

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2018-27, BALDWIN MEDICAL, A MAJOR PUD AMEND. REQUEST
JOINT PUBLIC HEARING WITH THE BOARD OF TRUSTEES
WEDNESDAY, AUGUST 1, 2018**

The Charter Township of Orion Planning Commission held a joint public hearing with the Board of Trustees on Wednesday, August 1, 2018 at 7:06pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

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

PLANNING COMMISSION MEMBERS ABSENT:

Joe St. Henry, Secretary; absent with notice

BOARD OF TRUSTEE MEMBERS PRESENT:

Chris Barnett, Township Supervisor	Mike Flood, Trustee
Donni Steele, Treasurer	Julia Dalrymple, Trustee
John Steimel, Trustee	

BOARD OF TRUSTEE MEMBERS ABSENT:

Penny Shults, Township Clerk; absent with notice
Brian Birney, Trustee; absent with notice

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:

Louie Jaffe	Harold Flood
Stefano Mularoni	Kimberly Ostrolneki (sp?)
Carol Thurber	Lynn Harrison
Craig Kovarik	

The Board of Trustees opened their Special Meeting at 7:08pm.

Chairman Dunaskiss invited the applicant to make a presentation.

Carol Thurber with Fazal Khan & Associates, 43279 Schoenherr, Sterling Heights, presented. Ms. Thurber said she was representing Baldwin Medical, LLC and introduced two other representatives with her – Stefano Mularoni and Craig Kovarik.

Ms. Thurber gave a brief history of the property – the original PUD was approved around 2005. She presented a slide presentation depicting the current Walgreens as “Retail A”. There was a mixed use of about 84, 500 sq. ft. and 62 residential units were proposed. In 2012, Waterstone Village was approved as the First Major PUD Amendment for 77 residential units. That now left about 5 acres that were vacant. The next Major PUD Amendment was in 2014 when Tim Hortons and Coldstone Creamery were proposed. That then left a little over an acre/acre and half vacant.

What they are proposing is a two-story, 21,000 sq. ft. medical building. The proposal follows all of the Gingellville design standards – parking more in the rear, building towards the front, style of brick, light fixtures, etc. Ms. Thurber noted that they did bring samples of the brick and accenting faux limestone with them.

Chairman Dunaskiss asked if there was anyone here from the public that would like speak? There no comments from the public.

Chairman Dunaskiss then asked if the Planning Commissioners had questions or comments?

Prior to those questions/comments, Chairman Dunaskiss read into the record a letter from Chris and Nancy Carr, 21395 Tammie Dr., Lake View, AL. They own a home at 3375 Maybee Road and asked that the 30-foot landscape barrier, the 10 to 12-foot pine trees and the 8-foot privacy fence between the properties agreed to in 2004 be kept.

Vice Chairman Gross read the review from the Road Commission dated July 24, 2018. It was noted in the review that their comments were for conceptual purposes only and should be incorporated into detail construction plans. Once the five comments (A - E) have been addressed, plans should be submitted to their office with completed RCOG permit application(s). Regarding this review, an email was received from Larry Mullins dated July 27, 2018 that stated, "The drive is on our property Walgreens shares with us".

Chairman Dunaskiss noted the Site Walk Report from the Site Walk Committee dated July 26, 2018.

Supervisor Barnett opened up questions and/or comments from the Township Board members.

Treasurer Steele commented that it is a nice building, it looks very similar to the one in Oxford as a medical building. She asked if when the building is finished, is it occupied and does the developer know what is going in there? Ms. Thurber responded that the doctors that will be occupying the building are the ones that are funding the project - it will be occupied and is not "build to suit".

Trustee Flood remembered the difficulties with these two properties - there was a deed restriction put on the south property pertaining to the proposed drive-thru at that time. Here they are combining both the lots. He said understands there are a lot of other things the Planning Commission will need to discuss given the comments from the consultants.

Supervisor Barnett said he is going to leave the "heavy lifting" to the Planning Commission. However, in general, the proposed Tim Hortons and Coldstone would have left one other outlot vacant; he liked that now they would be combined. He liked this and believed that it fits the corridor.

There were no further comments from the Board of Trustees.

Ms. Thurber responded to the concern from Chris and Nancy Carr – she said that the landscape buffer would be maintained.

Vice Chairman Gross noted that the applicant handed out a revised preliminary plan for the site as opposed to the one that was included in the packet. Ms. Thurber said it was a concept that they would like to discuss when reviewing the site plan; it addresses many of the site plan comments.

Seeing there were no other comments from the public, Planning Commissioners or Township Board Members, Chairman Dunaskiss closed the PC-2018-27, Baldwin Medical joint public hearing at 7:17pm.

Respectfully submitted,



Lynn Harrison
PC/ZBA Recording Secretary
Charter Township of Orion

August 15, 2018

Planning Commission Approval Date