

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION
******* MINUTES *******
REGULAR MEETING, WEDNESDAY, DECEMBER 5, 2018

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, December 5, 2018 at 7:00pm 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	Scott Reynolds, Commissioner
Joe St. Henry, Secretary	Todd Garris, Commissioner
John Steimel, BOT Rep to PC	

PLANNING COMMISSION MEMBERS ABSENT:

None

1. OPEN MEETING

Chairman Dunaskiss opened the meeting at 7:00pm.

2. ROLL CALL

As noted

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:

Jason Rosell
Jennifer Vezina
Paul Vezina
Lynn Harrison

3. MINUTES

A. 11-07-18, Planning Commission Regular Meeting Minutes

Moved by Vice Chairman Gross, seconded by Commissioner Walker, to **approve** the above minutes as presented. **Motion carried**

4. AGENDA REVIEW AND APPROVAL

Moved by Trustee Steimel, seconded by Vice Chairman Gross, to **approve** the agenda as presented. **Motion carried**

5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY

None

6. CONSENT AGENDA

None

7. NEW BUSINESS

None

8. UNFINISHED BUSINESS

A. PC-2017-05, Silver Spruce Plaza PUD, located at 3901 S. Lapeer Rd. (parcel #09-26-452-017) and a vacant parcel to the east of 3901 S. Lapeer Rd. (parcel #09-26-452-009)

It was noted the applicant was not present. Chairman Dunaskiss therefore asked Planner Lewan to go over Carlisle Wortman's review dated November 6, 2018.

Planner Lewan explained this item is before the Planning Commission because when it was previously approved, in the motion to approve, there was a condition that if the site was not approved by MDOT, that the site plan had to come back to the Planning Commission.

MDOT approved the project with one entrance rather than two onto Lapeer Road. That change did shift a little bit of the parking and circulation of the site.

Planner Lewan noted they do not object to one driveway over two and believed that is preferable for access management. Their only concern was that when the change was made, the shifting of the parking effected the northern most portion of the pedestrian path into the property. Several of the site plan sheets did not depict that properly. He said, however, that Civil sheet C-1.0 shows it correctly and how it should be. He asked that all the other sheets that depict that pedestrian pathway be corrected so everything is consistent.

Engineer Landis went over OHM's email review dated October 30, 2018.

Engineer Landis said they concur with Planner Lewan's findings. They also like the single driveway – it improves onsite circulation and is lined up with the egress from the proposed drive-thru between the buildings. He did point out that the drive aisle between the two buildings does narrow down to 15 ft. but there was correspondence from the Fire Marshal that his previous concern of needing 20 ft. will no longer be a problem since there will be adequate circulation around the entire site.

Chairman Dunaskiss asked if any of the Commissioners had questions or concerns? It was his opinion that this is what MDOT wants and is preferred for site access – one curb cut is better than two. Vice Chairman Gross added, "they (MDOT) have control over the street".

Moved by Vice Chairman Gross, seconded by Trustee Steimel, to **approve** the PC-2017-05, Silver Spruce PUD Minor Modification plan for parcels 09-26-452-017 and 09-26-452-009 for plans date stamped received October 26, 2018; this approval is based on the following findings:

- the revised plans incorporate the conditions the Planning Commission had previously placed on the site plan and PUD,
- and, the changes to the plan which occurred after the Planning Commission's recommendation for approval on December 6, 2017 related to altering the plans to provide one driveway off Lapeer Road and the associated changes related to that are a minor modification to the PUD.

Discussion on the motion:

It was decided to add Planner Lewan's concern about the pedestrian path not being consistent on all the site plan sheets.

Vice Chairman Gross amended the motion, Trustee Steimel re-supported, to include that all the plan sheets need to incorporate the change to the pedestrian path (to be consistent with sheet C-1.0).

Chairman Dunaskiss asked if there were any public comment on the motion? There was not.

Roll call vote was as follows: Gross, yes; St. Henry, yes; Walker, yes; Garris, yes; Steimel, yes; Reynolds, yes; Dunaskiss, yes. **Motion carried 7-0**

Further,

Moved by Vice Chairman Gross, seconded by Commissioner Reynolds, that due to the delay in getting an approval from MDOT, that the applicant's request for a Site Plan extension be **approved** for a period of twelve (12) months.

Roll call vote was as follows: Reynolds, yes; Garris, yes; Gross, yes; Walker, yes; St. Henry, yes; Steimel, yes; Dunaskiss, yes. **Motion carried 7-0**

9. PUBLIC COMMENTS

None

10. COMMUNICATIONS

Copy of the approved Planning Commission 2019 Meeting Dates Resolution

"Township tree, vegetation ordinances preempted under bills" MTA article

11. COMMITTEE REPORTS

A Committee site walk is scheduled for December 13, 2018, for the proposed Hills of Woodbridge site

12. PUBLIC HEARINGS

12/19/18 Joint Public Hearing with the Township Board of Trustees at 7:05 p.m.; PC-2018-49, Hills of Woodbridge Planned Unit Development (PUD), Located at 3677 S. Lapeer Road (Sidwell #09-26-451-002), vacant lot (Sidwell #09-26-402-020), and vacant lot (Sidwell #09-26-402-021). The applicant, Hills of Woodbridge LLC is proposing a rezone from R-1, OP, and RB to PUD to construct 129 condominium units in 65 duplex style buildings and a commercial component (multiple buildings) with drive through capability

Planning & Zoning Director Girling noted that 3 of the 7 members have asked to be excused from the meeting on the 19th. The meeting can still be held and encouraged the other 4 members to be available since it is a public hearing and a notice in the paper has been published and 300-foot notices sent out.

13. CHAIRMAN'S COMMENTS

None

15. COMMISSIONERS' COMMENTS

Commissioner Reynolds commented, as the Chair of the Parking Advisory Committee for downtown Lake Orion, gave an update as to changes and improvements to parking in the

Village – some new signage, parking hour additions, and believed there will be an article regarding these improvements in an upcoming edition of the Lake Orion Review.

16. ADJOURNMENT

Moved by Commissioner Reynolds, seconded by Commissioner Walker, to adjourn the meeting at 7:14pm. **Motion carried.**

Respectfully submitted,



Lynn Harrison
PC/ZBA Recording Secretary
Charter Township of Orion

December 19, 2018

Planning Commission Approval Date