

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION
******* MINUTES *******
REGULAR MEETING, WEDNESDAY, DECEMBER 19, 2018

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, December 19, 2018 at 7:00pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Justin Dunaskiss, Chairman	John Steimel, BOT Rep to PC
Joe St. Henry, Secretary	Don Walker, PC Rep to ZBA

PLANNING COMMISSION MEMBERS ABSENT:

Don Gross
Scott Reynolds
Todd Garris

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:

Ellen Rosser	Jacklyn Rolf	Gerry Taipalus
Michael Garzoni	Carol Mullen	Mark Eaglem
Rich Rizzo	David Milner	Mike Pudists
Tom Kalis	Jason Rosell	Mike Lee
Rick McNamara	Jennifer Vezina	Gary Stonerock
Bill Olson	Rhonda Geldhof	Dave Moralee
Dominic Goric	John Vidican	Diane Taipalus
Matthew Knoth	Tom Berry	Shaun Beach
Ricki Knoth	Dan Webb	Lynn Harrison

3. MINUTES

A. 12-05-18, Planning Commission Regular Meeting Minutes

Moved by Trustee Steimel, seconded by Commissioner Walker, to **approve** the above minutes as presented. **Motion carried**

4. AGENDA REVIEW AND APPROVAL

Moved by Trustee Steimel, seconded by Commissioner Walker, to **approve** the agenda as presented. **Motion carried**

Chairman Dunaskiss recessed the regular meeting and opened the Joint Public Hearing with the Board of Trustees at 7:05pm for case PC-2018-49, Hills of Woodbridge 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)

Chairman Dunaskiss closed the PC-2018-49 Joint Public Hearing at 8:43pm.

Supervisor Barnett encouraged everyone to look at the traffic study for this project. There was lot of concern tonight about traffic. He asked them to listen to the interpretation of that study - not everyone comes and goes at the same time. Also, he noted that Baldwin Road is open - all lanes were open as of this afternoon.

Moved by Trustee Flood, seconded by Trustee Birney to close the special meeting of the Township Board at 8:45pm. **Motion Carried**

Chairman Dunaskiss recessed the meeting at 8:45pm

Chairman Dunaskiss reconvened the meeting at 8:54pm

5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY

None

6. CONSENT AGENDA

None

7. NEW BUSINESS

A. PC-2018-49, Hills of Woodbridge 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)

Chairman Dunaskiss explained that this is the time for the Planning Commission to deliberate this item. He noted that there are only 4 members of the 7 present tonight. A motion would need to get all 4 members to vote unanimously for a motion to pass. He also noted that there were a number of items and concerns that needed to be addressed by the applicant from the public hearing, the Planner's review and the Engineer's review. He gave the applicant the option as to whether or not they wanted the Planning Commission to deliberate on this now or postpone the item to a future meeting when there would be more Planning Commissioners present and to give them more time to address concerns.

Tom Kalis, appearing on behalf of the applicant, said that in light of the issues raised and the fact that that the present Commission "just makes a quorum", they agree to have the item postponed to the next Planning Commission meeting.

Planning & Zoning Director Girling commented that there were a number of issues that the consultants had within their reviews. The project was already at the point that there were enough issues and concerns that it could have been pulled from the agenda. However, the public hearing had been advertised and therefore the meeting had to proceed with the project on the agenda. It was her opinion that the applicant would want enough time to be able to address a number of the issues, to resubmit and give the consultants time to do another review which is two-weeks. For those reasons and the fact of holiday closures, they probably would not be ready to come back to the next meeting which would be January 2, 2019.

Commissioner Walker clarified that the applicant has received copies of the consultant reviews. Mr. Kalis replied they had and can address their issues in written form – on how they plan on addressing them.

Mr. Kalis said he believed they could make the February 6th meeting and re-submitting by January 16th.

Trustee Steimel commented on a couple issues he was looking for to be addressed. He would like more clarity on the deed restriction brought up during the public hearing pertaining to the recorded deed they had in their packets. He also had concern about mention during the public hearing that the subject property was part of a plat. Planning & Zoning Director Girling commented that all the subject lots are platted however in the past, she had been told that lots in a platted sub can be used to create a site condo or condominiums. That is what the applicant is doing, taking lots within a platted sub and creating condominiums. Trustee Steimel said he still wants to know what the details are on the plat, that affects this too – if it involves just one big lot or if it is actually subdivided, that is what would be legally standing. Planning & Zoning Director Girling replied that two of the lots will be where the proposed ponds are, where all the units will be is an outlot. Trustee Steimel still asked to see a copy of the plat.

Trustee Steimel also commented on the Traffic Study that was provided. It doesn't reflect the plan the applicant submitted – he believed that was also mentioned in the Engineer's review.

Trustee Steimel noted that a lot of the issues are things that would come out in the final site plan but the applicant needs to be aware of them – they all don't necessarily need to be taken care of in the concept plan but will have to be addressed in the final site plan.

Trustee Steimel commented on the drainage. There is drainage that come across the front of the property, on the west side. He wants to make sure that this site design doesn't add to that problem. If there is any chance that something can be during the site development to help alleviate that problem, it would be a benefit. It would be helpful to know that their drainage is not going to add to the problem.

Trustee Steimel said at this point he is not sure how the applicant is going to deal with the commercial aspect of the project – there was not a lot of detail for that. He then referred to the proposal on Scripps where if that portion of the site plan is not approved, every time something goes in there, the plan would have to come back to the Planning Commission to modify the PUD, or they can show the Planning Commission now how they plan on taking care of that.

Trustee Steimel commented that some of the other things discussed are part of the PUD Agreement – road maintenance, who takes care of the retention ponds, etc. It was his opinion that when the applicant does those documents, there be a single trash hauler. He did note, however, that usually they don't have all of this at the concept stage but wanted the applicant to understand that this is "stuff" that will come up, they should start preparing now. He noted that yes, this is concept and not a lot of the detail will be worked out.

Chairman Dunaskiss informed those here that if they want to look at any of the documents the Planning Commissioners were referring to, such as the traffic study, they are welcome to come by the Planning & Zoning Department and look at them.

There was discussion on when the applicant should come back to the Planning Commission. It was decided it would be better for the applicant if they were given a certain amount of days in which they need to come back rather than pinpointing a certain date. Mr. Kalis said, they would look for language allowing them not to exceed 60 days.

Moved by Trustee Steimel, seconded by Commissioner Walker, that the Planning Commission postpone action on PC-2018-49, Hills of Woodbridge Planned Unit Development (PUD) Concept and Eligibility plan for 3677 S. Lapeer Road (sidwell #09-26-451-002), vacant lot (sidwell #09-26-402-020), and vacant lot (sidwell #09-26-402-021) for plans date stamped received 11/21/18 for a period not to exceed sixty (60) days; the applicant can clarify sooner than that if they choose to.

Discussion on the motion:

Planning & Zoning Director Girling asked the Commissioners if they would like a legal opinion? It was the consensus that they would.

Roll call vote was as follows: Walker, yes; St, Henry, yes; Steimel, yes; Dunaskiss, yes.
Motion carried 4-0 (Gross, Reynolds, and Garris were absent)

8. UNFINISHED BUSINESS

None

9. PUBLIC COMMENTS

None

10. COMMUNICATIONS

Consider Cancelling the January 2, 2019 Regular Planning Commission Meeting

Moved by Trustee Steimel, seconded by Commissioner Walker, to cancel the January 2, 2019 Regular Planning Commission Meeting due to lack of agenda items. **Motion Carried 4-0**

RCOC's Road Report 4th Quarter 2018

11. COMMITTEE REPORTS

Site Walk Committee Site Walk report for PC-2018-49, Hills of Woodbridge.

12. PUBLIC HEARINGS

Planning & Zoning Director Girling noted that there is a public hearing scheduled for January 16, 2019 at 7:05pm for a project called Parcel B-1 Rezone Request which is a piece of Shalom Baptist Church which was recently divided, the piece that fronts Morgan and Baldwin. She noted however that the applicant needs a little more land and plans and getting that from the church.

13. CHAIRMAN'S COMMENTS

Chairman Dunaskiss wished everyone a Merry Christmas, Happy Holidays, and to have a great New Year.

15. COMMISSIONERS' COMMENTS

Trustee Steimel commented that sometimes these applications take a little more "thought and homework" but they will do their due diligence and get through it; he wished everyone a Merry Christmas and to be careful out there.

Commissioner Walker concurred and asked that everyone be "safe out there"; wished everyone a happy Christmas; and reminded everyone that January 11th is the next library book sale.

16. ADJOURNMENT

Moved by Trustee Steimel, seconded by Commissioner Walker, to adjourn the meeting at 9:45pm. **Motion carried.**

Respectfully submitted,



Lynn Harrison
PC/ZBA Recording Secretary
Charter Township of Orion

January 16, 2019

Planning Commission Approval Date