

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION**  
**\*\*\*\*\* MINUTES \*\*\*\*\***  
**REGULAR MEETING, WEDNESDAY, OCTOBER 3, 2018**

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, October 3, 2018 at 7:00pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

**PLANNING COMMISSION MEMBERS PRESENT:**

Justin Dunaskiss, Chairman  
Joe St. Henry, Secretary

John Steimel, BOT Rep to PC  
Don Walker, PC Rep to ZBA

**PLANNING COMMISSION MEMBERS ABSENT:**

Don Gross  
Scott Reynolds  
Vacancy – 1

**1. OPEN MEETING**

Chairman Dunaskiss opened the meeting at 7:00pm.

**2. ROLL CALL**

As noted

**CONSULTANTS PRESENT:**

Tammy Girling, Township Planning & Zoning Director

**OTHERS PRESENT:**

Denise Lynch  
George Lynch  
Phil Christi  
Lynn Harrison

**3. MINUTES**

A. 9-19-18, Planning Commission Regular Meeting Minutes

Moved by Trustee Steimel, seconded by Secretary St. Henry, 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**

Mr. Phil Christi, 2650 Buckner Rd., said he has been here before and owns the property in front what was Christi's Bar & Grill and is now owned by Skalnek Ford. It was his opinion that the site plan that was approved by this Planning Commission is not being adhered to. It was his understanding that the Skalnek business, per the approval of the site plan, was not allowed to park cars on his property yet they continue to do so. They also sell the cars that are parked on his property that he pays taxes on. He noted that he has spoken to Dave Goodloe in the Building Department who wanted to enforce the provisions of the site plan, but that enforcement was interfered with by Supervisor Barnett. Mr. Christi said he has had meetings with the Supervisor and was told that this is a civil matter which he disagreed with. Mr. Christi said now he understands that the site plan Skalnek Ford it is adhering to at the present time is the plan that was approved years ago for Christi's restaurant. Even if that is a case, the Ford dealership is parking more cars than was allowed for the restaurant use. It was his opinion that Skalnek

Ford is being given special privileges which indicates a form of corruption and that Supervisor Barnett is following in the same corruptive behavior as Macomb Township, Troy, etc. He is asking that the Township stop showing favoritism and to enforce the Skalne Ford site plan as approved by the Orion Township Planning Commission.

## **6. CONSENT AGENDA**

None

## **7. NEW BUSINESS**

### **A. PC-2018-42, Green Stem, LLC, Ord. 154 Stacking Application**

Chairman Dunaskiss noted that the Planning Commission has gone through this before. He commented that after reviewing the submitted paperwork, it appears that everything is in order to allow for the ability to stack multiple Class "C" licenses. Per the Ordinance, he did not see any reason why this application could not move forward. He asked the Commissioners and Planning & Zoning Director Girling if they had any comments or questions?

Planning & Zoning Director Girling noted that the application is not only for the stacking of a Class "C" Grower but is also for a Processing Center. She also noted that at the time the original location was approved on Premier Drive, it wasn't known exactly where the buildings would be placed. She explained that when the applicants came in for locations – there was to be one parcel approved for growing, one approved for processing, etc. So, what is happening is applicants are coming in wanting to stack a facility and may have talked to someone holding the licensing certificate before building locations were known. After her conversation with the Township Attorney, it was suggested that if there is a motion for approval, that it cover the situation where if it is found that the type of facility someone is applying for is not the parcel they are asking for, it needs to be clarified – a condition to make sure that the proper license coincides with the proper parcel number.

Trustee Steimel clarified who MG&T was - who was approved for those uses at 187 Premier Drive. Planning & Zoning Director Girling responded that MG&T was the entity on the application and wasn't aware if it stands for anything. They are the one who holds the license for that location; both Class "C" and Processor that this stacker is requesting to stack on top of - MG&T holds the location permit.

Moved by Trustee Steimel, seconded by Commissioner Walker, to approve the Ordinance #154 Stacking application for PC-2018-42, Green Stem, LLC for a Class "C" Grower and a Processor Center at 163, 180, and 187 Premier Dr. subject to the following conditions:

- the approval for MG&T of a Class "C" Grower and a Processor at 163 and 180 Premier Dr.;
- demonstration to the Township that the Applicant meets all applicable Township Ordinances, including the continuing obligations of Ordinance #154;
- and, approval of the building plans and satisfactory compliance of all conditions by the Orion Township Building Department and Fire Department.

**Roll call vote was as follows:** Steimel, yes; Walker, yes; St. Henry, yes; Dunaskiss, yes.

**Motion carried 4-0** (Absent: Gross, Reynolds & 1 vacancy)

## **8. UNFINISHED BUSINESS**

None

## **9. PUBLIC COMMENTS**

Denise and George Lynch, Farmington, MI, representing Green Stem LLC, commented that they are retirees who have children who are 30+ years old and want a “legacy” for them; they came to Lake Orion to start this business that their kids can keep going. They concurred that interaction with the Township staff was good and Dave Goodloe was fantastic and they are now working with Fire Marshal Williams on their next phase.

**10. COMMUNICATIONS**

Press Release regarding 2018 Manufacturing Day in Oakland County

**11. COMMITTEE REPORTS**

None

**12. PUBLIC HEARINGS**

None

**13. CHAIRMAN’S COMMENTS**

Chairman Dunaskiss commended the Planning & Zoning Department, he has heard strong unsolicited feedback from a number of people about the department’s customer service.

**15. COMMISSIONERS’ COMMENTS**

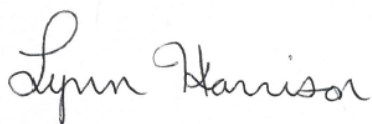
Secretary St. Henry commented that on Friday, November 5<sup>th</sup>, there will be a number of Orion Township area manufacturing companies that will be participating in the 2018 Manufacturing Day in Oakland County, a National event, and referenced the News Release he had.

Trustee Steimel commented that the event Secretary St. Henry noted should be good; and he mentioned the Fire Station open house that will be opening soon.

**16. ADJOURNMENT**

Moved by Trustee Steimel, seconded by Chairman Dunaskiss, to adjourn the meeting at 7:18pm. **Motion carried.**

Respectfully submitted,



Lynn Harrison  
PC/ZBA Recording Secretary  
Charter Township of Orion

October 17, 2018  
\_\_\_\_\_  
Planning Commission Approval Date