that. Like many people, she attended the estate sale which was the first time she had been in the building. She stated that she "stalked" the building, was on site for three hours and was there every day of the estate sale. One year after the estate sale she had the opportunity to purchase the building. With the purchase of the building she wanted to create a business model that would leverage the beautiful historical building in a way that will be creative with art, respectful, and beautiful.

Ms. Huan proceeded to go over the business model which includes four businesses operating in that location: 1) residential which will be year-round, she stated that she has a tenant currently. The purpose of the tenant is to be the groundskeeper and assist in the management of the business. To have someone on site all the time for people to go to if there are issues. 2) Art Classes offered in the Fall and Winter seasons - painting, pallet sign classes, cornhole making, and such. Class sizes are small in size and range between 8-14 people or could be as many as 20 for roughly 2-3 hours. 3) Wedding events will be offered in the large barn outside of the silos. The capacity will be capped at 199 people which would drive anywhere from 25-100 cars, which is an estimate. While barn weddings are the major focus, the barn will be open to baby showers, bridal showers, corporate off-site meetings, and graduation parties - things that can be used in an event style. And, 4) she will be inviting the Clarkston Cultural Art Group, which is the Art Council for Clarkston, to also operate out of that location year-round on non-event dates.

The applicant gave some background on herself. She is a local business owner and has operated an art store in Clarkston for four years. She was previously a corporate controller for many large companies such as GE Plastics, HR Block Financial Advisors, as well as a business system analyst in addition to having a Six Sigma Black Belt. She stated that she has a lot of business management, knowledge and history about managing people and businesses as well as problem solving. She tells people now that she "solves problems" as a career.

The business model will have hours of operation that differ depending on the venue. Wedding venues are during the summer, May-October, on the weekends only - Friday, Saturday and Sunday. Art classes will be May-October on weekdays and non-weekend weddings. They will also be in November – April daily as permitted. Venues will operate off schedule from each other.

Ms. Haun went over the building uses. The lower level will include the Clarkston Cultural Arts and Wedding Barn. The building on the main floor of the house barn will be for the art classes and used for events. The upper floor is for the residents.

The applicant then went over the compatibility with adjacent uses, addressing detrimental effects and enhancements. In addition to the very dense foliage already on the property, she would be putting in a 10-foot green belt around the external perimeter of the property. That will include 109 arborvitaes and 51 junipers. The exiting lots around the property are also large so the applicant said she is trying to create a "car screen" to prevent lights shining through when cars are coming and going.

The applicant showed different views from Google Maps and what the property looks like from different angles prior to installation of the greenbelt. The applicant showed pictures of the deep mature trees during the winter from the building to the other properties, and a picture showing what the sight from neighboring properties may look like once a greenbelt is added. The other

screening category includes a screened garbage area where equipment will also be maintained. The property is made up of four very tall, large barns that will also act as a barrier.

Other enhancements the applicant is giving to the property is for noise management. The plan includes insulation and shiplap to the walls of the barn facing Clarkston and Valley View. The applicant will also be including designer acoustic tiles that have a NRC rating of 100%.

After the March 7th meeting of the Planning Commission, she heard initial feedback from the neighbors. The applicant said she then went back to the drawing board to even better address these concerns. This prompted her to add a decimal indicator monitor to the perimeter of the property. There will also be a perimeter control person to watch for issues or if patrons are wandering off the property. The applicant is also wanting to place signs to tell patrons to stay on site. The applicant will also maintain a log from the decimal indicator. The barn will also have a decimal indicator next to the DJ. This way the DJ can stay within allowed decimals - proactive and reactive controls for sound. Cameras will be installed along the perimeter for security purposes and assist in traffic management. The perimeter control person will also notify guests if someone parks in a non-parking area and have it moved. Taking ownership to insure they are doing the best they can to have the least amount of interference to the surrounding neighborhood.

The applicant also mentioned items under the category of public service. She noted that the barn has been connected to city water and old lines have been capped. She also mentioned that she will be installing the correct size septic tank based on the Health Department's recommendations.

Regarding traffic impact, the applicant originally wanted to use flaggers to flag in cars - similar to a festival or event. This would allow attendees to not think of where they should park. The cars will be constantly moving. Parking will also be valet style, coming in and exiting. The new modified plan was created to address concern of cars backing up on Clarkston Rd. and cars parking on Valley View Dr. She also wanted to address the concern about child safety and mentioned the poor planning of the Estate Sale that took place recently.

The new plan includes 24 onsite parking spaces. The applicant mentioned that with a wedding venue there is communication to attendees about where to park. Brides will be given a limited number of parking permits to allow parking on the site for grandmas, aunts and uncles that can't walk well, and/or immediate family members. The parking will have an attendee to help address any questions and only allow authorized parkers. All other guests will be given a different permit with a different address so that they can park at an off-site location and shuttled to the venue.

Shuttles will be making multiple trips during the event - the parking lot will be for the DJ, employees (3-4 cars), florists and bakery (3-4 cars). The two tenants that live there have a separate location to park. These modifications are to address resident issues and parking on their streets. The shuttle service will also help address the concern of people leaving intoxicated from the property. The applicant mentioned that people have control over their actions but the shuttle will help address the issue. Because of this modified plan, it is their goal that no one would be parking in the streets behind them.

Ms. Haun then noted that the tenant did have a gathering recently, on a Saturday, of 24 cars and she sat across the street to watch the traffic flow to get an idea of what a small number of cars would feel like.

The applicant then proceeded to go over the compatibility with other existing land uses. The Clarkston Cultural Art Center will be using the facility in sponsorship with the DIA for free art events. Many comments the applicant heard was how the facility will add to the community. The applicant addressed this by also giving residents free art vouchers and four rent-free events annually – a wonderful opportunity. She wants the residents to be excited that something is there. It will also be available for community gatherings. These vouchers are to allow the community to be involved with the building. This is an incredible piece of history and seems a crime to not open it up to the public.

The applicant then mentioned that she sent out material to 50 surrounding neighbors to show them how she has modified her plan. She also held a meeting at the library to take suggestions from the public.

The applicant addressed the compatibility with the Master Plan. She mentioned how the Township has a strong desire to preserve historical buildings and has zoned the property SP-1 as evidence of that. The Gingellville Overlay District also shows support of historical buildings. She then mentioned a survey done in 2006 to identify the 200 most significant and well-preserved historic resources in the Township - this barn was one of them. The size of these buildings are not like other historical buildings that can be preserved by a residential use. It is truly structured to be a commercial use and there will be a lot of maintenance that goes along with it. Investors need to create a plan and have a reasonable ROI. Ms. Haun stated that the building is not meant to have a small retail business ran out of it, it's a very unusual building.

Ms. Haun explained how these are old buildings and as the previous owners grew older, were unable to maintain the buildings. The previous owner passed away 5-6 years ago but even before then the owner retired and aged and let the home deteriorate. She showed the Planning Commission pictures of the deterioration. The buildings will need the right type of businesses to be able to maintain and invest in the buildings. She also showed pictures of how well it was maintained years before and how it looks now - it has been let go. Ms. Haun then asked the Planning Commission to take this into consideration when reviewing what would be a good use of the property in combination with her commitment to take on this project. The applicant then went over how she has personally cleaned out four dumpsters of junk and how she is loving fixing up the building. However, fixing up of the property has to be financially worth it and make sense.

Vice Chair Gross addressed the audience about the purpose of the Public Hearing and procedures. Before speaking at the podium, he asked everyone to present their name and address. Speakers also have 3 minutes to speak. Comments should be addressed to the Planning Commission and there will not be any back and forth comments.

Candice Romans, 9067 Lakeshore, Springfield Township. Has worked for Leanna for a year. She supports the applicant and her character and explained how Ms. Haun is driven. Ms. Romans would like to get everyone to help them on the project.

Craig Collins, 1240 Valley View Drive. Mr. Collins had a question about the previous meeting minutes and when they would be put out to the public? Was curious about those minutes and if they could be amended - the synopsis did not include the comments that were given at the meeting. He addressed how the applicant has met with him and other neighbors to discuss the light, noise, traffic, trespassing, pedestrian and children safety, and parking concerns. He was concerned about parking enforcement. Mentioned the zoning of the property is nonconforming SP-1 and asked the Board to rezone it to SC because there is a consent judgement on the

property. Mr. Collins was also wondering if the consent judgement would be included in the decision making. He then spoke on how quiet the neighborhood is and how even now you can hear the noise from Pine Knob. His biggest concern was enforcement and that it will be an ongoing battle every weekend. In the evening, people like to leave their windows open and noise travels.

Shelby Drake lives at 4215 Clarkston Rd., the barn, and has known the applicant for three years. She supports the applicant and spoke about her character and her business knowledge. Mentioned how the applicant will improve the property and help support the community. She then stated how the applicant will find solutions to these problems and make the property beautiful and part of the community for the rest of history.

Jessie Keller, 125 Cayuga Road. Mr. Keller is a long-time resident of the Lake Orion community. Wants to make sure that the best interest of the community is preserved. He then addressed the Federal Governments funding for National Endowment of the Arts which is trying to be eliminated. Mr. Keller wants to make sure that the arts are preserved in this community. He then mentioned that historical and cultural preservation is a key aspect in the Township Master Plan. He quoted the Master Plan regarding history preservation to create a unique sense of place. He went on to support the use of art classes and the Clarkston Cultural Center and the DIA using the facility. He would like to use this venue for his wedding and for future community members to use the barn for their weddings.

Kim Reini, 906 Heather Lake Drive. Ms. Reini had concerns about the DIA and the size and scope of the events. Concerned about parking, shuttle buses, and cars driving in her neighborhood. Mentioned that the neighborhood roads are not public and any damage and use to maintain them comes out of her and her neighbors' pockets. Concerned about the courtyard and the noise from events. She chose to live in this neighborhood because she didn't want to hear a lot of noise.

Mark Wittbold, 1129 Blue Ridge Drive. Mr. Wittbold mentioned how the Township has been promised "rose gardens" in the past and ends up with less. He stated that he is concerned about noise and that he already hears the music from Pine Knob - the project won't live up to its promises. Does not approve of the wedding venue but approves of the art classes. He then suggested the barn be moved to a better location.

Robert White, 7355 Deerhill Dr., Clarkston. Mr. White spoke about the applicant's character and that she hosts free, special events for adults with autism. Informed the Board that there are limited services for adults on the autism spectrum in North Oakland County. The original number of people who attended these special art classes were five and now there are 41 attenders from Lake Orion, Holly, Fenton, Waterford and Clarkston. The event now hosts two events each an hour and a half. Thinks it will be an asset for the community. Invited members to come to the events which are held on the first and third Monday of the month. Mr. White said he would like to bring this same event to this barn – it would be an asset to the community and to the citizens of the community.

Pam Dohm, 1160 Valley View. Ms. Dohm told the Planning Commission that she is the Deputy Treasurer for Orion Township. Asked a question about if the zoning of the property and if the special land use is granted, would it be for this owner only? Was concerned about how future owners may not be as wonderful as the current owner. Showed concern about the use as a wedding venue and wanted to make sure enforcement was done.

David Kistner, 1076 Blue Ridge Drive. Mr. Kistner built his home 3 years ago. Was excited about the renovations to the barn. The current status of the barn was a concern about the devaluation of his property. The renovations will bring value to his home. Is 100% in support of the plans for the barn. It will create more tax base and jobs. Spoke about some of the problems with the neighborhood association. Spoke about how other properties near wedding venues have higher property values. Believes the Township had "won the lottery" by having this woman buy the property and to do this with it. Concerned about continuing to live in this neighborhood because of some of the association practices one of which was to send out letters to residents encouraging their disapproval of this special land use request.

There was some disruption in the audience, Vice Chairman Gross asked the public to get back on subject.

Christine Rendon, 1200 Valley View Drive. Took exception to the previous speaker's comments. Spoke about how the community is quiet and the homes are unique. Had concerns about the wedding venue and how it can't be monitored. Was concerned about shuttling, parking, and DIA events. Talked about the community's togetherness. She compared this site to residential sites in Charleston, SC.

Steve Britt, 1120 Blue Ridge Drive, supports the arts and renovation of the building. Concerns about two art centers a mile from each other. Most concerned about weddings and larger events, about signage, safety/security, had various questions about the shuttle service, enforcement, and parking. This area is to be used as a neighborhood, and clean up after an event will be difficult to enforce.

Tim Smith, 1075 Valley View Drive. Is retired from Rochester Hills and worked for the Parks & Recreation department. Has experience with wedding venues. Had concerns about trash, noise, and people getting drunk and irate. Does support the art events. The wedding venue will ruin every single weekend in the summertime.

Marya Alexandria, 9070 Dixie Highway Clarkston. Agreed with all the positive comments about the applicant. Spoke on the applicant's character and that her impact in the Clarkston community has been incredible and Orion would be lucky if that transferred to them. Ms. Haun is a "problem solver", a go-getter and is not here to harm anyone. Any problem someone has she will address and gave the example of some of the parking concerns she has already addressed.

Melissa Reisler, 1050 Valley View Drive. Resident of the neighborhood and can see the barn from her windows. Concerned about noise and smells that travel, signage, and traffic. Residents like the quiet and large lots of the neighborhood. Does not doubt the character of the applicant. Concerned about the zoning of the property and understands there is a consent judgement involving the property. Was wondering if the consent judgement could be changed or does she have to sue to get that changed which would not be in the best interest of the Township. Mentioned the wedding barn issue in Dexter County where citizens are suing the Township; mentioned the difference in acreage size of the two SP-1 zoned properties in the Township. It is the responsibility of the Township to make sure each property is zoned correctly and this property is not zoned correctly; it doesn't follow any of the specifications for an SP-1 district; it is small and in the middle of a subdivision. She asked the Board to take all this into consideration. She also didn't believe people will wait in line to exit the property and will take the closet exit or choose to walk. Loves the arts and is all for that however there is another art venue close by which would be in competition. Urged the Township to consider all residents and not just one.

Scott Kolp, 1088 Blue Ridge Drive, does not object to the art classes but does object to the wedding venue. Had concerns about safety and property damage/vandalism. There are no street lights and it is very dark. Even with a shuttle service, parking will be unmanageable. It will be more trouble for the neighborhood and the Township.

David Pease, 1280 Valley View Drive, understands the need to fix up the property and supports the Arts. Concerned about the wedding venue, parking, cars, drinking, and flaggers/shuttles. This is a great idea but a neighborhood is not the place for it.

Lee Bisonnette, 951 Heather Lake Drive, has six topics of concern: 1) 200-person septic system on 2 acres will be insufficient, 2) there was issues with the parking for the recent event Ms. Haun mentioned and she had to clean up trash along Clarkston Road afterward, 3) does not like the idea of a separate parking lot, 4) salt from the parking lot will not be able to be dealt with by the current storm water system, 5) does not approve of the commercial use of the property and future use of the property, and 6) concerned about home values and living next to something that loud.

Laura Sanders, 7677 Old Strenbirch Trail, knew the developer of the subdivision. During construction and development, the new home owners knew of the art studio; it was always in the plan. Does not think that the buildings will be bad for property values. Glad someone is willing to take care of the property and is an asset to the community.

Keri Sorenson, 1121 Meadow Crest Drive, is a realtor in the area and resident. Does not question the character of the applicant but mentioned that the applicant does not live at the barn and lives elsewhere. The applicant will not have to deal with the concerns from the wedding venue. Stated that wedding venues have an impact on home values. Mentioned the neighborhood association, is active with it and disagreed with the negative comments that were made earlier about it.

Elizabeth Kemp, 1064 Blue Ridge Circle, favors the small gatherings and renovation of the barn and believes it will be an awesome thing. Concerned about large events and wedding venue. Concerned about signs, shuttles, noise, people gathering, drinking, and safety of the children of the neighborhood.

Mitch Kline, 1104 Blue Ridge Drive, agrees with supporting the Arts. Concerned about the wedding venue. *Vice Chair Gross reminded that all comments be addressed to the Board.* Does not think the character of the applicant should be taken into account. All the people who support this are not from the neighborhood. People who live in the neighborhood are opposed.

Luke Reini, 906 Heather Lake Drive, concerned about the generalities of the proposal. Would like the Planning Commission to look at the details when reviewing the plan. Concerned with shuttle, parking, traffic, and enforcement. Concerned that the property could eventually be turned into a CVS, gas station, or some type of other uses. Where would the shuttle be coming from? Urged the Commissioners to look for the details. How will it be enforced long term and short term?

Michelle Kolp, 1088 Blue Ridge Drive, concurs with the previous gentleman's statement. Current patron at the applicant's studio in downtown Clarkston - where businesses are. Ms. Kolp stated that this is not a business issue. Concerned with the four proposed businesses as they relate to parking, traffic, noise and drinking. The pictures from the presentation did not

accurately show the view of the barn from residents and the area is open. Does not believe that the decimal indicator and the noise cancelation panels will work. The doors will continually be opened and closed letting noise out. Concerned that the applicant knows there will be problems regarding the wedding venue. States that flaggers are not law enforcement officers and people do not need to listen to them. Not sure how she will keep the parking to a minimum and that no one will park in the sub; not realistic or monitored. The recent event did not go unnoticed. Commented there will be obstructed views pulling onto Clarkston. There is already equipment on site and has already started moving forward without approval. Mentioned the art services that support the disabled is a wonderful service and shows the good character of the applicant. Ms. Kulp stated that the services should stay at her current facility instead of in a residential area. There is not a lot of resident turnover because large lots are valuable; homeowners live there long term. The four businesses won't help the property values of the other homes. Mentioned a group home already in the neighborhood. Does the Board value the residential space that is here in Lake Orion, their decision on this will demonstrate their answer.

Jennifer Leale, 1025 Valley View Drive, agrees with her neighbors who are against the wedding venue. Ms. Leale has concerns about the safety of the children in the neighborhood, noise and potential drivers who have had a couple of drinks driving through the neighborhood attending or coming from the venue. Wants to keep the neighborhood safe, be able to open the windows at night without having to listen to a big party down the street and getting her kids to settle down for the night. Would like the Planning Commission to change the zoning.

Reese Healy, 4215 Clarkston Road (the barn), has worked for the applicant previously and speaks to her character and business knowledge; she is an extremely caring person. Believed all the concerns heard tonight are valid. Speaks that the applicant will take the concerns of safety and noise into consideration when creating the plan for the property. Ms. Haun will work hard to make sure everyone feels safe and comfortable. States that the applicant is working to add value to the community by fixing up the barn and is in the process of that. Believed that people in the neighborhood would love having their children attend art classes there. Mr. Healy addressed how the parking can be addressed with signs and that the Oakland County Sheriff's department should be able to address the issue. *Vice Chairman Gross addressed the public and asked them to quiet down and allow the speaker to talk.* Mr. Healy commented this will be a very classy venue and didn't believe there would be bunches of people running around the neighborhood drunk. There could be a lot of viable solutions to the many problems he's heard and Ms. Haun will try her best to make sure everyone can be at peace.

Jaclyn Shauni, 1080 Blue Ridge Drive, has been a resident for 30 years. Wants to reiterate what the other community members have stated before. Has no problem with Ms. Haun wanting to do better for the community. Has concerns about allowing people into the neighborhood and has been the victim of many "lawn jobs". Ms. Shauni also has concerns about the noise, traffic, lights and being able to control those that have been drinking and possibly fighting. Addressed the fact that there are a lot of people that are upset about having a wedding venue on that property, their property, and a lot of these concerns cannot be controlled. Addressed comments made earlier about the negativity of the neighborhood association.

Regina Eaton, 1080 Valley View Drive, agrees with the members of the subdivision and is really opposed to the wedding venue. Ms. Eaton does not believe that the wedding venue is appropriate for the area and trying to fit a square peg in a round hole. Has questions from her FOIA request about the decimal meter but at what level? Regarding the Road Commission data from 2012 from a Wednesday night/Thursday morning; what happens on Clarkston Road on the weekends? Mentioned that the party from the other weekend is not an accurate representation

because it is March and not the summer. Asked a question about if the tenants are subject to the same rules for noise, traffic and loitering as the wedding venue will be. Had a question about a retail store selling art work and operating from 10 am to 10 pm. Wanted to know if the applicant is going to take the Sheriffs' recommendation of having 45-day recording security cameras.

Terry Oertli, 1066 Valley View Drive, appreciates the applicant's intention of restoring the property. Approves of the art classes but has concern over the wedding venue. Mentioned that recreational marijuana will be a concern if it passes in the State.

Vice Chairman Gross asked if anyone else that would like to address the Planning Commission?

Kim Reini, 906 Heather Lake Drive, appreciates the applicant and what she is trying to do. Mentioned that her (Ms. Haun) supporters don't live in the neighborhood.

Lee Bisonnette, 951 Heather Lake Drive, readdressed the Planning Commission. Would like the barn to be moved like on the TV show on HDTV for Barnyard Builders. Would like the barn to be moved to a 10-acre commercial property like on the corner of Baldwin and Clarkston. Would then like the current property to be rezoned.

David Kistner, 1076 Blue Ridge, readdressed the Planning Commission. The surrounding neighborhoods that have golf courses and wedding venues adds to property values. A condemned barn would bring values down. Mentioned that the applicant should have the ability to do what she wants with her property and that the Township should protect that.

Vice Chairman Gross asked the public if there were any new people that would like to make a comment?

Brian Titesworth, 1112 Blue Ridge Drive, built a home 2 ½ years ago. Enjoys the community because of its large lots and its quiet. Enjoys the area to run in and doesn't have to worry about traffic and congestion. Does not approve of the wedding venue due to noise on the weekends during the summer; every single weekend. Doesn't believe law enforcement is going to want to deal with that every weekend either. We can't predict what people are going to do.

Keri Sorenson, 1121 Meadow Crest Drive, readdressed the Planning Commission. Spoke about how other wedding venues like Pine Knob and Canterbury Village can't be compared to this wedding barn; they are on lots that are bigger than 2-acres and are not in the middle of a residential area.

Shelby Drake, 4215 Clarkston Road, mentioned that the applicant could place a restaurant on the property that could be busy every single night until 2am, but chose not to. Was upset that everyone kept interrupting when supporters of the applicant spoke.

Kiana Brown, 3900 E. Pond Court, would like to say that the applicant has addressed the complaints and shows that she is wanting to work with the community and solve any problems. Supports the applicants' request.

Vice Chairman Gross asked the public if anything new would like to be added?

Randy Smith, 1100 Blue Ridge Drive, had concerns about increased traffic and how the shuttle system will work. Concerned about noise from cars from the wedding venue. There was mention that the barn address would not be on all the invitations; that won't stop people from finding out the address and trying to park there even if they don't have a special pass. Concerned about noise from cars if someone hits their panic button by mistake.

Vice Chairman Gross asked if there was anything else to be added?

Being no other comments heard, Vice Chairman Gross closed the public hearing at 8:45pm and thanked the public for coming out and giving their comments.

Respectfully submitted,

Joe R. Frey
Coordinator – Planning & Zoning
Charter Township of Orion

 4/4/18

Planning Commission Approval Date