

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION
SYNOPSIS – REGULAR MEETING - WEDNESDAY, SEPTEMBER 5, 2018**

1. Open Meeting

Chairman Dunaskiss called the meeting to order at 7:00pm

2. Roll Call

Members Present: Justin Dunaskiss, Don Gross, Joe St. Henry, John Steimel, Don Walker, Neal Porter
Scott Reynolds

Members Absent: None

3. Minutes

Motion carried to approve the 8-15-18 Planning Commission Regular Meeting Minutes, as presented

4. Agenda Review and Approval

Motion carried to approve the agenda as presented

5. Brief Public Comment – Non-Agenda Items Only

None heard

6. Consent Agenda

None

Chairman Dunaskiss recessed the regular meeting and opened the public hearing for PC-2018-35, Grace Premier Senior Living, Special Land Use request for a Senior Assisted Living and Memory Care Facility located at 985 N. Lapeer Rd. (parcel 09-02-126-007) at 7:05pm.

Motion carried to close the public hearing and reconvene the regular meeting of the Planning Commission at 7:10pm.

8. New Business

A. PC-2018-31, Brown Road Hyatt House Site Plan, located at 95 Brown Road, 4978 Huston, 101 Brown Rd. and 115 Brown Rd. (parcels 09-32-378-022, 09-32-378-023, 09-32-378-069, -070, -073)

Motion carried to grant an Off-Street Parking Setback Waiver as presented.

Motion carried to grant a Landscape Adjacent to Roads Greenbelt Waiver as amended (a 6-foot instead of a 20-foot waiver from the 20-foot required greenbelt adjacent to Huston Dr.).

Motion carried to eliminate the four (4) parallel parking spaces on the east side of the project (along Huston Road) and to consider the parking requirements correct as is at that point, with conditions (landscaping to be placed where the eliminated spaces where).

Motion carried to grant a Screening Between Uses Waiver as requested.

Motion carried to deny the Site Plan based on the fact a setback variance is needed; if ZBA approves the required setback variance, the site plan will be considered approved with conditions.

B. PC-2018-35, Grace Premier Senior Living Special Land Use and Site Plan, located at 985 N. Lapeer Rd. (parcel 09-02-126-007)

Motion carried to approve the Special Land Use as requested with the condition that all the Township Engineer's requests are addressed.

Motion carried to grant Site Plan approval with conditions.

Motion carried to grant a waiver for Building of Greater Overall Length Than Allowed, as presented.

Motion carried to recommend to the Safety Path Committee and Board of Trustees that the developer may contribute to the Safety Path Fund in lieu of constructing a minor portion of the safety path.

C. PC-2018-37, Gedia Michigan, Inc. Building Expansion Site Plan & Wetland Permit, located at 269 Kay Industrial Dr. (parcel 09-35-400-042)

Motion carried to grant a Wetland Setback Waiver as requested

Motion carried to approve the Wetland Permit as presented.

Motion carried to grant a Lapeer Overlay Design Standard Waiver as requested.

Motion carried to grant Site Plan approval with conditions.

Motion carried to grant a one (1) year extension to the 2-year construction deadline for phase II.

9. Unfinished Business

None

10. Public Comments

None

11. Communications

RCOC Road Report 3rd Quarter 2018
Michigan Planner Magazine July/August 2018

12. Committee Reports

13. Upcoming Public Hearing(s)

None

14. Adjournment

Motion carried to adjourn at 10:00pm

Respectfully submitted,



Lynn Harrison
PC/ZBA Recording Secretary
Charter Township of Orion