

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION

******* MINUTES *******

REGULAR MEETING, THURSDAY, JULY 5, 2018

The Charter Township of Orion Planning Commission held a regular meeting on Thursday, July 5, 2018 at 7:00pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

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

PLANNING COMMISSION MEMBERS ABSENT:

Justin Dunaskiss
Scott Reynolds

CONSULTANTS PRESENT:

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

1. OPEN MEETING

Vice Chairman Gross opened the meeting at 7:00pm.

2. ROLL CALL

As noted

OTHERS PRESENT:

Dr. Mark Brett	David Fulkerson	Thomas Toteff
Mary Brett	Jim Butler	John Shepard
Victor Vauohn	Tommy Toteff	Lynn Harrison
Christy Evangelista	Joshua Cecil	

3. MINUTES

- A. 6-6-18, Planning Commission Regular Meeting Minutes
- B. 6-6-18, Text Amendment to Schedule of Regulations Public Hearing Minutes
- C. 6-6-18, Trailways Rezone Public Hearing Minutes

Moved by Trustee Steimel, seconded by Commissioner Porter, to **approve** the above minutes as presented. **Motion carried**

4. AGENDA REVIEW AND APPROVAL

Moved by Trustee Steimel, seconded by Secretary St. Henry, to approve the agenda as presented. **Motion carried**

5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY

None

6. CONSENT AGENDA

None

7. NEW BUSINESS

A. PC-2017-11, Baldwin Summit (Orion Village Crossing) Commercial Site Plan extension

Christy Evangelista, owner of the Baldwin Summit parcel, presented. Ms. Evangelista explained she was here to ask for a short extension of their site plan approval. She noted that it took them longer to get that approval last July so they started late with their engineering. They did get engineering approval last week and she has already submitted for the building permit. She believed they are close and need additional 6 months max.

Vice Chairman Gross asked if Ms. Evangelista had any tenants for the building? Ms. Evangelista said she has a couple potential tenants but no one has signed. She noted that even if she doesn't have any tenants, she plans on moving forward with the building shell.

Commissioner Walker asked if this was their first extension request? Ms. Evangelista said, yes.

Vice Chairman Gross clarified that Ms. Evangelista felt 6 months would be enough time but 1 year would give her a little more "breathing room". Ms. Evangelista replied, absolutely, she would like to have a year but would like to start this summer if possible.

Planning & Zoning Director Girling said that the Ordinance allows for a one-year extension but clarified that the project has made it all the way through engineering; the only thing now is securing their Performance Guarantees and coming in for a pre-construction meeting. Planning & Zoning Coordinator Girling noted that underground earth work is considered a building permit so therefore would "stop the clock".

Ms. Evangelista said she would like to request a 1-year extension however she anticipates it won't take that long.

Moved by Secretary St. Henry, seconded by Trustee Steimel, that the Planning Commission approves the site plan extension request for PC-2017-11, Orion Village Crossing Commercial PUD Amendment Site Plan for one (1) year; this approval is based on the following findings of fact: the engineering approvals, according to Planning & Zoning Coordinator Girling, should be in place soon and definitely within 2 to 6 months, hopefully this summer.

Roll call vote was as follows: Walker, yes; Porter, yes; Steimel, yes; St. Henry, yes; Gross, yes. **Motion carried 5-0** (Dunaskiss & Reynolds absent)

Vice Chairman Gross recessed the regular meeting at 7:05pm and opened the public hearing for PC-2018-22, Conscious Senior Living Conditional Rezone Request. The request is to rezone 985 N. Lapeer (parcel 09-02-126-007) from Single Family Residential-1 (R-1) to Office Professional (OP) with conditions.

Vice Chairman Gross closed the public hearing for PC-2018-22 at 7:32pm.

B. PC-2018-22, Conscious Senior Living Conditional Rezone Request, located at 985 N. Lapeer Rd., (parcel #09-02-126-007) from Single Family Residential (R-1) to Office Professional (OP) with conditions

Vice Chairman Gross explained the Planning Commissioners are currently discussing the rezoning of this property, the site plan with more specific details would follow at a later date if the conditional rezoning is approved.

Planner Carlson, with Carlisle Wortman, went over their review dated June 21, 2018.

- Planner Carlson noted that the OP zoning classification is necessary to allow this type of development in Orion, a senior living center, which is a special use that will require special land use approval as part of the site plan review process.
- Planner Carlson pointed out that numbers 6 thru 8 of the conditions the applicant has offered are not true conditions of rezoning as they are applicable to all new development. It was noted that there is no harm to leaving them in but they are not special to this application. The primary offered condition is the limitation of use to a senior living facility. The applicant should explain what senior “independent, assisted, and memory care living” means so there is no misunderstanding what the facility will be used for.
- The proposed rezoning to OP is inconsistent with the future land use plan, however, the voluntary offer of conditions attempts to align the potential development with the Master Plan’s goals and objectives and the location of this use appears to be compatible with adjacent uses on Lapeer Road.
- The proposed conditional rezoning appears generally consistent with adjacent land uses and zoning. The subject 4.5-acre site is zoned R-1 but used as a church. The surrounding land use is a combination of vacant to the south and residential to the west. There is SC to the south which is governed under a consent agreement. The property to the north in Oxford is zoned MF, Multi-Family.
- Due to the offered condition, the development potential is limited to a single use as noted. Further, the rezoning cannot grant this use as additional review would be required. If the development doesn’t occur, the Township has the ability to revert back to the original zoning.
- Through an offered condition, no impacts to the existing wetland on the western end of the site will occur.
- Traffic impact and site access will be evaluated during site plan review.
- Essential facilities and services will be evaluated during site plan review.

Vice Chairman Gross asked if Engineer Landis would like to say anything about this proposal?

Engineer Landis offered that the Ordinance allows the Township to request a traffic study as part of a rezone.

Vice Chairman Gross then asked the Commissioners for questions or comments.

Trustee Steimel commented this is a little unusual for a conditional rezone request. He noted that the applicant provided a preliminary drawing of the facility which actually addresses some of the concerns heard during the public hearing. He pointed out that on the preliminary drawing, the “Y” intersection goes away, they are no longer proposing access off of Lapeer Road to the southern parcel which is the property located in Orion. He reiterated that access off of Lapeer Road will be strictly up to MDOT which will probably require an approach lane. He noted that because of this, he likes the proposal. At this point, however, it is hard to tell if their plans will

resolve some of the drainage issues but is confident that if this moves to site plan review, that will be looked at and addressed.

Trustee Steimel said he wasn't sure if he would be in favor of a straight rezone to OP but as long as they are restricting the use to a senior living facility providing independent, assisted and memory care; such a use would create much less of an impact – if this was a medical building, there would be a lot more traffic going in and out of there. He noted that the Township is becoming much more familiar with traffic patterns for these types of facilities and referenced Beacon Square. It was his opinion that traffic would actually be lessened with this use then if it was developed as a subdivision under R-1. He believed this could work.

Trustee Steimel then noted that no matter what development goes in there, they will have to research the cemetery issue.

Trustee Steimel said from what he sees, they are proposing two access points and flow around the building; it looks like it will fit and be a good “entrance” to this area.

Secretary St. Henry asked if the 62 units will be single units? Mr. Fulkerson replied that the latest design is for 63 units - 57 are singles and 6 are two-bedroom. Secretary St. Henry then asked about the staffing. Mr. Fulkerson said there will usually be about 8 to 10 employees for each shift; there will be 3 shifts.

Mr. Fulkerson explained that there is not as much traffic as one might think and it will be spread out throughout the day.

Secretary St. Henry asked Mr. Fulkerson to explain the continuum of care. Mr. Fulkerson responded they will be helping people with everyday life. From getting out of bed, getting dressed, taking showers, they will provide 3 meals a day, help with medications, and incontinence management – all of the things that get difficult as we age.

Secretary St. Henry inquired about memory care versus assisted living versus traditional care that will happen at this facility. Mr. Fulkerson said 14 units, which is the building on the Oxford side, will be for memory care - Alzheimer's and dementia residents which require a whole different level of care. Residents will not be able to leave the facility unless accompanied by a staff member or loved one. He noted that with these diseases, people get to a point where they can no longer function. Parts of the brain get affected that make you irritable and lose your “filter” - anything can be said at any time; it gets pretty rough.

Commissioner Walker asked if there will be any full-time medical personnel at the facility? Mr. Fulkerson responded there will be a nurse on staff 8 to 9 hours a day and then will be on-call. There will also be a nurse practitioner when the nurse is not there. There will be some on-site occupational, speech, and physical therapy available but there will not be a doctor on staff; one will be on-call. Doctors will come to the building on a regular basis but will not be there all day.

Commissioner Walker asked if they have started negotiations with Oxford and how is it going? Mr. Fulkerson said they have and Oxford doesn't want to move forward until they get approval of this conditional rezone from Orion. Mr. Butler added that the Oxford property zoning allows them to do what they want to do there but it still requires them to go through a special land use and a site plan review. Commissioner Walker then asked what will they do if they don't get approval from both sides? Mr. Butler said, then they won't have a project.

Vice Chairman Gross inquired if this will be a private-pay facility? Mr. Fulkerson said, yes.

Commissioner Porter said personally, he would rather see this come in as a rezone change. The conditions offered, to him, are the equivalent to a deed restriction and had concerns about tax requests down the road. He did not see why just an OP zoning wouldn't work here, there is some office surrounding it and is compatible with the residential properties there.

Vice Chairman Gross commented that as he sees it, this use is the lowest traffic generator that could possibly go there. General office would generate a lot more traffic. He is not opposed to the request as submitted.

Commissioner Walker said he agrees with Commissioner Porter, what we are getting back with this? He was underwhelmed with the 5 things they were offering; things they would have had to do anyway. He didn't see a big benefit to the Township from this proposal but that would depend on what the zoning ends up as.

Trustee Steimel reminded the Commissioners that this not a PUD. What they are proposing is a conditional rezoning restricting the use to something that would lessen the impact of what could possibly go in there if rezoned to OP. This is how he is looking at it.

Commissioner Porter asked for the Planner's input on density and the difference there; what the Township would be gaining by doing a conditional rezone rather than just a zoning change? Planner Carlson replied that the applicant is tying themselves specifically to this use. If this were to be a regular Office Professional zoning designation, there could potentially be a much more impactful use to the area; something that would generate more traffic than this proposal would. She reiterated that if this development doesn't get built, it would revert back to the previous zoning designation, R-1. A traffic comparison would depend more on the use, such as if it were developed as a medical building or other OP use or special land use.

Commissioner Porter then asked if this parcel is part of the Lapeer Road Overlay District? The response was, no.

Vice Chairman Gross responded that the development proposal is for a single-story, low traffic generating use that the community will probably need in the future as opposed to a potential multi-story, higher traffic generating, professional office type use.

Moved by Trustee Steimel, seconded by Secretary St. Henry, that the Planning Commission forwards a recommendation to the Township Board to approve PC-2018-22, Conscious Senior Living Conditional Rezoning Request to rezone 985 N. Lapeer Rd. (parcel #09-02-126-007) from Single Family Residential-1 (R-1) to Office Professional (OP) with the conditions that were offered in the conditional rezoning letter attached to the application; this recommendation to approve is based on the following findings of fact:

- the Master Plan lists this area as institutional, he would agree that the proposal is still an institutional use - a low intensity type operation;
- the existing uses surrounding the property – there is a mix of OP to the south and some residential to the west;
- the offered condition of rezoning to OP but restricting the use to a senior living facility as described is much less intensive and would have a much less affect on the surrounding properties then if it were just rezoned to OP or even left as Residential – there would be less of an impact on traffic and the project does fit; being it is right on Lapeer Road, access should be good;

- with the uses that could be permitted, they are strictly limiting it and that limited use fits in this area; the Township wouldn't have to worry about some of the other potential uses; because of the conditions being offered, it makes this not a bad fit;
- and, the trend in this area is a lot of residential, some office, and some commercial on Lapeer Road; this use would even be compatible if R-1 develops further to the west.

Discussion on the motion:

Vice Chairman Gross asked if the motion should be subject to Oxford's approval? Trustee Steimel said, he didn't think so. The applicant has offered the preliminary layout as part of their conditions. That layout shows the site as being developed as some type of senior living with two access points coming off the north side of the property; some of the things that would have to happen in order to meet the conditional rezoning.

Commissioner Walker asked if the conditions that were offered by the applicant should be part of the motion? Trustee Steimel said the offered conditions were part of the application so therefore didn't feel they needed to be listed in the motion. Also, if the Board approves everything, there will be an official document that will come together and all the offered conditions will be looked at.

Vice Chairman Gross pointed out that this does not represent final site plan approval. That is something that has to come forward if and when the zoning is approved by the Township Board.

Roll call vote was as follows: St. Henry, yes; Porter, yes; Walker, yes; Steimel, yes; Gross, yes. **Motion carried 5-0** (Dunaskiss & Reynolds absent)

C. PC-2018-25, Aldi Lake Orion Site Plan, in the Menards Outlot (parcels #09-32-400-067, -030, -062, -083, -084, -074, -038, -075)

Mark Kellenberger, with Aldi, 2625 N. Stockbridge Road, Webberville, MI, presented. Mr. Kellenberger said they are trying to increase growth in Oakland County with this development. Their proposal is to build on the Menards outlot comprised of 3.19 acres. This store will compliment their other 3 recent approvals in Rochester Hills, Farmington Hills and Bloomfield Township.

The site will be served by the existing curb cuts from Menards with two driveways on the access drive between this outlot and the Menards property.

The landscape plan, he believes, conforms completely with the Brown Road Street Scape Corridor design guidelines.

Mr. Kellenberger respond to a couple of the comments from the Planner's memo:

- The brick knee wall in the southeast corner will be a total of 56' - two straight portions that are 24' each and a 16' angled portion connecting the two.
- The trash dumpster will be located in the recessed truck well which is a below grade loading dock. The dumpster is actually down in the loading dock and will have a composite decking gate so that even if someone is standing at the front of the loading dock, they wouldn't see the dumpster. There will be screening and landscaping on the north end and plus the fact that it will be recessed, it will be out of view.

- Mr. Kellenberger commented he has the details for the lighting fixtures with him. They will all be LED – the building and parking lot lighting. He noted that they have incorporated the decorative lighting along the Brown Road frontage as required.

Regarding the engineering items from OHM's review dated June 20, 2018:

- Mr. Kellenberger said that all the engineering concerns will all be able to be addressed at the engineering plan review.
- Regarding the grading issue – he believes they can work that out whether with a “rail system” or a tiering system in the areas where it exceeds height.

Mr. Kellenberger depicted the building appearance in his PowerPoint presentation. He explained this is a brand-new building design that was just released this year. It is quite a departure from the old Aldi look with a flat roof, generally low buildings; he pointed out the peaked roof and all the translucent materials and transparent windows that will let in a lot of light. When entering the store, it feels much more open. He noted the architectural amenities to the side to break up the building elevation that was discussed at the pre-application meeting.

Per a question he heard when coming in – he showed the Commissioners the front elevation that will face Brown Road. The side elevation and the truck dock will be facing the parking - the truck dock will be in the back of the site.

He showed a depiction of the inside floor plan. The building is just under 20,000 sq. ft. with about 12,500 sq. ft. of sales floor.

Secretary St. Henry asked when they would start construction? Mr. Kellenberger replied they are working those terms out with Menards. Menards controls the site and they don't want Aldi's construction to interfere with their Grand Opening. However, they would like to start as soon as possible. Engineers are moving forward with the review comments from OHM and building design plans have been started. Mr. Kellenberger said they would be in a position to start before the end of the year if allowed by Menards and/or the Township.

Vice Chairman Gross asked Planner Carlson to go over Carlisle Wortman's review dated June 28, 2018:

- Planner Carlson concurred that Mr. Kellenberger addressed some of their comments in his presentation.
- Planner Carlson noted that circulation is adequate but deferred to the Fire Department for approval of that circulation.
- The Township Engineer needs to approve the stormwater management and on-site utilities.
- The applicant, in his presentation, covered the length of the knee wall which proved to be in compliance.
- The trash and dumpster area was also covered by the applicant in his presentation and was also in compliance.

- Planner Carlson noted the type of lighting lamp and method of shielding was a concern. The applicant said he had that information with him tonight and also had a PowerPoint slide depicting that information.
- The sign submission will be submitted to the Planning & Zoning Department.
- Planner Carlson then noted as a result of the land division - as submitted, lot lines are currently shown in the drive on both sides of the proposed outlot. She explained this is standard for Menards' developments. This fact brings up two issues: according to Ordinance, Section 34.03 D.3, "No parking area or driveway shall be closer than thirty (30) feet to the adjacent property lines when the parcel abuts residentially zoned or used property. However, when the parcel abuts commercial/office or industrially zoned property, no parking area or driveway shall be closer than twenty (20) feet to the adjacent property lines." "The required setback for parking may be reduced in width or waived by the Planning Commission, subject to landscaping or screening requirements." In addition, Section 34.03 T.2, "For screening between any other uses, a twenty (20) foot buffer shall be provided..." There are landscaping requirements required by Ordinance, however, "Inconsideration of the overall design and impact of a specific landscape plan.....the Planning Commission may modify the specific requirements outlined in this Section, provided that any such adjustment is in keeping with the intent of this Section and in the chapter in general." "In determining whether a modification....the Planning Commission shall consider whether the following conditions exist:". Based on the Menards original plan, those requirements will be met on both sides – the Menards side and the Aldi side.

Engineer Landis went over OHM's review dated June 20, 2018:

- From an engineering standpoint, the site is pretty straight forward – being an outlot of Menards. Menards' plans took into consideration future development here. The applicant will be tying into the sanitary sewer and water stubs that were left for them. The stormwater management ties into Menards' system and goes into their retention pond which was sized to handle this development. They would like the applicant to add notes and calculations to support this; they are not currently on the plans.
- A 42" high guardrail shall be added to the plan for retaining walls greater than 30" in height.
- The grading south of the retaining wall shall be revised to a maximum of 1:4 slope. They are asking to either tier or bring that wall up a couple feet to get the slope down to a 1:4.
- The applicant did provide pavement cross-sections which did meet Township standards.
- The review noted some areas where grading was less than 1% in the parking areas. They are asking that those be revised.
- The review noted that at engineering, a Shared Use Agreement will be required for the retention pond and also a Cross-Access Easement will be required for the use of Menards' driveways.
- Also, they should have a legal description added to the site plan – Existing Conditions Sheet.

Commissioner Porter commented that he knows the HVAC system will be screened but there are some steep hills in this area, is the screening sufficient in due of the hills? He does not want to happen what happened with Home Depot on M-24; the equipment was screened but people up on the hill looking down makes the screening worthless. Mr. Kellenberger commented that the screens are on the sides of the unit and do cover the units but does not know any particular way to screen it much more from cars coming down Brown Road from the west. The top of that roof line will always be visible coming down that hill. Commissioner Porter asked Planner Carlson if she had any comments about this? Planner Carlson said they found it (the screening) to be substantial however agreed it might need more consideration for those people driving down that hill as to what Ordinance requires. The screening is in compliance but with the surrounding topography, the HVAC may be visible. Commissioner Porter asked if the height of the screening could be raised and if that would help? Planner Carlson responded that the Planning Commission does have the ability to modify landscaping requirements. Trustee Steimel said he believes this can not be avoided; if you look at the building straight on from Brown Road, you won't see the unit. Because of the grade of the road, people are going to see it. Trustee Steimel said, however, he understands Commissioner Porter's concern. Mr. Kellenberger explained the wall on the west side of the building will be 23 ft. above grade. When coming down the Brown Road hill now, it does look impactful because there is nothing there but if you envision a wall there being 23 ft. tall along with the roof top screens, he believes those will minimize the impact.

Vice Chairman Gross asked if there will be any signs/advertisements in the windows? Mr. Kellenberger responded, there will not; they do not do any advertising in the windows.

Mr. Kellenberger explained what the HVAC conditions will be like inside this proposed building.

Trustee Steimel clarified with Planner Carlson that the photometric grid was in compliance other than that they needed to formally get the lighting fixture sheets. Planner Carlson said, correct. The same thing with all the landscaping? Planner Carlson commented that landscaping is in compliance. She then expounded on the lot lines. The lot lines are in the middle of the road which is not typical; they are typically within a setback of a roadway. Planner Carlson then discussed the 20 ft. greenway that is required by Ordinance and the area within that where landscaping is required. However, because the lot lines are in the middle of the driveway, the Planning Commission may have a problem with that and require it (the landscaping) be adjusted. Again, this is a typical design for Menards where they require the outlot owner to landscape one side and they provide the landscaping on the other side, their property - either way both sides are in compliance.

Trustee Steimel asked Engineer Landis about the 5 items in OHM's conclusion of their report dated June 20, 2018? Engineer Landis responded that he would like to see those items addressed and reviewed administratively for compliance with the motion for approval if granted.

Moved by Commissioner Porter, seconded by Trustee Steimel, that the Planning Commission **grants** site plan approval for PC-2018-25, Aldi Lake Orion Site Plan, in the Menards Outlot (parcels #09-32-400-067, -030, -062, -083, -084, -074, -038, -075), for plans date stamped received 6/13/18. This approval is based on the following conditions:

- approval of the land division combination application;
- that the applicant has agreed to take care of planning and engineering comments by final engineering;
- and to formally submit to the Building Department the lighting fixture details.

Discussion on the motion:

Planning & Zoning Director Girling clarified that the motion says the plans would be modified for engineering - she believed that Engineer Landis wanted the changes made on the site plan, re-reviewed by staff and then go to engineering without needing to come back to the Planning Commission? Commissioner Porter explained his motion states that the comments from the Planner and Engineer would be taken care of by final engineering and not at final engineering.

Planning & Zoning Director Girling went back to the land division, the plan the applicant had in his presentation did not show the dividing line in the middle of the road. Mr. Kellenberger clarified that the dividing line will be in the middle of the road. Planning & Zoning Director Girling therefore still questioned – since this will be owned by Aldi as a standalone project where the property line is in the middle of the road, do we not need a waiver from the requirement of a road being setback 20 ft. from a property line? Does the Planning Commission feel the need for a waiver - there will be a driveway on the property line of both properties? After discussion, it was decided that a waiver for the off-street parking setback and a landscaping waiver would be necessary.

Roll call vote was as follows: Steimel, yes; St. Henry, yes; Porter, yes; Walker, yes; Gross, yes. **Motion carried 5-0** (Dunaskiss & Reynolds absent)

Moved by Trustee Steimel, seconded by Commissioner Porter, to **grant** a waiver from the 20-foot driveway to property line setback on the west and east property lines for PC-2018-25, for plans date stamped received 6/13/18 for the following reason: these were roads that were previously sited as part of the larger development, therefore leave the roads where they were previously approved and grant this waiver.

Roll call vote was as follows: Walker, yes; Steimel, yes; Porter, yes; St. Henry, yes; Gross, yes. **Motion carried 5-0** (Dunaskiss & Reynolds absent)

Moved by Trustee Steimel, seconded by Commissioner Walker, to **grant** a waiver from the screening between uses along the entry drives along the west and east property lines for PC-2018-25, for plans date stamped received 6/13/18 based on the applicant meeting the following conditions:

- topographical features on the site create conditions such that the strict application of the landscape regulations would result in a less effective screen than the alternative proposed on the site plan;
- parking, vehicular circulation or land use are such that required landscaping would not enhance the site or result in the desired screening effect;
- and, the public benefit intended by the landscape regulations could be better achieved with a site plan that varies from the strict requirements of this Section.

Roll call vote was as follows: Porter, yes; Walker, yes; St. Henry, yes; Steimel, yes; Gross, yes. **Motion carried 5-0** (Dunaskiss & Reynolds absent)

Vice Chairman Gross commented that it is nice that there will be one outlot with one development where there could have been 3 or 4 with individual driveways. This use fits, it is a nice building that compliments the architecture of what is already there (Menards).

8. UNFINISHED BUSINESS

None

9. PUBLIC COMMENTS

None

10. COMMUNICATIONS

None

11. COMMITTEE REPORTS

Site Walk Committee Site Walk Report for PC-2018-25, Aldi

12. PUBLIC HEARINGS

7-18-18 at 7:05pm - PC-2018-24, Verizon Wireless #1179/TowerCo #MI0338 Special Land Use Request. The request is for a Special Land Use for a wireless communications tower to be located at 3801 Giddings Road (Parcel #09-27-400-011).

7-18-18 Directly following PC-2018-24: PC-2018-26, Citizens Bank Special Land Use Request. The request is for a Special Land Use for a Drive-Up ATM & Night Deposit, to be located at 1376 S. Lapeer Road, Unit B (Parcel #09-14-100-053).

13. CHAIRMAN'S COMMENTS

None

14. COMMISSIONERS' COMMENTS

Commissioner Walker commented that the Friends of the Orion Library will be having a book sale at Eastern Market on July 15th and are looking for help to transport books to and from the market. Secretary St. Henry suggested he contact the High School.

Secretary St. Henry commented that both the nursing home development and the Aldi development are two smart, much needed opportunities for the Township.

Trustee Steimel commented that hopefully having an Aldi in the Township will help lessen the impact of losing Hollywood Market; he explained the two public hearings coming up - the cell tower is proposed for the fire station property on Giddings Road and the special land use is for a building that has already been approved on Lapeer Road, the Citizens Bank inside Kroger wants to lease that secondary building and is seeking a drive-up ATM and Night Deposit box.

15. ADJOURNMENT

Moved by Commissioner Porter, seconded by Trustee Steimel, to adjourn the meeting at 8:40pm. **Motion carried.**

Respectfully submitted,



Lynn Harrison
PC/ZBA Recording Secretary
Charter Township of Orion

July 18, 2018

Planning Commission Approval Date