

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2018-35, GRACE PREMIER SENIOR LIVING SPECIAL LAND USE
WEDNESDAY, SEPTEMBER 5, 2018**

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, September 5, 2018 at 7:05pm 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
Joe St. Henry, Secretary	Scott Reynolds, Commissioner
John Steimel, BOT Rep to PC	

PLANNING COMMISSION MEMBERS ABSENT:

None

CONSULTANTS PRESENT:

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

OTHERS PRESENT:

Jim Butler	Gary Swanson	Adam Steward
Arnold Herberg	Rob Denhe	Tom Toteff
Bill Bland	Iden Kalabat	Dave Fulkerson
Don Allender	Anthony Denhe	Lynn Harrison
Steve Novak	Jason Emerine	

Mr. David Fulkerson, 398 Wynstone Circle South, Oakland Township; the applicant, presented. Mr. Faulkerson also noted that he is a Managing Partner for Grace. He expressed that they intend to bring the best culture to assisted living for seniors in the United States. He gave a brief history of his connection to the area. He ensured the Planning Commission that this project will be a "Jewel" in the community.

Mr. Jim Butler, PEA, 2430 Rochester Court, Ste. 100, Troy; spoke. He recalled that they were before the Planning Commission in July requesting a recommendation to the Township Board for a Conditional Rezoning which was approved. The parcel was rezoned from R-1 to OP. He commented that last month they received preliminary and Special Land Use approval from Oxford Township. This piece straddles the border between Orion Township and Oxford Township.

The property is approximately 9 acres; 4.8 of those acres are in Orion Township. The applicant is proposing a 63 unit, single-story, memory care and assisted living facility. Access from the site will be from Manitou Lane; the paved road to the north of the site in Oxford Township.

Mr. Butler said they have reviewed the requirements for Special Land Use and included in the meeting packet was a narrative from them. It was Mr. Butler's opinion that the applicant complies with all the requirements of the Special Land Use.

Chairman Dunaskiss invited members from the public to come up and make their comments. He asked them to state their name and address for the record.

There were no comments or written correspondence from the public received.

Chairman Dunaskiss then asked if there were any comments from the Planning Commission members at this time? There were not.

Chairman Dunaskiss closed the PC-2018-35, Grace Premier Senior Living Special Land Use Public Hearing at 7:17pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lynn Harrison".

Lynn Harrison
PC/ZBA Recording Secretary
Charter Township of Orion

September 19, 2018

Planning Commission Approval Date