VIA VIDEO CONFERENCE - GoToMeeting
Access meetings from your device
https://www.gotomeet.me/OrionTownship/orion-township-board
You can also dial in using your phone United States: +1 (872) 240-3212
Access code 308-965-445

(Meeting being conducted Via Video Conference due to health concerns of Covid-19 and the Michigan Department of Human Services (MDHHS))

1. CALL TO ORDER
2. VIRTUAL MEETING INSTRUCTIONS
3. INVOCATION AND PLEDGE
4. PRESENTATION - Michigan Independent Citizens Redistricting Commission
5. RECOGNITION - Citizen of the Month
6. APPROVAL OF BILLS
7. PUBLIC COMMENT (3 minutes or less) *Board does not respond during public comment
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
   A. Minutes - Public Hearing - February 16, 2021
   B. Minutes - Regular Meeting - February 16, 2021
   C. Street Closure - Run to Set Her Free
   D. 2021 Road Chloride Program
   E. Laserfiche Subscription
   F. Vehicle Purchase - Water & Sewer
   G. Purchase Infield Groomer - Parks & Recreation
   H. Purchase of Park Furniture - Parks & Recreation
   I. Award Bid - Fertilization Services
10. PENDING
    A. First Reading - PC-2021-05 C and A Group Conditional Rezone Request
    B. Second Reading - PC-2021-02 Milosch Project Rezone Request
    C. Consideration of Consent Judgement Resolution in Haun vs. Orion Township
    D. 2021 Tri-Party Roads Program
11. REPORTS
    A. Police/Fire Reports
    B. February Municipal Complex Executive Report
12. PUBLIC COMMENT
13. BOARD MEMBER COMMENT
14. ADJOURNMENT

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact Penny S. Shults, Clerk, at (248) 391-0304, ext. 4001, at least seventy-two hours in advance of the meeting to request accommodations.
Agenda Memo

To: Orion Township Board of Trustees

From: Penny S. Shults, Clerk

Meeting Date: Virtual conference meetings

Memo Date: February 25, 2021

Subject: Public Input Instructions

PROCESS

Public Input Instructions for Virtual Meetings

1. Public Comment for non-agenda items will take place at the beginning of the meeting (3 minutes maximum).

2. Supervisor Barnett will ask for Public Comment for agenda items, and will be received in this order.
   A. People in the meeting on the computer, please raise your hand.
   B. People in the meeting on the phone, please say your name, moderator will make list. Moderator will take down the names and read them back. Anyone who wants to speak and is not on the list can say their name again. Once list is complete, moderator will call by name for public comments.
   C. Any emails will be read during the meeting by the moderator. Please submit emails to board@oriontownship.org

3. Public Comment will take place at the end of the meeting.
NOTICE
CHARTER TOWNSHIP OF ORION
BOARD OF TRUSTEES MEETING
AT 7:00 P.M.

The Charter Township of Orion Board of Trustees will hold a regular scheduled Board meeting on the first and third Mondays of each month of the calendar year 2021 at 7:00 P.M., with exceptions as noted*:

January 4, 19* (Tuesday)  July 6* (Tuesday), 19
February 1, 16* (Tuesday)  August 2, 16
March 1, 15  September 7* (Tuesday), 20
April 5, 19  October 4, 18
May 3, 17  November 1, 15
June 7, 21  December 6, 20

Due to the health concern of COVID-19 and the Michigan Department of Human Services (MDHHS), The Charter Township of Orion Board of Trustees meetings at 7:00 p.m. meeting are being offered via video conference.

Video conference can be accessed by downloading the app GoToMeeting. The meeting number is 308-965-445. **Live comments and questions will be accepted during the workshop at an appropriate time that will be explained by Supervisor Barnett.**

You may also email your comments or concerns to board@oriontownship and include **Board meeting in the subject line**. Meetings are aired live on Orion Neighborhood Television.

Access meetings from your device.
https://www.gotomeet.me/OrionTownship/orion-township-board

You can also dial in using your phone.
United States: +1 (872) 240-3212

Access Code: 308-965-445

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https://global.gotomeeting.com/install/308965445

Penny S. Shults, Clerk
Charter Township of Orion

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact Penny S. Shults, Clerk, at 391-0304, ext. 4001, at least seventy-two hours in advance of the meeting to request accommodations. Thank you kindly.
3/1/2021

INVOICES

<table>
<thead>
<tr>
<th>Description</th>
<th>Date</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non Board Bills</td>
<td>2/18/2021</td>
<td>$4,664.23</td>
</tr>
<tr>
<td>Non Board Bills</td>
<td>2/24/2021</td>
<td>$191,279.13</td>
</tr>
<tr>
<td>Board Bills</td>
<td>3/1/2021</td>
<td>$551,493.62</td>
</tr>
<tr>
<td>Total Invoices</td>
<td></td>
<td>$747,436.98</td>
</tr>
</tbody>
</table>

Total Invoice Disbursements $747,436.98

PAYROLL

<table>
<thead>
<tr>
<th>Description</th>
<th>Date</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regular Pay</td>
<td>2/17/2021</td>
<td>$227,134.09</td>
</tr>
<tr>
<td>POC Firefighters</td>
<td>2/18/2021</td>
<td>$7,165.98</td>
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<tr>
<td>FICA Expenses</td>
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<td>$17,353.44</td>
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<tr>
<td>Benefit Expenses</td>
<td></td>
<td>$184,196.40</td>
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<tr>
<td>Total Payroll Disbursements</td>
<td></td>
<td>$435,849.91</td>
</tr>
</tbody>
</table>

Grand Total Disbursements $1,183,286.89

Due to the conversion to the Pooled Cash Fund, total disbursements include refunds from deposits, bonds & escrows which are not expenses to the township. The payroll check register shows deductions that are not expenses to the township.

Prepared by Tandem Graves, AP/PA Coordinator
CALL TO ORDER. The Charter Township of Orion Board of Trustees held a Public Hearing on Tuesday, February 16, 2021, via video conference only. The Public Hearing was held to provide an opportunity for members of the public to offer comments related to the 2021 CDBG Annual Application Recommendations.

BOARD MEMBERS PRESENT: Chris Barnett, Penny Shults, Donni Steele, Julia Dalyrymple, Mike Flood, Kim Urbanowski – All members in Orion Township, MI.

BOARD MEMBERS ABSENT: Brian Birney (with notice)

OTHERS PRESENT:

<table>
<thead>
<tr>
<th>Aaron Whatley</th>
<th>Gary Roberts</th>
<th>Chief Rob Duke</th>
<th>Pastor Josh Yates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tammy Girling</td>
<td>James Stevens</td>
<td>Dan Kelly</td>
<td>Christina Young</td>
</tr>
<tr>
<td>ONTV</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Supervisor Barnett convened the Public Hearing at 7:06 p.m.

The Public Hearing was held to afford the opportunity for public comment concerning the 2021 CDBG Annual Application Recommendations.

No public comment was given.

Seeing and hearing no citizens were interested in providing comments and no written comments were received related to the 2021 CDBG Annual Application Recommendations, Supervisor Barnett adjourned the Public Hearing at 7:07 p.m.

_____________________________________
Penny S. Shults, Clerk

_____________________________________
Chris Barnett, Supervisor
Charter Township of Orion

Transcription: Melissa Bardecki
1. **CALL TO ORDER.** The Charter Township of Orion Board of Trustees held a regular meeting on Tuesday, February 16, 2021, via video conference only. Supervisor Barnett called the meeting to order at 7:00 p.m.

**BOARD MEMBERS PRESENT:** Chris Barnett, Penny Shults, Donni Steele, Julia Dalrymple, Mike Flood, Kim Urbanowski – All members in Orion Township, MI.

**BOARD MEMBERS ABSENT:** Brian Birney (*with notice*)

**OTHERS PRESENT:**
- Chief Rob Duke
- Gary Roberts
- Tammy Girling
- Aaron Whatley
- Pastor Josh Yates
- James Stevens
- Dan Kelly
- Christina Young
- ONTV

2. **VIRTUAL MEETING INSTRUCTIONS.**

3. **INVOCATION AND PLEDGE.** Pastor Josh Yates gave the Invocation, followed by the Pledge of Allegiance.

4. **PUBLIC HEARING – 2021 CDBG Annual Application.**

The Board was in temporary recess from 7:06 p.m. – 7:07 p.m. to hold a Public Hearing for the 2021 CDBG Annual Application.

5. **APPROVAL OF BILLS.** Moved by Treasurer Steele, seconded by Trustee Flood to authorize payment of bills in the amount of $1,325,938.42 and payrolls in the amount of $321,722.40, for a total disbursement of funds in the amount of $1,647,660.82, as presented.

- **AYES:** Dalrymple, Flood, Urbanowski, Barnett, Shults, Steele
- **ABSENT:** Birney
- **NAYS:** None

**MOTION CARRIED**

6. **PUBLIC COMMENT** (3 minutes or less) *Board does not respond during public comment. Public comment was not heard.*


Moved by Trustee Flood, seconded by Trustee Urbanowski to approve the agenda, as amended. **MOTION CARRIED**

8. **CONSENT AGENDA.**
A. Minutes - Regular Meeting, February 01, 2021. Approve, as presented.


C. Committee Resignation. Accept the resignation with regret, direct the Clerk to send a letter of appreciation, and post the vacancy.

D. Committee Appointment. Appoint JoAnn Van Tassel to the Board of Review for a term expiring 12-31-2021.

E. Poverty Exemption Forms and Policy Related to PA 253 of 2020. Approve the Charter Township of Orion Resolution for Poverty Exemptions and authorize the Township Clerk to certify and file same.

F. Planning Commission & Zoning Board of Appeals 2020 Annual Reports. Receive and file the Planning Commission and Zoning Board of Appeals 2020 Annual Reports.

G. Award Bid – Utility Billing. Authorize the Township Supervisor to enter a three-year contract, with the option for a two-year extension, with Lasercom, LLC for utility bill printing and mailing services, effective with the March billing cycle.

H. SEMCOG Annual Membership. Authorize the 2021 membership for SEMCOG and the payment of $4,920.00 in annual dues.

I. Purchase of Seeder – Parks & Recreation. Authorize the purchase of an overseeder from Weingartz, at a cost not to exceed $11,375.00.

J. Hire Firefighter. Authorize the hiring of one firefighter to fill the approved position in the 2021 budget effective February 22, 2021 pending results of Physical, Background Check, and Drug Screening.

K. ADDED – Accept Resignation Firefighter/Paramedic. Accept the resignation of full time Firefighter/Paramedic effective February 16, 2021.

L. ADDED – Accept Resignation Fire Coordinator. Accept the resignation of Fire Coordinator Kate Fitzgibbon with regret based on submitted letter dated February 16, 2021 with an effective date of March 2, 2021 and approve posting of position.

Moved by Trustee Flood, seconded by Treasurer Steele to approve the Consent Agenda, as amended.

AYES: Urbanowski, Barnett, Shults, Steele, Dalrymple, Flood
ABSENT: Birney
NAYS: None
MOTION CARRIED
9. PENDING BUSINESS

A. Action After Hearing – 2021 CDBG Annual Application. Moved by Clerk Shults, seconded by Trustee Flood to approve the recommendation as presented and authorize the Supervisor to file the application.
AYES: Barnett, Shults, Steele, Dalrymple, Flood, Urbanowski
NAYS: None
ABSENT: Birney
MOTION CARRIED

B. Ord. 154 Amend Schedule of Fees. Moved by Treasurer Steele, seconded by Trustee Urbanowski to approve the Charter Township of Orion Resolution Approve a Prorated Ordinance 154 Application Fee for LicensedMarihuana Facility Applicants in limited and Unique Circumstances and authorize the Township Clerk to certify and file same.
AYES: Shults, Steele, Dalrymple, Flood, Urbanowski, Barnett
NAYS: None
ABSENT: Birney
MOTION CARRIED

10. REPORTS

A. Police/Fire Reports. Moved by Trustee Flood, seconded by Clerk Shults to receive and file the Police and Fire Reports.
MOTION CARRIED

MOTION CARRIED

C. Orion Township Public Library Update. Moved by Clerk Shults, seconded by Treasurer Steele to receive and file the Orion Township Public Library update.

D. December Preliminary Financials. Moved by Clerk Shults, seconded by Trustee Flood to receive and file the Preliminary Revenue/Expenditure, Balance Sheet, and Cash Summary reports.

11. PUBLIC COMMENT. Public Comment was not heard.

12. BOARD MEMBER COMMENTS. Board member comments were heard.

13. CLOSED EXECUTIVE SESSION – Discuss Attorney Opinion: 7:55 P.M. Moved by Clerk Shults, seconded by Trustee Dalrymple to go into closed executive session to discuss pending litigation.
AYES: Dalrymple, Flood, Urbanowski, Barnett, Shults, Steele
NAYS: None
ABSENT: Birney
MOTION CARRIED

The Board was in temporary recess from 7:55 p.m. – 8:05 p.m. for the Closed Executive Session.
Moved by Treasurer Steele, seconded by Trustee Flood, the regular Board of Trustees meeting reconvened at 8:05 p.m.
MOTION CARRIED

14. ADJOURNMENT. Moved by Trustee Flood, seconded by Treasurer Steele to adjourn.
MOTION CARRIED  The meeting was adjourned at 8:06 p.m.

________________________________
Penny S. Shults, Clerk

_____________________________
Chris Barnett, Supervisor
Charter Township of Orion

Transcription: Melissa Bardecki
Agenda Item Summary

To: Orion Township Board Members
From: Penny S. Shults, Clerk
Meeting Date: March 1, 2021
Memo Date: February 25, 2021
Subject: Request for Temporary Street Closure: Greenshield

REQUEST
Attached please find a request for Board approval to temporarily close off Greenshield Rd in the Silverbell Oaks subdivision on Saturday, September 18, 2021, from 8:45 a.m. to 9:15 a.m. to hold a 5 and 10k run/walk.

REASON
Bob Busquaert from East Side Racing Company wished to hold a 5 and 10k run/walk on the Polly Ann Trial which passes over Greenshield Road.

PROCESS
The request has been reviewed by the Fire Chief, DPW Director, OCSO, and Parks & Recreation. The concerns from the OCSO are Greenshield is a secondary roadway (not a street such as a normal Subdivision request for routine block party) and a closure of Greenshield will need approval thru the RCOC or if the race team can provide safety flaggers for the runners on the roadside (like a construction zone), this could prevent an actual road closure. Parks and Recreation has also stated they will need to complete a Polly Ann Trail Application for the event, approved by the Polly Ann Trail Commission. And that the Township will have events and baseball at civic center the day of the event, and they will need to have park at Woodside, across the street.

BUDGET
Financial Item? Yes  No
If yes, fill out information below:

<table>
<thead>
<tr>
<th>Fund Name</th>
<th>Account No.</th>
<th>Description</th>
<th>Budget Amount</th>
<th>Cost</th>
<th>Remaining Budget</th>
</tr>
</thead>
</table>

RECOMMENDATION (Motion)
Board action would be to approve the application from East Side Racing Company and adopt the attached resolution allowing the temporary closure of Greenshield from 8:45 a.m. – 9:15 a.m. on September 18, 2021, subject to compliance with all Township requirements, and direct the Clerk to forward a copy of the resolution to the Road Commission.

OR
Board action would be to approve the application from East Side Racing Company with the race team providing safety flaggers for the runners on the roadside to prevent an actual Road closure.
RESOLUTION

To be used by government units in connection with applications for a permit to temporarily close a county road for a parade or similar activity or for banners or similar objects to overhang the traveled way of the road.

RESOLVED, that Penny S. Shults, Township Clerk, is hereby authorized to make application to the Road Commission for Oakland County on behalf of the Charter Township of Orion in the County of Oakland, Michigan, for the necessary permit(s) to, close Greenshield Rd, on Saturday, September 18, 2021 from 8:45 a.m. to 9:15 a.m., to hold a 5 and 10k run/walk, and that the Charter Township of Orion in the County of Oakland, Michigan, will faithfully fulfill all permit requirements, and shall save harmless, indemnify, defend and represent the Board of Road Commissioners against any and all claims for bodily injury or property damage, or any other claim arising out of or related to operations authorized by such permit(s) as issued.

Certification: I, Penny S. Shults, Clerk of the Charter Township of Orion, do hereby certify that the foregoing is a true copy of a resolution adopted by the Charter Township of Orion Board of Trustees at a Regular Meeting held on Monday, March 01, 2021.

Signed: _____________________
Penny S. Shults, Clerk
Charter Township of Orion
Date: ________________
Agenda Item Summary

To: Board of Trustees

From: Chris Barnett
Township Supervisor

Meeting Date: March 1, 2021
Memo Date: February 19, 2021
Subject: 2021 Road Chloride Program

REQUEST:
For several years the Township has paid for chloriding the public gravel roads in the Township. There are
177,296 feet of road way treated or 33.58 miles. Traditionally the Township goes with the Road Commission
for treatment through the “Blanket” program, which cost $59,837.40 for five (5) applications in 2019 and 2020.
The cost is the same for 2021.

REASON:

PROCESS:

BUDGET
If yes, fill out information below:

Financial Item? ☒
Project/Grant Tracking? ☐
Reviewed by Budget Director? ☐

<table>
<thead>
<tr>
<th>Fund Name</th>
<th>Account No.</th>
<th>Description</th>
<th>Budget Amount</th>
<th>Cost</th>
<th>Remaining Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chloride</td>
<td>101446-938.2</td>
<td>To chloride public dirt roads</td>
<td>59,900.00</td>
<td>59,837.40</td>
<td>62.60</td>
</tr>
</tbody>
</table>

RECOMMENDATION (Motion)
Award the 2021 chloride contract to the Road Commission for Oakland County in the amount of $59,837.40
for five (5) applications and approve the necessary budget adjustment.

attachment
February 17, 2021

Mr. Chris Barnett, Supervisor
Charter Township Of Orion
2525 Joslyn
Orion, MI 48360

Dear Mr. Barnett:

The Road Commission for Oakland County (RCOC) will be offering its dust-control program again this season. Enclosed you will find the 2021 Application Form and Instructions that we send to our previous year customers. If your township plans to participate financially in the dust-control program, a letter confirming the amount of township participation must be received by the RCOC Department of Customer Services - Waterford Office no later than April 16, 2021. Unless this letter is received, we will assume the township is not participating in the 2021 Program.

The dust-control program will run again as it did last year, with pricing being applied per application. Pricing has remained the same, as illustrated on the table below. Townships that wish to cover all local and subdivision streets will get the “blanket coverage” rate while individual locations will receive the “individual” rate. This pricing allows the customers the option of selecting the best program to meet their needs.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Blanket</td>
<td>$0.0675</td>
<td>$67.50</td>
<td>$270.00</td>
<td>$337.50</td>
<td>$270.00</td>
<td>$337.50</td>
</tr>
<tr>
<td>Individual</td>
<td>$0.1130</td>
<td>$113.00</td>
<td>$452.00</td>
<td>$565.00</td>
<td>$452.00</td>
<td>$565.00</td>
</tr>
</tbody>
</table>

RCOC will continue the flexibility to this program as well: A township that originally signs up for four applications may adjust to a fifth application, provided the notice is given to RCOC prior to the completion of the third application. RCOC’s goal is to best fit the customer’s needs and budget.
If you plan to coordinate individual resident dust-control orders, the orders must be submitted on Road Commission for Oakland County Work Order Applications. They must include the complete mailing address (this includes city and zip code) of the resident requesting the order. This is necessary in case we need to communicate with residents due to irregularities in the order. Communication will be from our office to the resident, as our Maintenance Department field staff will not knock on residents' doors.

**INDIVIDUAL ORDERS:**
- Must be a minimum of 500 ft for local roads, minimum of 1,000 ft for subdivision streets
- The application rate is 2,000 gallons per mile per application.

**BLANKET ORDERS:**
- Cover all local roads and subdivision streets township-wide
- The application rate will be 2,000 gallons per mile per application

Please find attached mileage by road for all local and subdivision gravel roads in your township (if applicable). We ask that you review this for accuracy prior to submitting your application for a blanket order.

If you have questions concerning the instructions, the Department of Customer Services at the Road Commission will be glad to give you a more detailed explanation of any part of our dust control program. You can reach the department at 1-877-858-4804. Enclosed, for your information, is a copy of the Dust-Control Program Instructions and Application Schedule.

Sincerely,

David Czemiakowski, Director
Department of Customer Services

DC/sjw
Attachments
# ROAD COMMISSION FOR OAKLAND COUNTY
## 2021 CHLORIDE PROGRAM – GRAVEL ROAD MILEAGE REPORT

### PRIMARY GRAVEL

<table>
<thead>
<tr>
<th>Road Name</th>
<th>Location</th>
<th>Footage</th>
<th>Borders</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waldon</td>
<td></td>
<td>4,188</td>
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<tr>
<td></td>
<td></td>
<td><strong>Total Primary Feet:</strong> 4,188</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Total Primary Miles:</strong> 0.79</td>
<td></td>
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</table>

### LOCAL GRAVEL

<table>
<thead>
<tr>
<th>Road Name</th>
<th>Location</th>
<th>Footage</th>
<th>Borders</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bald Mountain</td>
<td>Bald Mountain</td>
<td>5,325</td>
<td>OK PER GARY MC</td>
</tr>
<tr>
<td>Casemar</td>
<td>Hemingway to M-24</td>
<td>2,122</td>
<td></td>
</tr>
<tr>
<td>Clarkston</td>
<td>M-24 to Orion</td>
<td>6,917</td>
<td></td>
</tr>
<tr>
<td>Coats</td>
<td>Stanton to Baldwin</td>
<td>4,871</td>
<td></td>
</tr>
<tr>
<td>Conklin</td>
<td>Orion to Miller</td>
<td>3,607</td>
<td>OK PER GARY MC</td>
</tr>
<tr>
<td>Conklin</td>
<td>Indian Lake south to Forest Lake</td>
<td>1,297</td>
<td></td>
</tr>
<tr>
<td>Greenshield</td>
<td>Kern to M-24</td>
<td>7,939</td>
<td></td>
</tr>
<tr>
<td>Greenshield</td>
<td>M-24 to Joslyn</td>
<td>10,012</td>
<td></td>
</tr>
<tr>
<td>Hemingway</td>
<td>Clarkson to Casemar</td>
<td>3,670</td>
<td></td>
</tr>
<tr>
<td>Indian Lake</td>
<td>Barr to M-24</td>
<td>3,827</td>
<td>Oxford twp</td>
</tr>
<tr>
<td>Judah</td>
<td>Baldwin to Joslyn</td>
<td>5,699</td>
<td></td>
</tr>
<tr>
<td>Kern</td>
<td>Silver Bell to Orion</td>
<td>7,128</td>
<td>Oakland twp</td>
</tr>
<tr>
<td>Miller</td>
<td>Conklin to Bunny Run</td>
<td>2,571</td>
<td></td>
</tr>
<tr>
<td>Miller</td>
<td>Border with Oakland Twp</td>
<td>634</td>
<td>Oakland twp</td>
</tr>
<tr>
<td>Newman</td>
<td>North of Indianwood to Stanton</td>
<td>3,069</td>
<td>per Orion Twp 4/3/12</td>
</tr>
<tr>
<td>Rohr</td>
<td>South of Morgan</td>
<td>481</td>
<td></td>
</tr>
<tr>
<td>Scripps</td>
<td>M-24 to Joslyn</td>
<td>8,962</td>
<td>Oxford twp</td>
</tr>
<tr>
<td>Stanton</td>
<td>N. Newman to Baldwin</td>
<td>5,755</td>
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<tr>
<td></td>
<td></td>
<td><strong>Total Local Feet:</strong> 83,886</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td><strong>Total Local Miles:</strong> 15.89</td>
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</table>

### SUB-LOCAL GRAVEL

<table>
<thead>
<tr>
<th>Road Name</th>
<th>Location</th>
<th>Footage</th>
<th>Borders</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAYFIELD</td>
<td>RENO to DETROIT</td>
<td>500</td>
<td></td>
</tr>
<tr>
<td>BEACH DR</td>
<td>LOT LINE 27 &amp; 28 to THE CREEK</td>
<td>2050</td>
<td></td>
</tr>
<tr>
<td></td>
<td>CLARKSTON to S SUB LIMIT</td>
<td>1359</td>
<td></td>
</tr>
<tr>
<td>BUCKNER RD</td>
<td>W SUB LIMITS to LAIRD RD</td>
<td>1803</td>
<td></td>
</tr>
<tr>
<td></td>
<td>LAIRD RD to CREDITON RD</td>
<td>656</td>
<td></td>
</tr>
<tr>
<td></td>
<td>CREDITON RD to BEARDON RD</td>
<td>602</td>
<td></td>
</tr>
<tr>
<td></td>
<td>BEARDON RD to E SUB LIMITS</td>
<td>627</td>
<td></td>
</tr>
<tr>
<td>BUNNY RUN BLVD</td>
<td>CONKLIN to JOAN DR</td>
<td>600</td>
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<td>CAYUGA RD to CHIPPEWA</td>
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<td>RENO to DETROIT</td>
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## Road Commission for Oakland County

### 2021 Chloride Program -- Gravel Road Mileage Report

<table>
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<th>Road Name</th>
<th>Location</th>
<th>Footage</th>
<th>Borders</th>
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<td>WALNUT RD</td>
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<td><strong>Total SubLocal Feet:</strong></td>
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<td><strong>93,410</strong></td>
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<td><strong>Total SubLocal Miles:</strong></td>
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<td><strong>17.69</strong></td>
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### Summary

- Local + Sub-Local Total Feet = 177,296
- Resident cost (4 applications) @ 0.1130 ft per app = $80,137.79
- Proposed Blanket Program (5 applications) @ 0.3375/ft = $59,937.40
- Proposed alternative blanket program (4 apps) @ .27/ft = $47,869.92

4/2/10 Amended per township & foreman measurements

3/29/11 Reviewed mileage with Cdoll.nc
ROAD COMMISSION FOR OAKLAND COUNTY
DEPARTMENT OF CUSTOMER SERVICES
2420 Pontiac Lake Road
Waterford, Michigan 48328
Telephone: (248) 858-4804 or Toll-Free (877) 858-4804
Fax (248) 338-0675
dcsmail@rcoc.org

2021 DUST CONTROL APPLICATION
**ALL ORDERS MUST BE RECEIVED ON OR BEFORE MONDAY, APRIL 26, 2021**
Please READ ALL INSTRUCTIONS FOR THE 2021 DUST CONTROL PROGRAM before completing this form.

NAME: ________________________________

ADDRESS: _____________________________ CITY __________ ZIP __________

(Home Number & Street)

TELEPHONE: __________________________ TOWNSHIP__________

EMAIL: ________________________________

TOTAL # OF FEET ________________________________

(4 Apps X) ____________ @ $0.1130 per Foot/App (minimum order $452.00)

TOTAL AMOUNT $__________

Less Township Participation (if applicable) (-) $__________

AMOUNT ENCLOSED (one check only) (=) $__________

Make Check Payable to: ROAD COMMISSION FOR OAKLAND COUNTY

To assist our personnel in placing your order correctly, please be specific on start and ending points. Using identifiable landmarks for limits on your order would be appreciated.

DESCRIPTION:

Spread on ______________ Road, beginning at

_________________________ And go east, west, north, south (circle one) to

_________________________ ____________________________

_________________________ ____________________________

_________________________ ____________________________

_________________________ ____________________________

Repeat above information for each additional segment of the road to be treated.

_________________________ ____________________________
INSTRUCTIONS FOR
2021 DUST-CONTROL PROGRAM
ROAD COMMISSION FOR OAKLAND COUNTY

To participate in the Road Commission for Oakland County (RCOC) 2021 Dust-Control Program, complete the following steps:

- For best assurance of scheduling timely service, orders and payment for seasonal dust control applications MUST BE RECEIVED ON OR BEFORE MONDAY, APRIL 26, 2021.

- The attached form must be completely filled out and submitted by mail to the Road Commission for Oakland County, Department of Customer Services, 2420 Pontiac Lake Road at County Center Drive West, Waterford Township, Michigan 48328. Some townships will accept orders at the township offices. Please check with your township to find out if your application should be placed there or with the Road Commission.

- The cost of dust control treatments will be $0.1130 per linear foot per application for individual orders of four applications. Pricing has remained the same, as illustrated on the table below.

<table>
<thead>
<tr>
<th>Order type</th>
<th>2021 Cost/ft per Application</th>
<th>2021 Cost per 1,000 ft</th>
<th>2021 Annual Cost - 4 Apps</th>
<th>2020 Annual Cost - 4 Apps</th>
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<tr>
<td>Individual</td>
<td>$0.1130</td>
<td>$113.00</td>
<td>$452.00</td>
<td>$452.00</td>
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</table>

- Some townships participate in the cost of dust control so please check with your township office regarding their participation as it may change from year to year.

Additional requirements are as follows:

1. Description of the road to be treated must include township, road name, linear footage and EXACT location of starting and ending points. Orders without this information will be returned and must be resubmitted by April 26, 2021.

2. Orders must be for at least 1,000 consecutive linear feet of dust control with the following EXCEPTIONS:
   a) Where there is more than one short subdivision street (under 1,000 feet) we will accept orders where the combined footage is in excess of 1,000 feet provided the streets adjoin one another.
   b) Orders for less than 1,000 feet in subdivisions will be accepted provided the full 1,000 foot payment is made, i.e. $452.00 for four applications.
   c) On local “mile type” roads, orders will be accepted for a minimum of 500 feet with no more than one skip. Orders greater than 500 feet will be limited to two skips. This does not apply to subdivision streets.

3. Only ONE check should be sent to cover each order. Make the check payable to:

   ROAD COMMISSION FOR OAKLAND COUNTY

Mail or drop off your order to: ROAD COMMISSION FOR OAKLAND COUNTY
2420 PONTIAC LAKE ROAD
ATTN: DEPARTMENT OF CUSTOMER SERVICES
WATERFORD, MI 48328
4. **Please note that due to the ongoing Coronavirus pandemic, RCOC offices remain closed to the public. Applications can also be dropped off at the drop-box at the door to RCOC’s Paul Van Roekel (PVR) Service Center in Waterford. The box is located at the entrance facing County Center Drive West near the flagpole.**

5. To avoid delays in processing your order, please make sure you have coordinated your order with orders being placed by your neighbors (connecting orders).

6. Private roads cannot be included in this program.

*If you have a question concerning our program or need a copy of the application form, please call the Department of Customer Services toll-free at (877) 858-4804 or send us an email at dcsmail@rcoc.org.*

**APPLICATION SCHEDULE**

Our goal is to have the first application completed by approximately the last weekend of May. Subsequent applications will follow every 4-6 weeks. Please note: The timeframe between applications may vary due to unforeseen circumstances such as weather, equipment breakdowns, material supply and other factors.

**DUST CONTROL MATERIAL**

The dust control material that is spread will be mineral-well brine (naturally occurring salt water – see below for more details about the brine used) at an application rate of 2,000 gallons per mile. The width of the application will be 20 to 22 feet. No special width or double applications will be provided. Intersections and extremely wide roads will not be fully covered. Due to our spreading schedule, it is necessary to limit the number of applications to four.

**FACTS ABOUT MINERAL-WELL BRINE**

1. Mineral-well brine attracts moisture from the atmosphere and the ground. It is this moisture which acts as a binder on the “fines” in the surface aggregate, preventing them from becoming airborne.

2. Periods of minimal rainfall and low humidity will result in less moisture attracted to the surface of a gravel road on which mineral-well brine has been applied. As a result, the effectiveness will be less during these periods than during periods of high humidity and more rain. The amount of moisture attracted determines how effectively the dust is controlled. During dry periods, the application may be light in color or appear to be streaked.

3. A number of conditions are detrimental to the effectiveness of mineral-well brine with high traffic volume being the foremost. Sandy soil, lack of binders in the gravel and lack of shade trees all have some adverse affect on mineral-well brine.

4. We do not accept applications for mineral-well brine on roads which have been oiled. Mineral-well brine cannot penetrate the oiled surface and either “runs off” or “puddles.” It is suggested waiting one or two seasons prior to purchasing brine for this type of road.

5. Even under normal conditions, it is assumed that dust will not be completely eliminated and we do not make any promise or commitment to that effect.
Agenda Item Summary

To: Orion Township Board Members
From: Penny S. Shults, Clerk
Meeting Date: March 1, 2021
Memo Date: February 24, 2021
Subject: Laserfiche Subscription

REQUEST
We are looking at estimate #2 for 10 public retrieval licenses for a total of $20,610. In addition, the annual support cost is $3,150 starting in 2022.

REASON
The Charter Township of Orion is on the Laserfiche Avante Platform. The Township started having documents scanned in 2004 when Laserfiche was primarily a document retrieval database. Initially document imaging was performed offsite by a company. Julia Steimel, Records Coordinator, became admin and started scanning and organizing documents in 2005/2006. To date we have approximately 1.2 million scans in our repository, which on the building side includes all commercial plans/drawings and most permits. Other Township records, including Clerks Office, Planning, Water & Sewer Departments are included in the repository.

The attached web portal software add-on quote is in response to House Bill No. 5197 regarding storage and reproduction of Building Department construction documents. (Please see the attached bill)

PROCESS
We are looking at Weblink, with 10 public licenses to provide additional access and transparency. If all licenses are in use the next person would get an error message. We will set a time-out period for inactivity so licenses do not get hung up. Other communities similar in size to Orion have started with 5 licenses and had to quickly upgrade to 10 due to high interest in viewing/obtaining records remotely. Due to COVID the demand for online resources has increased dramatically. The project is eligible for CARES funding reimbursement if more money is distributed in the future.

BUDGET
If yes, fill out information below:

| Financial Item? | ☒ |
| Project/Grant Tracking? | ☐ |
| Reviewed by Budget Director? | ☐ |
| Expected Invoice Date: | Click or tap to enter a date. |

<table>
<thead>
<tr>
<th>Fund Name</th>
<th>Account No.</th>
<th>Description</th>
<th>Budget</th>
<th>Cost</th>
<th>Remaining</th>
</tr>
</thead>
</table>

24
RECOMMENDATION (Motion)

Board Action would be to approve the purchase of the Weblink portal with 10 public licenses for a total cost of $20,610.00, and an annual cost of $3,150.00 starting in 2022. And direct the Budget and Procurement Director to apply for reimbursement from CARES funding and the Accounting Controller to make the necessary budget adjustments.

<table>
<thead>
<tr>
<th>Disaster Contingency Fund- Data Processing</th>
<th>Amount</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>258-426-807</td>
<td></td>
<td>$20,610.00</td>
</tr>
</tbody>
</table>
ENROLLED HOUSE BILL No. 5197

AN ACT to amend 1992 PA 116, entitled “An act to designate and regulate the method and medium for the storage and reproduction of certain records; to provide for the certification of certain records; and to prescribe the powers and duties of certain governmental entities and officials,” (MCL 24.401 to 24.406) by adding section 2a.

The People of the State of Michigan enact:

Sec. 2a. (1) A municipality may reproduce in any electronic or digital file format a construction document that is or has been presented to a building official or department of that municipality if all of the following conditions are met:

(a) The electronic or digital file format used by the municipality captures the entire construction document.

(b) The accuracy of the construction document to be reproduced in an electronic or digital file format is confirmed by a building official of that municipality, the planning commission of that municipality, or a signed affidavit from the individual who created the construction document.

(c) The construction document reproduced in an electronic or digital file format is easily accessible and publicly available at the clerk’s office and on the municipality’s website.

(d) In addition to the electronic or digital file format used by the municipality, the construction document is also reproduced in a portable document format (PDF) or another widely used secure electronic format.

(e) A physical copy of the construction document reproduced in an electronic or digital file format is available from the clerk of the municipality, or his or her designee, for a reasonable fee.

(f) A redundant copy of the construction document reproduced in an electronic or digital file is kept at a bonded third-party digital storage vendor.

(2) Except as otherwise provided in this subsection, if a municipality electronically or digitally reproduces a construction document as provided in subsection (1), the original construction document may be disposed of or destroyed as authorized under section 11 of the Michigan history center act, 2016 PA 470, MCL 399.811. If the original construction document reproduced in an electronic or digital file format is for or involves a historic site, the original construction document must be retained by the municipality and may not be disposed of or destroyed.
(3) As used in this section:
(a) “Bonded third-party digital storage vendor” means a business that provides digital storage and that maintains liability insurance against negligence with a minimum policy limit of $500,000.00 per occurrence.
(b) “Construction document” includes, but is not limited to, the specifications, bid documents, instructions to bidders, contract, bonds, drawings, blueprints, permits, site plans, change work orders, or stop work orders for a construction project.
(c) “Historic site” means any building recognized under federal or state law as being a historic site including, but not limited to, any historic site listed on the state register of historic sites that is maintained under section 4 of the Governor John B. Swainson Michigan historical markers act, 1955 PA 10, MCL 399.154.
(d) “Municipality” means a county, city, village, or township.

Enacting section 1. This amendatory act does not take effect unless House Bill No. 5198 of the 100th Legislature is enacted into law.
To determine which platform/licenses are applicable, please refer to the Pricing section.

<table>
<thead>
<tr>
<th>LASERFICHE PLATFORM ARCHITECTURE</th>
<th>Avante</th>
<th>Rio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Servers</td>
<td>1</td>
<td>Unlimited</td>
</tr>
<tr>
<td>Repositories</td>
<td>1-15 (1 included)</td>
<td>Unlimited</td>
</tr>
<tr>
<td>Database Options</td>
<td>SQL Express, SQL</td>
<td>SQL</td>
</tr>
<tr>
<td>Web Admin Console</td>
<td>Included</td>
<td>Included (Directory Server)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FULL USE ACCESS LICENSES</th>
<th>Avante</th>
<th>Rio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full Named Users</td>
<td>Minimum of 1</td>
<td>Minimum of 25</td>
</tr>
<tr>
<td>Workflow</td>
<td>Included</td>
<td>Included</td>
</tr>
<tr>
<td>Snapshot</td>
<td>Included</td>
<td>Included</td>
</tr>
<tr>
<td>Email</td>
<td>Included</td>
<td>Included</td>
</tr>
<tr>
<td>Web Client</td>
<td>Included</td>
<td>Included</td>
</tr>
<tr>
<td>Mobile Access</td>
<td>Included</td>
<td>Included</td>
</tr>
<tr>
<td>Digital Signatures</td>
<td>Add-on Option</td>
<td>Included</td>
</tr>
<tr>
<td>Audit Trail</td>
<td>Add-on Option (Starter, Standard, Advanced)</td>
<td>Included (Advanced)</td>
</tr>
<tr>
<td>ScanConnect</td>
<td>Add-on Option</td>
<td>Add-on Option</td>
</tr>
<tr>
<td>Connector</td>
<td>Add-on Option</td>
<td>Add-on Option</td>
</tr>
<tr>
<td>Forms Essentials</td>
<td>Included with v10.2.1+</td>
<td>Included with v10.2.1+</td>
</tr>
<tr>
<td>Forms Professional</td>
<td>Add-on Option</td>
<td>Add-on Option</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LIMITED USE ACCESS LICENSES</th>
<th>Avante</th>
<th>Rio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retrieval Named Users</td>
<td>Not Available</td>
<td>Minimum of 200 only if currently owned</td>
</tr>
<tr>
<td>Forms Authenticated Participants</td>
<td>Add-on Option only if currently owned</td>
<td>Add-on Option only if currently owned</td>
</tr>
<tr>
<td>Participant Users</td>
<td>Add-on Option</td>
<td>Add-on Option</td>
</tr>
<tr>
<td>Participant Users (Subscription)</td>
<td>Add-on Option w/LFDS</td>
<td>Add-on Option</td>
</tr>
<tr>
<td>Community Users (Subscription)</td>
<td>Add-on Option w/LFDS</td>
<td>Add-on Option</td>
</tr>
<tr>
<td>Education Users (Subscription)</td>
<td>Add-on Option w/LFDS</td>
<td>Add-on Option</td>
</tr>
<tr>
<td>Process Users (Subscription)</td>
<td>Add-on Option w/LFDS</td>
<td>Add-on Option</td>
</tr>
<tr>
<td>Enterprise Identity Management</td>
<td>Not Available</td>
<td>Add-on Option*</td>
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</table>

<table>
<thead>
<tr>
<th>MODULE BASED LICENSES</th>
<th>Avante</th>
<th>Rio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Import Agent</td>
<td>Add-on Option</td>
<td>Add-on Option</td>
</tr>
<tr>
<td>Public Portal (WebLink)†</td>
<td>Options: Web Distribution (5), Starter (10), Standard (25), Midsize (50), Unlimited</td>
<td>Options: Pilot (25), Unlimited (1, 2 or Unlimited Laserfiche Application Server(s))</td>
</tr>
<tr>
<td>Records Management</td>
<td>Add-on Option</td>
<td>Add-on Option</td>
</tr>
<tr>
<td>Quick Fields ††</td>
<td>Add-on Option</td>
<td>Add-on Option</td>
</tr>
<tr>
<td>Forms Portal</td>
<td>Add-on Option</td>
<td>Add-on Option</td>
</tr>
<tr>
<td>Enterprise Forms Portal #</td>
<td>Add-on Option</td>
<td>Add-on Option</td>
</tr>
</tbody>
</table>

† Public Portal is licensed per Laserfiche Application Server; Web Distribution version only comes with 1 security profile  
†† Quick Fields is licensed per machine rather than per user, except on Subscription and Cloud where the number of available installations is limited to the number of named users. Multiple Quick Fields modules/options are available dependent upon platform.  
# Enterprise Forms Portal allows for Forms Portal to be activated on more than one Laserfiche Forms Application Server  
*Licensed by total number of users (Named, Participant, Community and Education).
Client Name: Orion Charter Township, MI  
Quote Date: January 20, 2021  
Estimate Number: 18656  
Estimate Type: Expansion

<table>
<thead>
<tr>
<th>Product Description:</th>
<th>Qty.</th>
<th>Unit Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CONTENT SERVICES SOFTWARE LICENSING FOR AVANTE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| ✔ Laserfiche Avante Web Distribution Portal  
*Includes WebLink and 5 Retrieval Connections with 1 Security Profile.* | 1 | $7,995.00 | $7,995.00 |
| Laserfiche Software Subtotal | | | $7,995.00 |
| **GRAND TOTAL - ONE-TIME SOFTWARE** | | | $7,995.00 |

<table>
<thead>
<tr>
<th>Product Description:</th>
<th>Qty.</th>
<th>Unit Cost</th>
<th>Annual Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LASERFICHE ANNUAL SOFTWARE SUPPORT - BASIC</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| ✔ Laserfiche Avante Web Distribution Portal  
*Includes WebLink and 5 Retrieval Connections with 1 Security Profile.* | 1 | $1,680.00 | $1,680.00 |
| Laserfiche Annual Recurring Software Support Subtotal | | | $1,680.00 |
| **GRAND TOTAL - RECURRING ANNUAL SUPPORT/SUBSCRIPTION** | | | $1,680.00 |

<table>
<thead>
<tr>
<th>Service Description:</th>
<th>Qty.</th>
<th>Unit Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MCCI SERVICE PACKAGES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| ✔ Implementation Services Package  
*Cost is based on the current components provided herein. MCCI’s certified personnel will administer these services to assist Client with implementing the software/subscription components purchased.* | 1 | $1,230.00 | $1,230.00 |
| Service Packages Subtotal | | | $1,230.00 |
| **GRAND TOTAL - ONE-TIME SERVICES** | | | $1,230.00 |

**TOTAL LASERFICHE PROJECT COST**  
$10,905.00

NOTE: The information presented in this document are based on the results of MCCI and Client’s collaborative preliminary discovery thus far. As planning and discovery continue, the project scope and costs may change to meet the specific needs of the Client. MCCI will present a formal detailed pricing proposal and project scope for approval prior to the start of any project. This is not a formal quote. Additional services will likely need to be included based on required discovery session.
**ESTIMATE #2**

**Client Name:** Orion Charter Township, MI  
**Quote Date:** January 20, 2021  
**Estimate Number:** 18656  
**Estimate Type:** Expansion

<table>
<thead>
<tr>
<th>Product Description:</th>
<th>Qty.</th>
<th>Unit Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CONTENT SERVICES SOFTWARE LICENSING FOR AVANTE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| ✔ Laserfiche Avante Starter Public Portal  
*Includes WebLink and 10 Retrieval Connections.* | 1 | $15,000.00 | $15,000.00 |
| **Laserfiche Software Subtotal** | | | $15,000.00 |
| **GRAND TOTAL - ONE-TIME SOFTWARE** | | | $15,000.00 |

<table>
<thead>
<tr>
<th>Product Description:</th>
<th>Qty.</th>
<th>Unit Cost</th>
<th>Annual Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LASERFICHE ANNUAL SOFTWARE SUPPORT - BASIC</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| ✔ Laserfiche Avante Starter Public Portal  
*Includes WebLink and 10 Retrieval Connections.* | 1 | $3,150.00 | $3,150.00 |
| **Laserfiche Annual Recurring Software Support Subtotal** | | | $3,150.00 |
| **GRAND TOTAL - RECURRING ANNUAL SUPPORT/SUBSCRIPTION** | | | $3,150.00 |

<table>
<thead>
<tr>
<th>Service Description:</th>
<th>Qty.</th>
<th>Unit Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MCCI SERVICE PACKAGES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| ✔ Implementation Services Package  
*Cost is based on the current components provided herein. MCCI’s certified personnel will administer these services to assist Client with implementing the software/subscription components purchased.* | 1 | $2,460.00 | $2,460.00 |
| **Service Packages Subtotal** | | | $2,460.00 |
| **GRAND TOTAL - ONE-TIME SERVICES** | | | $2,460.00 |

| **TOTAL LASERFICHE PROJECT COST** | | | $20,610.00 |

**NOTE:** The information presented in this document are based on the results of MCCI and Client’s collaborative preliminary discovery thus far. As planning and discovery continue, the project scope and costs may change to meet the specific needs of the Client. MCCI will present a formal detailed pricing proposal and project scope for approval prior to the start of any project. This is not a formal quote. Additional services will likely need to be included based on required discovery session.
Agenda Item Summary

To: Chris Barnett, Supervisor  
    Ashley Coyle, Budget & Procurement Director  
From: Jeff Stout, Director of Public Services  

Meeting Date: March 1, 2021  
Memo Date: February 24, 2021  
Subject: DPS Vehicle Purchases

REQUEST
The Department of Public Services requests Township Board approval to replace two current vehicles and purchase two 2021 GMC Sierra 2500HD Pickups.

REASON
The Water & Sewer Department vehicles are on a six-year rotation program, we currently have two vehicles that fit this maintenance criteria.

PROCESS
DPS continues to utilize the Oakland County Purchasing Program to secure the best pricing, additionally the current market allows us to receive a trade-in discount totaling 43,500.00.

BUDGET
If yes, fill out information below:

<table>
<thead>
<tr>
<th>Financial Item?</th>
<th>☒</th>
<th>Project/Grant Tracking?</th>
<th>☐</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expected Invoice Date:</td>
<td>4/1/2021</td>
<td>Reviewed by Budget Director?</td>
<td>☒</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fund Name</th>
<th>Account No.</th>
<th>Description</th>
<th>Budget Amount</th>
<th>Cost</th>
<th>Remaining Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>W&amp;S Cap Out</td>
<td>592-248-978</td>
<td>Vehicles</td>
<td>75,000</td>
<td>34,822</td>
<td>40,178</td>
</tr>
</tbody>
</table>

RECOMMENDATION (Motion)
Allow the Department of Public Services to purchase two 2021 GMC 2500HD Pickups from Todd Wenzel Buick GMC for an amount after trade-in totaling $34,822.00.
Orion Twp.
Prepared For: Bill Basigkow
248-249-1219

Vehicle: [Fleet] 2021 GMC Sierra 2500HD (TK20753) 4WD Double Cab 149"

Incoming Units – 2 units currently available

Oakland County / Orion Township

Pickup Truck Price $36,351.00

Pickup with Plow Price $41,971.00
(8.5’ Western MVP-3 V-Plow)

Both units include:
- Rhino liner spray on bedliner
- 4-Corner Strobe & Roof Strobe Light Pkg
- Black 6” Step Bars

Trade in values
Vin 288816 $22,500.00
Vin 290792 $21,000.00
### Selected Model and Options

<table>
<thead>
<tr>
<th>MODEL</th>
<th>CODE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021 GMC Sierra 2500HD 4WD Double Cab 149&quot;</td>
<td>TK20753</td>
</tr>
</tbody>
</table>

### COLORS

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>CODE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summit White</td>
<td>GAZ</td>
</tr>
</tbody>
</table>

### OPTIONS

<table>
<thead>
<tr>
<th>CODE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>E63</td>
<td>Pickup bed includes bed assist step</td>
</tr>
<tr>
<td>FE9</td>
<td>Emissions, Federal requirements</td>
</tr>
<tr>
<td>L8T</td>
<td>Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline, (401 hp [299 kW] @ 5200 rpm, 464 lb-ft of torque [629 N·m] @ 4000 rpm)</td>
</tr>
<tr>
<td>MYD</td>
<td>Transmission, 6-speed automatic, heavy-duty</td>
</tr>
<tr>
<td>JGC</td>
<td>GVWR, 10,350 lbs. (4695 kg) (STD) Included and only available with TC20743 model and (L8T) 6.6L V8 gas engine with 18&quot; or 20&quot; wheels, or TK20753 and (L8T) 6.6L V8 gas engine with 17&quot; wheels.</td>
</tr>
<tr>
<td>GT4</td>
<td>Rear axle, 3.73 ratio (Requires (L8T) 6.6L V8 gas engine.)</td>
</tr>
<tr>
<td>1SA</td>
<td>Work Truck Preferred Equipment Group includes standard equipment</td>
</tr>
<tr>
<td>PYN</td>
<td>Wheels, 17&quot; (43.2 cm) painted steel, Silver</td>
</tr>
<tr>
<td>QXT</td>
<td>Tires, LT265/70R17E all-terrain, blackwall (Included with (X31) X31 Off-Road Package.)</td>
</tr>
<tr>
<td>ZXT</td>
<td>Tire, spare LT265/70R17E all-terrain, blackwall (Included and only available with (QXT) LT265/70R17E all-terrain, blackwall tires with (E63) pickup bed models. Available to order when (ZW9) pickup bed delete and (QXT) LT265/70R17E all-terrain, blackwall tires are ordered.)</td>
</tr>
<tr>
<td>GAZ</td>
<td>Summit White</td>
</tr>
<tr>
<td>AE7</td>
<td>Seats, front 40/20/40 split-bench with upper covered armrest storage</td>
</tr>
<tr>
<td>H1T</td>
<td>Jet Black, Cloth seat trim</td>
</tr>
<tr>
<td>IOR</td>
<td>Audio system, GMC Infotainment System with 7&quot; diagonal color touch-screen AM/FM stereo with seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; featuring wired Android Auto and Apple CarPlay capability for compatible phones</td>
</tr>
<tr>
<td>ZLQ</td>
<td>Fleet Convenience Package includes (AQO) Remote Keyless Entry, (K34) cruise control, (QT5) EZ Lift power lock and release tailgate and (DBG) outside power-adjustable vertical trailering with heated upper glass; (Not available with (PCI) Convenience Package. Note: (DBG) outside power-adjustable vertical trailering with heated upper glass can be upgraded to (DWI) trailer mirrors.)</td>
</tr>
</tbody>
</table>
### OPTIONS

<table>
<thead>
<tr>
<th>CODE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>VYU</td>
<td>Snow Plow Prep/Camper Package includes (K5W) 220-amp alternator, includes increased front GAWR on Heavy Duty models, (NZZ) skid plates (transfer case and oil pan), pass through dash grommet hole and roof emergency light provisions. Contact GM Upfitter Integration at <a href="http://www.gmupfitter.com">www.gmupfitter.com</a> for plow installation details and assistance. Note: if ordered for Camper usage, recommend ordering (UY2) Trailering wiring provisions (Requires 4WD model. Includes (K5W) 220-amp alternator and is upgradeable to (KHF) Dual alternators (220-amp primary, 170-amp auxiliary). Not available with (F60) Heavy Duty Front Spring/Camper Package.)</td>
</tr>
<tr>
<td>K4B</td>
<td>Battery, auxiliary, 730 cold-cranking amps/70 Amp-hr (Requires (L8T) 6.6L V8 gas engine and either (K5W) 220-amp alternator or (KHF) dual alternators. Not available with (KW7) 170-amp alternator.)</td>
</tr>
<tr>
<td>KW5</td>
<td>Alternator, 220 amps (Included with (L5P) Duramax 6.6L Turbo-Diesel V8 engine or (VYU) Snow Plow Prep/Camper Package. Free flow on (L8T) 6.6L V8 gas engine.)</td>
</tr>
<tr>
<td>JL1</td>
<td>Trailer brake controller, integrated (Required with (L5P) Duramax 6.6L Turbo-Diesel V8 engine, Crew Cab and Double Cab models available as free flow with (L8T) 6.6L V8 gas engine. Included with (CMT) Gooseneck / 5th Wheel Prep Package.)</td>
</tr>
<tr>
<td>NZZ</td>
<td>Skid Plates protect the oil pan, front axle and transfer case (Included with (X31) X31 Off-Road Package)</td>
</tr>
<tr>
<td>DBG</td>
<td>Mirrors, outside power-adjustable vertical trailering with heated upper glass, lower convex mirrors, integrated turn signals, manual folding/extension (extends 3.31&quot; [84.25mm]), Black (Included and only available with (ZLQ) Fleet Convenience Package or (PCI) Convenience Package.)</td>
</tr>
<tr>
<td>QT5</td>
<td>Tailgate, gate function manual with EZ Lift includes power lock and release, includes hitch area light (Included and only available with (PCI) Convenience Package or (ZLQ) Fleet Convenience Package. Not available with (ZW9) pickup bed delete.)</td>
</tr>
<tr>
<td>9L7</td>
<td>Upfitter switch kit, (5) Provides 3-30 amp and 2-20 amp configurable circuits to facilitate installation of aftermarket electrical accessories. Kit with all required parts will be shipped loose with the truck for installation by the dealer or upfitter at customer expense. Installation instructions and technical assistance available at <a href="http://www.gmupfitter.com">www.gmupfitter.com</a>.</td>
</tr>
<tr>
<td>AQQ</td>
<td>Remote Keyless Entry (Included and only available with (PCI) Convenience Package or (ZLQ) Fleet Convenience Package.)</td>
</tr>
<tr>
<td>K34</td>
<td>Cruise control, steering wheel-mounted (Included with (PCI) Convenience Package, (ZLQ) Fleet Convenience Package or (RGE) 1SA Safety Confidence Package.)</td>
</tr>
<tr>
<td>R9Y</td>
<td>Fleet Free Maintenance Credit. This option code provides a credit in lieu of the free oil changes, tire rotations and inspections for one maintenance service during 1st year of ownership. The invoice will detail the applicable credit. The customer will be responsible for all oil change, tire rotations and inspections costs for this vehicle. (Requires one of the following Fleet or Government order types: FBC, FBN, FCA, FCN, FEF, FLS, FNR or FRC. Not available with FDR order type.)</td>
</tr>
<tr>
<td>VQ1</td>
<td>Fleet Processing Option</td>
</tr>
</tbody>
</table>

**Options Total**

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer’s input is subject to the accuracy of the input provided.

Data Version: 13127. Data Updated: Feb 21, 2021 11:47:00 PM PST.
Agenda Item Summary

To: Orion Township Board of Trustees
From: Aaron Whatley, Parks & Recreation Director
Meeting Date: March 1, 2021
Memo Date: February 24, 2021
Subject: Purchase Infield Groomer

REQUEST
The request before the board is authorization to purchase an infield groomer, at a total cost of $5,000.00

PROCESS/INFORMATION
We received pricing from two providers; ABI’s quote was the lowest (see attached). Funds for this item were included in the 2021 budget.

BUDGET
If yes, fill out information below:

<table>
<thead>
<tr>
<th>Financial Item?</th>
<th>☒</th>
<th>Project/Grant Tracking?</th>
<th>☐</th>
</tr>
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<tr>
<td>Expected Invoice Date:</td>
<td>4/1/2021</td>
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<th>Account No.</th>
<th>Original Amount Budgeted for G/L</th>
<th>Cost of Item/Project</th>
<th>Remaining Budget after cost of item/project</th>
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<tr>
<td>Parks Maintenance</td>
<td>208-751-977</td>
<td>$5,000.00</td>
<td>$5,000.00</td>
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RECOMMENDATION (Motion)
Board action would be to authorize the purchase of an infield groomer, at a cost not to exceed $5,000.00.
### Bill To
Orion Township  
1335 Joslyn Rd  
Lake Orion MI 48360  
United States

### Ship To
Orion Township  
1335 Joslyn Rd  
Lake Orion MI 48360  
United States

### Quote Details
Expires - End Of Month Quoted  
Terms -  
Quoted By - Steve Visker

---

#### Notes:

<table>
<thead>
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<th>Items</th>
<th>Weight</th>
<th>Price</th>
<th>Amount</th>
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<tr>
<td>1</td>
<td>10-99077 ABI In®eld Rascal MVP</td>
<td>502</td>
<td>$3,299.00</td>
<td>$3,299.00</td>
</tr>
<tr>
<td></td>
<td>The ABI In®eld Rascal MVP in®eld groomer includes adjustable scarifiers, patented adjustable profile blades w/pitch control, a 1/2” steel finish and grading rake w/pivot control, large transport/gauge wheels, and a patented wheel lift system. *(Recommended: VibraFlex, Mini-Box, Rigid Mat, Finish Broom, &amp; Electric Actuator sold separately)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>10-90167 6© Rigid Drag Mat w/Leveling Bar</td>
<td>70</td>
<td>$379.00</td>
<td>$379.00</td>
</tr>
<tr>
<td></td>
<td>The Rigid Drag Mat with leveling bar is an all-purpose attachment to level, smooth, and finish. This drag mat is 6’ wide and 1.5’ long and is designed to float material from high areas into low areas WITHOUT following small contours of the ground. <em>(Customer Assembly Required) (For In®eld Rascal / ABI Force z18)</em></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>1</td>
<td>10-90165 VibraFlex 5© In®eld Drag (Model 3800)</td>
<td>75</td>
<td>$549.00</td>
<td>$549.00</td>
</tr>
<tr>
<td></td>
<td>The VibraFlex In®eld Drag, model 3800, is an innovative attachment that prepares recreational level baseball and softball in®elds with four rows of evenly staggered U-pins that groom any in®eld material. Unlike conventional nail boards, VibraFlex pins are easy to replace, and ABI’s technology positively controls ground-engagement depth regardless of material moisture or compaction. Change out pins based upon application and desired results. 60” wide</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>10-90298 7© Fine Finish Broom (Manual Lift) In®eld Rascal/Force z18</td>
<td>50</td>
<td>$379.00</td>
<td>$379.00</td>
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<tr>
<td></td>
<td>The Fine Finish Broom creates the perfect ®nish in both high and low moisture conditions on well-maintained surfaces. This broom is 7” wide and offers 3 rows of replaceable bristles. For the In®eld Rascal &amp; ABI Force z18 without hydraulic lift. <em>(For manual lift) (Customer Assembly Required) For In®eld Rascal MVP, In®eld Rascal Pro, ABI Force z18 Only</em></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>10-99031 5.5 Rascal Mini-Box Blade (Solid) Ships From Mishawaka Only</td>
<td>75</td>
<td>$275.00</td>
<td>$275.00</td>
</tr>
<tr>
<td></td>
<td>Optional 5.5” Mini-Box Blade for Rascal products mounts to adjustable ®nish rake. The Solid blade is ideal for ®ne grading applications. <em>(Customer Assembly &amp; Install Required)</em></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>10-90282 Rascal Electric Actuator and Controls</td>
<td>22</td>
<td>$399.00</td>
<td>$399.00</td>
</tr>
<tr>
<td></td>
<td>This industrial grade actuator is powerful, rugged and finely tuned for easy operation of the Rascal from the seat of the tow vehicle. It is most commonly used to lift the tool for transport, raise the tool for tight turns over areas you do not want to disturb, to cut-&amp;-®ll grade material, and to set the depth of the ripping teeth or ®nishing blades. While grading is possible without additional options, we HIGHLY recommend this electric actuator to control the wheel-lift system from the seat of the tow vehicle. This option greatly enhances the effectiveness and ef®ciency of the Rascal for “cut-&amp;-®ll” grading and spreading applications. It includes all hardware and wiring needed to attach to a 12v battery and has a very convenient handlebar mounted controller. This controller enables easy operation while keeping both hands on the handlebars of the quad, ATV or UTV. An optional wireless remote controller is also available. A manual crank jack is standard.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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### Subtotal: $5,280.00

- Tool Discount (-) ($280.00)
- Shipping Cost $283.80
- Shipping Discounts (-) ($283.80)
- Shipping Due $0.00
- Tax Total (%) $0.00

**Total: $5,000.00**

**Total Savings: $563.80**

---

**Freight Carrier:** XPO - Confirmation #: BSQ7vV89x7O (Not A Tracking #)

**Freight Accessorials Ordered:** - Residential with Notify - Liftgate -

**Customer Support:** Phone Support 877-788-7253, Mon-Fri, 9am-5pm EST or Abisupport.com for product manuals, parts, and self-help.

**Return Policy:** Product(s) sold with limited warranty, standard return policy, and (when applicable) conditional money back guarantee. Review Details: abiattachments.com/abi-company/policies/return-policy/
Critical Delivery Responsibilities:

If your order is not a parcel being shipped via UPS or FedEx, please consider the following to avoid additional charges. Critical Inspection Process: Upon delivery, you will need to thoroughly inspect your purchase for any damages or shortages. ABI nor the carrier will be responsible for damages or shortages if they are not indicated on the delivery document the driver asks you to sign. Unloading The Truck: Most ABI equipment requires the assistance of a forklift, tractor with front-end loader, or a lift gate to offload. We have already discussed an offloading plan with you and ordered the freight accessorials listed above at your direction. If this offloading plan is not clear to you, please contact us immediately. Terminal Or Customer Pick Up: If selected, the carrier or ABI will contact you with additional instructions when the unit is available for pickup.

Thank you for your interest. All payments must be received in US dollars. Payment in full before shipment is required, unless approved for Net terms or financing through our partners. If sales or use taxes are not included on this quote, you may still be responsible to pay these taxes. Please consult with your tax advisor for any tax liabilities. Quote subject to management approval. This quote expires at the end of the month it was created.
Hey Dave –

Last year one of the DPW/Park and Rec in your area bought one of the these for around $6900.00. Their unit had the wireless remote to raise and lower the machine from the tow vehicle and also included the scarifier/chisel, 36” x 72” drag, and the spring tine attachment.

Hopefully that will give you a foundation to work off. Scarifier/chisel would probably take of $500.00. Hope that helps let me know if you have any questions. Here is a link for a video <https://vimeo.com/62068050> Have a great day!

Craig O’Berry
Pioneer Athletics
(517) 861-6710
www.pioneerathletics.com

Hey Craig,

Wondering if you would be able to quote me for a Pro Groomer with the Electric lift, also the Spring Tines and 72” Drag Mat.

Thank you for your time!
Agenda Item Summary

To: Orion Township Board of Trustees
From: Aaron Whatley, Parks & Recreation Director
Meeting Date: March 1, 2021
Memo Date: February 24, 2021
Subject: Purchase of Park Furniture

REQUEST
The request before the board is authorization to purchase park furniture, at a total cost of $9,380.06.

PROCESS/INFORMATION
Several quotes were sought for these items, and the quote from Uline was substantially lower than any competitor. Please see attached pricing request for details. $9,500.00 was budgeted for these items in 2021.

BUDGET
If yes, fill out information below:

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| Project/Grant Tracking? | ☐ |
|Reviewed by Budget Director? | ☒ |

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</tr>
</thead>
<tbody>
<tr>
<td>Parks Maintenance</td>
<td>208-751-934.001</td>
<td>$9,500.00</td>
<td>$9,380.06</td>
<td>$119.94</td>
</tr>
</tbody>
</table>

RECOMMENDATION (Motion)
Board action would be to authorize the purchase of park furniture from Uline, Inc., at a cost not to exceed $9,380.06.
Thank you for your interest in Uline!

Provided to: CHARter Township of Orion
3365 Gregory Rd
Lake Orion MI 48359-2014

Ship to: CHARter Township of Orion
3365 Gregory Rd
Lake Orion MI 48359-2014

Customer Number: 8689879
Ship Via: Multiple Shipments
Request Date: 02/22/21

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<th>Quantity</th>
<th>U/M</th>
<th>Item Number</th>
<th>Description</th>
<th>Unit Price</th>
<th>Ext. Price</th>
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<tbody>
<tr>
<td>8</td>
<td>EA</td>
<td>H-2129G</td>
<td>Metal Picnic Table - 8' Rectangle, Green</td>
<td>591.00</td>
<td>4,728.00</td>
</tr>
<tr>
<td>11</td>
<td>KT</td>
<td>H-5154G</td>
<td>ThermoPlastic Trash Can - 32 Gallon, Bonnet Lid, Green</td>
<td>367.00</td>
<td>4,037.00</td>
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<tr>
<td>11</td>
<td>EA</td>
<td>H-5154G-LD</td>
<td>32Gal Bonnet Lid - Green Part of Kit</td>
<td>.00</td>
<td>.00</td>
</tr>
<tr>
<td>11</td>
<td>EA</td>
<td>H-5155G</td>
<td>32Gal ThermoPlastic Base-Grn Part of Kit</td>
<td>.00</td>
<td>.00</td>
</tr>
</tbody>
</table>

Sub-Total: 8,765.00
Sales Tax: .00
Shipping/Handling: 615.06
Total: 9,380.06

Note:

Attention: David RaTerY
Additional shipping time is required for drop ship items. Please contact customer service for more information.
Agenda Item Summary

To: Orion Township Board of Trustees

From: Aaron Whatley, Parks & Recreation Director

Meeting Date: March 1, 2021

Memo Date: February 24, 2021

Subject: Award Bid: Fertilization Services

REQUEST

The request before the board is authorization to award the bid for fertilization services for Township properties to TruGreen, at a total cost $14,871.30.

PROCESS/INFORMATION

Bids were sought from service providers; TruGreen’s final amount was $69 higher than the lowest bidder; however, accounting for their traditional pre-pay discount (this year it is 5%), their bid was substantially lower than their competitors (see bid sheet for details). The Township has successfully contracted with TruGreen for these services for many years. The contract’s term is three years (see attached).

BUDGET

If yes, fill out information below:

<table>
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<th>☐</th>
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<th>Cost of Item/Project</th>
<th>Remaining Budget after cost of item/project</th>
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<tbody>
<tr>
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<td>208-751-934.000</td>
<td>$16,000.00</td>
<td>$14,871.30</td>
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<td>Parks Maintenance</td>
<td>208-751-934.001</td>
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<td>Orion Center Maintenance</td>
<td>208-751-934.672</td>
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<td>Wildwood Maintenance</td>
<td>208-751-934.751</td>
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<td>Grounds Maintenance – Twp.</td>
<td>101-265-934.000</td>
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</table>

RECOMMENDATION (Motion)

Board action would be to award the bid for Township Properties Fertilization Services to TruGreen, at an annual cost not to exceed $14,871.30.
## Bid Sheet - Lawn Fertilization Services for Township Properties RFP

**Opening:** 11:00 A.M. February 23, 2021

<table>
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<th>Applications</th>
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<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
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<tbody>
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<td><strong>Curbco</strong></td>
<td>Early Spring</td>
<td>$344.85</td>
<td>$218.10</td>
<td>$222.85</td>
<td>$326.70</td>
<td>$2374.35</td>
<td>$3549.45</td>
<td>$2191.20</td>
<td>$404.25</td>
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<tr>
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<td>Late Spring</td>
<td>$344.85</td>
<td>$218.10</td>
<td>$222.85</td>
<td>$326.70</td>
<td>$2374.35</td>
<td>$3549.45</td>
<td>$2191.20</td>
<td>$404.25</td>
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<tr>
<td></td>
<td>Early Fall</td>
<td>$344.85</td>
<td>$218.10</td>
<td>$222.85</td>
<td>$326.70</td>
<td>$2374.35</td>
<td>$3549.45</td>
<td>$2191.20</td>
<td>$404.25</td>
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<tr>
<td></td>
<td>Grub Control</td>
<td>$689.70</td>
<td>$4362.60</td>
<td>$4457.70</td>
<td>$653.10</td>
<td>$4748.70</td>
<td>$7038.90</td>
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<td><strong>Shamco</strong></td>
<td>Early Spring</td>
<td>$900.00</td>
<td>$7700.00</td>
<td>$3875.00</td>
<td>$1070.00</td>
<td>$8550.00</td>
<td>$8250.00</td>
<td>$6055.00</td>
<td>$885.00</td>
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<td>Late Spring</td>
<td>$900.00</td>
<td>$7700.00</td>
<td>$3875.00</td>
<td>$1070.00</td>
<td>$8550.00</td>
<td>$8250.00</td>
<td>$6055.00</td>
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<td>Early Fall</td>
<td>$900.00</td>
<td>$7700.00</td>
<td>$3875.00</td>
<td>$1070.00</td>
<td>$8550.00</td>
<td>$8250.00</td>
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<td>Grub Control</td>
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<td>$7125.00</td>
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<td><strong>Green World</strong></td>
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<td>425.00</td>
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<td>1050.00</td>
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<td>880.00</td>
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<td>1010.00</td>
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<td>427.00</td>
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<td>875.00</td>
<td>889.00</td>
<td>189.00</td>
<td>427.00</td>
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<tr>
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<td>Early Fall</td>
<td>126.00</td>
<td>875.00</td>
<td>889.00</td>
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<tr>
<td><strong>Winner’s Circle</strong></td>
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<td>678.00</td>
<td>2268.00</td>
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<td>Late Spring</td>
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<td>1390.00</td>
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<td>678.00</td>
<td>2268.00</td>
<td>1739.00</td>
<td>300.00</td>
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<td>1390.00</td>
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<td>678.00</td>
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<td>2612.00</td>
<td>2003.00</td>
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*Signature* 2/23/2021 *Rexxie Shults*

*Witness* 2/23/2021
<table>
<thead>
<tr>
<th>Company Name</th>
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<th>1</th>
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Signature: [Signature]  
Date: 2/23/2021  
Witness: [Signature]  
Date: 2/23/2021
Charter Township of Orion
County of Oakland, Michigan

REQUEST FOR PROPOSALS
Lawn Fertilization Services for Township Properties
Bid opening: Tuesday, February 23 at 11:00 a.m.

Orion Township has eight (8) properties that require lawn fertilisation on multiple occasions throughout the year. This proposal is for a three (3) year contract. These facilities are:

1. Township Hall’s grounds at 2525 Joslyn Road (irrigated)
2. Civic Center Park’s grounds and non-irrigated softball fields at 2525 Joslyn Road (non-irrigated)
3. Civic Center Parks’ soccer fields at 2525 Joslyn Road (irrigated)
4. Wildwood Amphitheater, 2700 Joslyn Court (irrigated)
5. Friendship Park’s grounds at Baldwin & Clarkston Roads (non-irrigated)
6. Friendship Park’s playing fields at Baldwin & Clarkston Roads (irrigated)
7. Jesse Decker Park grounds, 4100 N. Squirrel Road (non-irrigated)
8. Orion Center grounds at 1335 Joslyn Road (irrigated)

The Township is seeking a company or companies to perform lawn fertilization services at these locations.

Aerial photos of all locations indicating areas to be quoted are enclosed.

**Scope of Work**

1. Service provider to perform the following duties:
   A. Early Spring: fertilizer, crabgrass control, dandelion pre-emergent
   B. Late Spring: fertilizer and weed control
   C. Early Fall: fertilizer and weed control

2. Service Provider must perform soil testing at each site to determine the appropriate formula. For multiple year contracts soil testing must be completed each year. Soil testing results will be supplied to the Parks and Recreation Department.

3. Service Provider will be required to supply copies of SDS Sheets for all products prior to application.

4. Service Provider must “flag” all treated areas.

5. Service Provider required to give a minimum a one-week notice prior to applications.

6. Service Provider required to supply a detailed breakdown of all products applied throughout the season.

**Proposal Content**
The proposal shall include the following:

- Technical Qualifications. Your firm’s experience and equipment as it relates to the Proposal.
- Applicant Data Sheet. See enclosed form.
- **Price Quote.** See enclosed Response Form.

- **References.** A minimum of three for which similar services have been provided. Please include the contact name, address and phone number for each reference.

**General Conditions**
An applicant must submit three (3) copies of its proposal by 11:00 am on Tuesday, **February 23, 2021** to the Orion Township Clerk, 2525 Joslyn, Lake Orion, Michigan 48360 for review by the Review Committee. It must be in a sealed envelope marked “**Lawn Fertilization Services**” in the lower left-hand corner of the outer envelope.

**Interview**
An interview may be held with selected applicants to review the proposal and further define the equipment and services to be provided and their cost.

**Selection**
The selection of the firm to provide the services requested in this Request for Proposals will be made by the Orion Township Board of Trustees.

Orion Township reserves the right to reject and all proposals and to award a contract for all or some of the requested services. A copy of the Township’s Bid Policy is available upon request.

**Questions**
Any questions regarding these proposal specifications should be addressed to Aaron Whatley, Orion Township Parks & Recreation Director, 2525 Joslyn, Lake Orion, Michigan 48360, (248) 391-0304, Ext. 3501.
Applicant Data

Please provide the following information, completing each item fully and explaining or expanding as necessary. If multiple firms are submitted a consolidated proposal, then this information must be completed for each firm.

Name of Firm: TAUGREEN

Address: 5401 BEAKY DR
WATERFORD, MI 48329

Contact Person & Title: SCOTT WILCOWORTH (BPA)

Phone Number: 248 379 - 9037

Fax Number: 

Email: SCOTTWILCOWORTH@TAUGREENMAIL.COM

Legal Status of Firm:

☐ Corporation ☑ Partnership ☐ Individual

Year Firm was Formed: 1972

Conflict of Interest. Does any member of the Charter Township of Orion Board of Trustees, or the Township administration or an immediate family member of any of them have a direct or indirect interest in the awarding of a contract pursuant to this proposal?

☐ Yes ☑ No

If yes, please explain:
Applicant Data, Page Two

Please list at least three (3) clients, preferably municipalities, for which your firm has done work. Please include the name of the contact person, address and phone number for each listed client.
# Lawn Fertilization Services Response Form

<table>
<thead>
<tr>
<th>Area</th>
<th>Early Spring</th>
<th>Late Spring</th>
<th>Early Fall</th>
<th>*Grub Control</th>
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</thead>
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<td>1. Township Hall's Grounds</td>
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<td>2. Civic Center Park's Grounds/Non-Irrigated Fields</td>
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<td>6. Friendship Park's Irrigated Playing Fields</td>
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<td>7. Jesse Decker Park grounds</td>
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</tr>
<tr>
<td>8. Orion Center (Irrigated)</td>
<td>189</td>
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<td></td>
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</tbody>
</table>

*Grub control is per application at each site listed

**SPT GRUB TREATMENT = $25/K**
Charter Township of Orion

Bid Information

Equipment:
Tractor, Ride On, and Backpack Sprayer

Experience:
Our commercial specialists planned for your property have 15 years plus experience.
Our company has 39 years' experience treating lawns.

References:
Clarkston and Lake Orion Schools – Wes Goodman 248-623-8020
Waterford Township- Justin Westlake 248-618-7456
Independence Twp Athletics- 248-660-4652
Agenda Item Summary

To: Charter Township Of Orion Board of Trustees
From: Charter Township Of Orion Planning Commission
Meeting Date: March 1, 2021
Memo Date: February 22, 2021
Subject: PC-2021-05, C and A Group Conditional Rezone Request

REQUEST
Board action on PC-2021-05, C and A Group, a request to Conditionally Rezone 512 E. Silverbell (parcel 09-35-200-023) from Single Family Residential-1 (R-1) to Office Professional (OP) with conditions.

REASON
At the February 17, 2021 Planning Commission meeting, a motion was passed to recommend approval of PC-2021-05, C and A Group Conditional Rezone Request.

PROCESS
If the Board of Trustees wishes to approve the first reading then the Board of Trustees declares the first reading was held on March 1, 2021 and directs the Clerk to publish for second reading and possible approval/adoption on April 5, 2021.

If the Orion Township Board of Trustees wishes to deny PC-2021-05, then the motion would be that the first reading was held and denied.

BUDGET
If yes, fill out information below:

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<td>Reviewed by Budget Director?</td>
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<th>Cost</th>
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RECOMMENDATION (Motion)
March 1, 2021

The Charter Township of Orion Board of Trustees having reviewed the application, the Township consultant’s review and having taken into consideration all of the following:
Per Section 30.04
1. The objectives of the Master Plan (insert any findings facts),
2. existing uses of property within the general area of the property in question (insert finding of facts),
3. the zoning classification of property within the general area of the property in question (insert findings of fact),
4. the suitability of the property in question to the uses permitted, under the existing zoning classification (insert findings of fact),
5. the trend of development in the general area of the property in question including any changes, which have taken place in the zoning classification (insert findings of facts),

Per Section 30.05
6. Compatibility with the policies and uses designated for the land and area in the Township's Master Plan, or a deviation from the Master Plan if the proposed development is compatible with the overall development goals, character and/or needs of the Township.
7. Compatibility, or reasonable assimilation through offered conditions, with other uses in the surrounding areas considering the area as a whole and the overall development, goals, character and/or needs of the Township.
8. Availability and adequacy of public services and facilities, and whether there is likely to be any adverse impact from a development or use allowed under the Conditional Rezoning Agreement; and
9. Whether the development will advance the public interest, weighing the reasonably expected burdens likely to result from allowing the development against the reasonably expected benefits to be achieved by the development.

(IF MOTION TO APPROVE FIRST READING):
Move to declare the first reading of PC-2021-05, C and A Group Conditional Rezone of 512 E. Silverbell Road (parcel 09-35-200-023) from Single Family Residential-1 (R-1) to Office Professional (OP) with conditions, to have been held on March 1, 2021, and direct the Clerk to advertise for the second reading and possible approval on April 5, 2021, for the reasons given in the motion by the Planning Commission to recommend approval at their February 17, 2021 meeting.

OR

(IF MOTION TO DENY FIRST READING):
Move to declare the first reading of PC-2021-05, C and A Group Conditional Rezone Request to have been held on March 1, 2021 and to deny the request to Conditionally Rezone 512 E. Silverbell Road (parcel 09-35-200-023) from Single Family Residential-1 (R-1) to Office Professional (OP) with conditions for the following reasons: (motion maker to give reasons).

April 5, 2021

The Charter Township of Orion Board of Trustees having reviewed the application, the Township consultant review and having taken into consideration all of the following:

Per Section 30.04
1. The objectives of the Master Plan (insert any findings facts),
2. existing uses of property within the general area of the property in question (insert finding of facts),
3. the zoning classification of property within the general area of the property in question (insert findings of fact),
4. the suitability of the property in question to the uses permitted, under the existing zoning classification (insert findings of fact),
5. the trend of development in the general area of the property in question including any changes, which have taken place in the zoning classification (insert findings of facts),

Per Section 30.05

6. Compatibility with the policies and uses designated for the land and area in the Township's Master Plan, or a deviation from the Master Plan if the proposed development is compatible with the overall development goals, character and/or needs of the Township.

7. Compatibility, or reasonable assimilation through offered conditions, with other uses in the surrounding areas considering the area as a whole and the overall development, goals, character and/or needs of the Township.

8. Availability and adequacy of public services and facilities, and whether there is likely to be any adverse impact from a development or use allowed under the Conditional Rezoning Agreement; and

9. Whether the development will advance the public interest, weighing the reasonably expected burdens likely to result from allowing the development against the reasonably expected benefits to be achieved by the development.

(IF MOTION TO APPROVE SECOND READING):
Move to declare the second reading of PC-2021-05, C and A Group Conditional Rezone Request, to have been held on April 5, 2021, and approve the request to Conditionally Rezone 512 E. Silverbell (parcel 09-35-200-023) from Single Family Residential-1 (R-1) to Office Professional (OP) with conditions for the reasons given in the motion to recommend approval at the February 17, 2021 Planning Commission meeting, and authorize the Township Supervisor and Township Clerk to sign the Conditional Rezone Agreement, on behalf of the Township. The approval is conditioned upon:

* Final approval by the Township Attorney of the Conditional Rezoning Agreement.

IF MOTION TO DENY SECOND READING:
Move to declare the second reading of PC-2021-05, C and A Group Conditional Rezone Request to have been held on April 5, 2021, and deny the request to Conditionally Rezone 512 E. Silverbell (parcel 09-35-200-023), from Single Family Residential 1 (R-1) to Office Professional (OP), for the following reasons: (Motion maker to list any reasons)
The applicant, Anthony Battaglia, is requesting approval for PC-2021-05, C and A Group, a request to Conditionally Rezone 512 E. Silverbell Road (09-35-200-023) from Single Family Residential-1 (R-1) to Office Professional (OP) with conditions.

The Planning Commission held a Public Hearing on February 17, 2021 and later that evening at the regularly scheduled Planning Commission meeting, the following motion was passed:

Moved by Vice-Chairman Gross, seconded by Commissioner Walker, that the Planning Commission forwards a recommendation to the Board of Trustees to approve PC-2021-05, C & A Group Conditional Rezoning Request, a request to rezone 512 E. Silverbell Rd., parcel #09-35-200-023, from Single-Family Residential (R-1) to Office Professional (OP) with conditions as outlined in the applicants Conditionally Rezoning request. This recommendation to approve is based on the following findings of facts: that it is consistent with the objectives of the Master Plan; the Conditionally Re zoning is compatible with the existing uses of property within the general area of the property - with the existing church to the east and the condos to the west which would not be adversely affected; the rezoning classifications of the property within the general area of the property in question is not inconsistent with the proposed use; the trend of the development in the general area of the property, including any changes that have taken place in the area, is consistent with the proposal; the request is compatible with the policies and uses designated for the land and area in the Master Plan and is compatible with the offered conditions with other uses in the surrounding areas, considering the area as a whole, and the overall development goals, character, and needs of the Township: public services and facilities are available, and adequate to service this property; recommendation to approve is based on the following conditions: that the applicant and the Township enter into a Conditional Rezone agreement specifying the conditions of the project that the applicant has agreed upon in their applications; in addition, this motion does not include any site plan approval and further approval would be required on that behalf.

Roll call vote was as follows: Urbanowski, yes; St. Henry, yes; Gingell, yes; Walker, yes; Gross; yes Reynolds, no. Motion carried 5-1 (Hoffman absent).
Included in your packet is the Conditional Rezoning Application, the planning consultant’s review, the Public Hearing Minutes and the Planning Commission minutes from February 17, 2021, and the applicant’s conditional rezone plan and site plan. If you have any questions, please feel free to contact me at (248) 391-0304 x 5000.
The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, February 17, 2021, at 7:05 pm via “GoToMeeting” #599-669-285.

**PLANNING COMMISSION MEMBERS PRESENT (Commissioner location):**
- Don Walker, PC Rep to ZBA (Orion Twp.)
- Kim Urbanowski, BOT Rep to PC (Orion Twp.)
- Joe St. Henry, Secretary (Orion Twp.)
- Scott Reynolds, Chairman (Orion Twp.)
- Don Gross, Vice-Chairman (Orion Twp.)
- Jessica Gingell, Commissioner (Orion Twp.)

**PLANNING COMMISSION MEMBERS ABSENT:**
- Garrett Hoffman, Commissioner

**CONSULTANTS PRESENT:**
- Eric Fazzini, (Township Planner) of Giffels Webster
- Eric Pietsch, (Township Planner) of Giffels Webster
- Tammy Girling, Township Planning & Zoning Director

**OTHERS PRESENT:**
- Annette Battaglia
- Sofija Kalaj
- Jason Wisniewski
- Ken Zmijewski
- Tony Battaglia

PC-2021-05, C & A Group, Request to Conditionally Rezone 512 E. Silverbell Road, parcel #09-35-200-023, from Single Family Residential (R-1) to Office Professional (OP) with conditions.

Chairman Reynolds asked if the applicant was present?

Ms. Annette Battaglia the applicant presented via the GoToMeeting app.

Mr. Battaglia stated that she has been a resident in Lake Orion since 1987. She said she was there to talk about a parcel that is located at 512 E. Silverbell Rd. It is a piece of land located right at Silverbell and Bald Mountain Rd. She said that her father, Tony Battaglia, was on the phone. She said he has helped to oversee the steps that go into the purchase and the possibility of rezoning, this parcel. They are looking to conditionally rezone, so they are limiting some of the options that could fall under (OP) Office Professional, on that land. Currently, there is a single-family home on the property that has been abandoned for a long time, doesn’t look very attractive. The land has been vacant, she assumed because it would be expensive to go and tear down the home, clear out the site, put a home or two there. It doesn't justify the dollar amount of that cost, just sitting there. It serves no value at this point in her opinion. Getting it rezoned will justify spending the money on tearing down the house, getting the land set up, and putting a building there. They are proposing to put a professional building on the site, with some conditions on there. They want to clean it up, put a nice building there, and, hopefully, welcome some new people that can offer services to the people in the community. They are moving forward with this process and have taken into consideration as if she lived in the neighborhood, they want to make sure that the building is attractive. With the special conditions that they put on there, they are making sure that it is not two-story, it is not a service that is going to be a lot of activity that could cause a lot of traffic in the area. They have taken all that into consideration as they went through this process. She understood that they have a Master Plan that gets reviewed, and she thought that review was coming up in the next year or two. In the surrounding area, she could see a variety of things from recreational to residential in the area, and she felt that the request that they were looking for would be good for the area, and not harmful in any way. She said she supplied them with some drawings to give them an idea of the type of building, very simple, but yet attractive.
Chairman Reynolds asked if there were any public comments? There were not.

Chairman Reynolds asked if there were any comments from the Commissioners? There were not.

Chairman Reynolds closed the public hearing at 7:13 p.m.

Ms. Battaglia commented that one of her father’s signature buildings is right down the road called Palazzo Di Bocce. She felt that he brought a lot of resources and knowledge to the table to ensure a nice quality good looking facility in the area.

Respectfully submitted,

Debra Walton  
PC/ZBA Recording Secretary  
Charter Township of Orion  

Planning Commission Approval Date
Chairman Reynolds recessed the regular meeting and opened the Public Hearing for PC-2021-05, C & A Group, Request to Conditionally rezone 512 E. Silverbell road, parcel #09-35-200-023, from Single Family Residential (R-1) to Office Professional (OP) with conditions at 7:05 pm.

Chairman Reynolds closed the Public Hearing for PC-2021-05 at 7:13 pm and reconvened the regular Planning Commission Meeting.

6. CONSENT AGENDA
None

7. NEW BUSINESS
A. PC-2021-05, C & A Group, Request to Conditionally Rezone 512 E. Silverbell Road, parcel #09-35-200-023, from Single Family Residential (R-1) to Office Professional (OP) with conditions.

Chairman Reynolds asked if the applicant wanted to add anything. She did not.

Planner Fazzini read through his review date stamped February 3, 2021.

Chairman Reynolds said that with it being a Conditional Rezone application with conditions, there is not a review from OHM, so he turned it over to the Planning Commissioners for questions for the applicant.

Vice-Chairman Gross said that this request appeared to be reasonable. It is consistent with the objectives of the Master Plan. The existing land uses in the area would not be adversely affected with the church to the east, and the condos to the west along Silverbell Rd. He thought it was important to identify the uses that are being excluded from the proposal. Conditional Rezoning would prohibit any veterinary clinics, hospitals, pilot research, and design centers, private clubs and lodges, which could have extended hours of operations, pet grooming, and daycare, and it would prohibit any Planned Unit Developments (PUDs). The proposal would not include a site plan at this point. They would have to come back with a site plan, to review the specific details. He considered it to be something very consistent with the Master Plan, and in the development in the area.

Chairman Reynolds said one of his concerns is the fact that they are still potentially allowing financial or insurance services that would include or not include a drive-thru. He thought that was something to consider here with traffic patterns on a road like that. Most of the other uses that have been stricken from the proposed zoning or rezone address a lot of his other concerns. He thought that there is a place for it but questioned if there doesn't need to be a couple of additional conditions, and obviously, that is brought forth by the applicant.

Commissioner Walker agreed with Vice-Chairman Gross’s analysis of this. He felt it fit the Master Plan, except for the drive-thru aspect, he liked it.

Vice-Chairman Gross stated that the drive-thru was something that they cannot regulate at this point. That would be something they could impose upon this Conditional Rezoning. They have to take the conditions as submitted, by the applicant, based upon their information.
Commissioner Reynolds said that one of the questions that Giffels Webster had for the applicant with the plan that was submitted if it was intended to be an exhibit as part of a condition or is that just an example of potential development? Ms. Battaglia replied it was an example. Commissioner Reynolds stated that the plan submitted was just an example, it is not an exhibit. So, they are not limiting themselves to that development, there is a number of things that could still fit within that Conditional Rezone.

Moved by Vice-Chairman Gross, seconded by Commissioner Walker, that the Planning Commission forwards a recommendation to the Board of Trustees to approve PC-2021-05, C & A Group Conditional Rezoning Request, a request to rezone 512 E. Silverbell Rd., parcel #09-35-200-023, from Single-Family Residential (R-1) to Office Professional (OP) with conditions as outlined in the applicants Conditionally Rezoning request. This recommendation to approve is based on the following findings of facts: that it is consistent with the objectives of the Master Plan; the Conditionally Rezoning is compatible with the existing uses of property, within the general area of the property, with the existing church to the east and the condos to the west, which would not be adversely affected; the rezoning classifications of the property within the general area of the property in question is not inconsistent with the proposed use; the trend of the development in the general area of the property, including any changes that have taken place in the area, is consistent with the proposal; the request is compatible with the policies and uses designated for the land and area in the Master Plan and is compatible with the offered conditions with other uses in the surrounding areas, considering the area as a whole, and the overall development goals, character, and needs of the Township; public services and facilities are available, and adequate to service this property; recommendation to approve is based on the following conditions: that the applicant and the Township enter into a Conditional Rezone agreement specifying the conditions of the project that the applicant has agreed upon in their applications; in addition, this motion does not include any site plan approval and further approval would be required on that behalf.

Roll call vote was as follows: Urbanowski, yes; St. Henry, yes; Gingell, yes; Walker, yes; Gross; yes Reynolds, no. Motion carried 5-1 (Hoffman absent).

B. PC-2021-06, Orion Village Crossing Minor PUD Amendment for Orion Grill, located at 3667 S. Baldwin Road, (parcel #09-29-326-042) for an additional wall sign & outdoor patio.

Chairman Reynolds asked if the applicant was present?

Mr. Martin Kalaj and Mrs. Sofija Kalaj 3667 S. Baldwin Rd. were present, via GoToMeeting.

Mr. Kalaj stated that the application was for a revision on the sign. They want to add an extra sign on the south corner of the plaza. With the new construction on S. Baldwin Rd., they think it would be vital for their growth. Customers coming northbound on Baldwin Rd. and seeing a sign on the south end as well as coming southbound on a divided street to see the north sign that they call it or the sign facing the west, they thought it would be vital for the growth of their business in the future.

Chairman Reynolds asked if he would give a brief overview of the outdoor patio that is also proposed. Mr. Kalaj said yes; he thought it was the plan of the plaza for that particular location on the south end. They would like to make it a nice comfortable setting for people to have coffee, have a bit to eat in the morning, lunch, or even in the evening. The area is 15X60-ft. patio area and they would like to utilize it for the residents of Orion and make it a go-to location for the locals and possibly others from abroad.

Planner Fazzini read through his review date staffed February 10, 2021.
APPLICATION FOR CONDITIONAL REZONING

Case Number PC-2021-05

*PROOF OF OWNERSHIP MUST BE INCLUDED IN THE APPLICATION*
(Acceptable documentation includes: Warranty Deed, Quit Claim Deed, Land Contract, and Option to Purchase with a Copy of the Warranty Deed. If the applicant is not the property owner, then written authorization from the property owner must be included.)

NOTICE TO APPLICANT

The following application must be completed (incomplete applications will be returned to the petitioner) and filed with the Township at least four (4) weeks prior to a scheduled Planning Commission meeting in order to initiate a request for Rezoning Approval. Regular meetings of the Planning Commission are held on the first and third Wednesday of each month at 7:00 p.m. at the Orion Township Hall, 2525 Joslyn Road, Lake Orion.

Date: January 14, 2021 Project Name: CANDAGROUP

Applicants Name: ANTHONY BATTAGLIA

Applicants Address: 2700 W. HUHN ROAD

City: ROCHESTER State: MICHIGAN Zip Code: 48306

Phone#: 248-977-0985 Fax #: 248-977-0985 E-Mail: ACCESSOANNETTE@GMAIL.COM

Property Owner Name: PETAR NIKPRELEVIC

Property Owner Address: 54265 SCARBOROUGH, SHELBY TWP. MICHIGAN 48316

Phone#: 248-760-2439 Fax #: 248-760-2439 E-Mail: CHUCK.GTNASTER@CBRE.COM

Please attach an additional sheet, if there are two or more property owners.

Name of Firm/Individual who Prepared the plan: FAUDIE ARCHITECTURE (DAVID BRINKMEIER)

Address: 24030 EVERGREEN ROAD SUITE 123, SOUTHFIELD MI 48077

Phone#: 734-625-2871 Fax #: 734-625-2871 E-Mail: DBRINKMEIER@FAUDIEARCHITECTURE.COM

*Please Indicate Above The Contact Person For The Proposed Rezoning*

Location/Property Description:
Location or Address of the Property: 512 EAST SILVER BELL, LAKE ORION 48360

Side of Street: WALDMOUNTAIN Nearest Cross Streets: SQUIRREL
Sldwell Number(s) 0935200-023  Total Acreage 2.34

Frontage (in feet) 249'  Depth (in feet) 364'

*Please Attach to the Application a Complete Legal Description of the Subject Property

Current Zoning Classification:
Subject Property SINGLE FAMILY

Adjacent Properties:
North SINGLE FAMILY South RECREATIONAL
East SINGLE FAMILY/CHURCH West RECREATIONAL

Requested Zoning Classification:
Subject Property O/D

Existing Use of Property
ABANDON HOME

Proposed Use of Property PROFESSIONAL BUILDING

Statement of Purpose: On a separate sheet of paper attach to the application the reasons why: 1. the rezoning is necessary for the preservation and enjoyment of the rights of usage commonly associated with property ownership; 2. the existing zoning classification is no longer appropriate, and, 3. the rezoning will not be detrimental to surrounding properties.

Offer of Conditions: On a separate sheet of paper please indicate the conditions that the owner of land is voluntarily offering in relationship to the use and/or development of land for which the rezoning is requested. At minimum, a preliminary Site Plan must be included with the offer of conditions if the proposed use would require Site Plan approval under the Township Zoning Ordinance.

***6 Sets Of The Plot Plan, The Rezoning Application, And Preliminary Site Plan Prepared In Accordance With The Orion Township Zoning Ordinance #78, Section 30.05 And One 8x11 Map Showing The Subject Area, Acreage, Current And Proposed Zoning Designations Are Required When Submitting For A Rezoning Request. All Applicable Fees Must Also Be Included As Part Of The Rezoning Request. Please See Ordinance #41 For The Planning Commission Review Fees***

I hereby submit this application for Rezoning, pursuant to the provisions of the Orion Township Zoning Ordinance, Ordinance #78, Section 30.05 and any other applicable Township Ordinance requirements. In support of this Conditional Rezoning application, I hereby certify that the information provided herein is accurate in all respects as contained in the application that has been provided. As the property owner (or having been granted permission to represent the owner as to this application) and on behalf of all owners of this property, I hereby grant the Planning Commission members and Township Building Department staff permission to perform a site walk on the property, without prior notification, as is deemed necessary.

Signature of Applicant: ___________________________  Date: 1-14-2021
Second property owner:

Anton Jancaj

4439 Boxwood Ct, Oakland Twp, Michigan 48306

(248) 760-2439

chuck.ginster@cbre.com
Statement of Purpose:

List reasons why the rezoning is necessary for the preservation and enjoyment of the rights of usage commonly associated with property ownership:

The intention is to design a one story Professional building on the site. The surrounding area is sprinkled with a variety of zones, including OP. Rezoning to OP would be consistent with the surrounding areas. The land just to the east, although listed as Single Family Residential (R1), holds a church which ensures minimal business traffic.
List why the existing zoning classification is no longer appropriate:

The Surrounding area has homes, condos and subdivisions. The size of the land in question is too small to build a couple homes to add to the many in Lake Orion. The parcel in question is unpractical to build one house. Due to the lack of appeal and limited options under the current zoning, we believe that is why the property has been sitting empty for a long time.
List why the rezoning will not be detrimental to surrounding properties:

With the current zone request, no only would it be consistent with variety of options already on Silverbell Road, it would also cause no detrimental problems with the surrounding area. The traffic would be no greater than the church flow, or cause any residential concerns due to the distance to the housing areas from site. And the properties to the south and west are currently recreational. The intentions is to build a low roof line building, have the parking in the back so you don’t see when driving down Silverbell Road and ensure the style blends in with the surrounding natural areas.
Offer of Condition:

*Indicate the conditions that the owner of land is voluntarily offering in relationship to the use and/or development of land for which the rezoning is requested.* At minimum, a *preliminary Site Plan must be included with the offer of conditions if the proposed use would require Site Plan approval under the Township Zoning Ordinance:*

Currently under the OP listing you have 16 options and we are narrowing it down to 10 AND you have 18 Special use options and we aren’t striving for any of them. This would avoid overnight activity with extended hours, another church, another private club, another assisted living and another planned development. The neighbors wouldn’t have a two story structure to view.
The requested uses would avoid outdoor activity noises. The building will be situated where you just view the front of the building where the landscaping will be. Parking lot is purposely place in the rear. The following is the conditions we would put in place. We would limit our request to the following:

1) Professional and medical offices (No overnight patients)

2) Medical or dental laboratories

3) Data processing and computer centers

4) Schools/Studios for music, dance, business or trade

5) Public service and government facilities

6) Financial and insurance service (Banks, credit unions—with or without drive-thru)

7) Real estate/property management services

8) Travel/ticket agencies

9) Pharmacies (incidental to primary use)

10) Medical supply stores (incidental to primary use)
<table>
<thead>
<tr>
<th><strong>LAND USE</strong> (amended 07.16.18)</th>
<th><strong>Zoning District</strong></th>
<th><strong>Footnotes</strong></th>
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</thead>
<tbody>
<tr>
<td>P = Permitted by Right  S = Special Use  S* = Special Use permitted within Lapeer Road Overlay District</td>
<td>OP</td>
<td></td>
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<tr>
<td>Public service and government facilities</td>
<td>P</td>
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<tr>
<td>Private clubs, fraternal organizations, and lodge halls</td>
<td>P</td>
<td></td>
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<tr>
<td>Churches</td>
<td>S*</td>
<td>J</td>
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<tr>
<td><strong>Retail and Service</strong></td>
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<tr>
<td><strong>Automobile-Related Uses</strong></td>
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<tr>
<td>Automotive retail and service facilities</td>
<td>S*</td>
<td>J</td>
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<tr>
<td>Automotive repair, paint and body shop, collision shop</td>
<td>S*</td>
<td>J</td>
</tr>
<tr>
<td>Automotive dealership, repair, service center, and used car facilities</td>
<td>S*</td>
<td>J</td>
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<tr>
<td>Equipment repair and sales</td>
<td>S*</td>
<td>J</td>
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<tr>
<td><strong>Eating and Drinking Establishments</strong></td>
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<tr>
<td>Restaurants, including drive-through restaurants</td>
<td>S*</td>
<td>J</td>
</tr>
<tr>
<td><strong>General Retail</strong></td>
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<tr>
<td>Retail and Service uses incidental to the primary office/research and development uses.</td>
<td>S</td>
<td></td>
</tr>
<tr>
<td>Showrooms for retail activities associated with fabrication, assembly processing, or wholesaling.</td>
<td>S*</td>
<td>J</td>
</tr>
<tr>
<td><strong>General Service</strong></td>
<td></td>
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<td>P</td>
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<tr>
<td>Pet grooming/daycare</td>
<td>P</td>
<td>B</td>
</tr>
<tr>
<td>Hotels/Motels</td>
<td>S*</td>
<td>J</td>
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<tr>
<td><strong>Residential</strong></td>
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<td></td>
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<tr>
<td>Assisted living facilities</td>
<td>S</td>
<td>I</td>
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<tr>
<td><strong>Accessory Land Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory buildings and accessory uses customarily incidental to the permitted uses in this section, in accordance with Section 27.02.</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Pharmacies (incidental to primary use)</td>
<td>P</td>
<td>H</td>
</tr>
<tr>
<td>Medical supply stores (incidental to primary use)</td>
<td>P</td>
<td>H</td>
</tr>
<tr>
<td><strong>Other Uses</strong></td>
<td></td>
<td></td>
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<tr>
<td>Planned Unit Development, subject to the standards and approval requirements of Section 30.03</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td><strong>Prohibited Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor storage of materials, supplies, vehicles, equipment, or similar items</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Section 9.02 – Footnotes to the Use Matrix** *(added 02.01.16)*

A. General hospitals and extended hour medical facilities, when the following conditions are met. However, hospitals for criminals or those primarily intended for the treatment of persons who are mentally ill are not permitted. *(amended 02.21.06)*

1. Hospitals shall be constructed only on sites containing at least twenty (20) acres.

2. The site shall have at least one property line abutting a major thoroughfare of at least one hundred twenty (120) feet of right-of-way, existing or proposed. All ingress and egress to the off-street parking area for
Article IX
Office & Professional District (OP)

Section 9.00 – Preamble (revised 02.01.16)

The Office and Professional District is intended to provide locations of the office-type professional and administrative services necessary for the normal conduct of a community’s activities. This district is also intended to provide locations, when located a considerable distance from residential properties, where activities of a testing, research, prototype planning or development, or a similar nature are permitted. Additionally, this District is intended to provide locations for light assembly as a special land use permit, where provided in conjunction with research and development activities. Community service activities such as training centers, meeting halls, and health clinics are also allowed.

Office and Professional Districts are specifically designed to prohibit retail establishments, manufacturing or industrial activities other than light assembly, and other business activities that generate heavy traffic or constant visits of the general public. However, a limited range of convenience retail and service businesses are permitted within the Office and Professional District for the benefit of workers and visitors within the district. Any such commercial uses should be designed to complement the predominant office and research and development uses within the district.

All activities in the Office and Professional District must take place in a completely enclosed building in a well-landscaped setting. To protect the health, welfare, and safety of the community, the uses permitted in this district are not allowed to generate high noise levels or to use, store, or produce any toxic or hazardous substances. These districts shall have direct access onto an existing or proposed collector or major thoroughfare.

Section 9.01 – Use Matrix (added 02.01.16, amended 07.16.18)

Uses Permitted by Right shall be permitted subject to the standards and requirements set forth herein. Special Uses shall be permitted subject to the standards and requirements set forth herein and subject to the standards and approval requirements as provided for in Section 30.02. Accessory Uses shall be permitted subject to the standards and requirements set forth herein and in Section 27.02. The Planning Commission may allow uses of a similar nature to those listed below, in accordance with Section 27.02.E., provided that such uses will not create adverse impacts to surrounding areas. (added 07.16.18)

<table>
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<td>OP</td>
<td></td>
</tr>
</tbody>
</table>

Office

Professional and medical offices (no overnight patients) | P |
Emergency or extended hour medical clinics | S | A |
Hospitals | S | A |
Veterinary clinics and hospitals (no overnight boarding) | P | B |
Extended hour veterinary clinics and hospitals | S | C |
Mortuary establishments | S | D |

Industrial, Research and Technology

Pilot research and design centers | P, S | E |
Medical or dental laboratories | P |
Data processing and computer centers | P |
Light assembly | S | F |
Mini-storage and warehousing | S* | J |

Civic and Institutional

Educational Services

Day care centers and preschools | S | G |
Schools/Studios for music, dance, business or trade | P |

Revised 07/26/18
Charter Township of Orion Zoning Ordinance 78
Page 9 - 1
EXHIBIT A

LEGAL DESCRIPTION

the following described premises situated in the Township of Orion, County of Oakland, State of Michigan, to wit:

Parcel 1
Land in the Township of Orion, County of Oakland, State of Michigan, to wit: Commencing at the Northeast corner of Section 35, Town 4 North, Range 10 East, thence running West along the North line of Section 35, 137.5 feet; thence South 3 degrees 30 minutes East 88.30 feet; thence East 138.60 feet to the center of the highway; thence North 12 degrees 31 minutes West along the center of the highway to the place of beginning.

Parcel 2
Commencing at a point on the North line of Section 35, 137.50 feet West of the Northeast corner of Section 35, Town 4 North, Range 10 East; thence running West along the said North line of said Section 35, 137.50 feet; thence South 354.63 feet; thence East 313.00 feet; thence North 12 degrees 31 minutes West along the center of highway 275 feet; thence West 138.60 feet; thence North 3 degrees 30 minutes West 88.30 feet to the place of beginning.

NOW DESCRIBED AS:
Part of the Northeast 1/4 of Section 35, and part of the Northeast 1/4 of Section 35, Town 4 North, Range 10 East, Orion Township, Oakland County, Michigan. Being more particularly described as beginning at the Northeast corner of said Section 35, also the Northeast corner of said Section 36, thence proceeding South 11 degrees 51 minutes 00 seconds East 363.75 feet along the center line of Old Mountain Road variable width (as called) to a point; thence North 89 degrees 36 minutes 56 seconds, 35 seconds West 322.60 feet to a point; thence North 00 degrees 00 minutes 00 seconds West 354.69 feet to a point on the North line of said Section 35; thence North 90 degrees 00 minutes 00 seconds East 238.60 feet along the North line of said Section 35 to the Point of Beginning.
YELLOW = SINGLE FAMILY
GREEN = RECREATIONAL
LIGHT TEAL = SPECIAL CIRCUMSTANCES
TEAL = OP
NAVY = PLANNED UNIT
Conditional Rezoning Review

Request: from R-1 to OP

Case No: PC-2021-05
Site: 512 E. Silverbell Rd
Applicant: Anthony Battaglia
Plan Date: 01/19/2021
Zoning: R-1, Single-Family Residential
Parcel ID: 09-35-200-023

Dear Planning Commission Members:

We have completed a review of the request for conditional rezoning referenced above and a summary of our findings is below. Items in bold require specific action. Items in italics can be addressed administratively. A summary of the requested Planning Commission action is provided on the next page.
30.04 Amendments to the Zoning Ordinance

Findings of Fact and Recommendation of the Planning Commission. Following the public hearing, the Planning Commission shall transmit a summary of comments received at the public hearing and the proposed Ordinance amendments, including any maps and recommendations make written findings of fact and transmit same, together with its recommendation, to the Township Board. The Township Board may hold additional hearings if the Township Board considers it necessary, or if requested.

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning Commission shall make findings based on the evidence presented to it with respect to the following matters:

a. The objectives of the Township’s Master Plan. See #6 and #7.

b. Existing uses of property within the general area of the property in question. See #2.

c. The zoning classification of property within the general area of the property in question. See #2.

d. The suitability of the property in question to the uses permitted under the existing zoning classification. See #4.

e. The trend of development in the general area of the property in question, including any changes which have taken place in the zoning classification.

30.05 Conditional Rezoning

In addition to the factors for rezoning found in Section 30.04 of this Ordinance (above), the deliberations of the Planning Commission and Township Board shall include, but not be limited to, the following:

a. Compatibility with the policies and uses designated for the land and area in the Township’s Master Plan, or deviation from the Master Plan if the proposed development is compatible with the overall development, goals, character and/or needs of the Township.

b. Compatibility, or reasonable assimilation through offered conditions, with other uses in the surrounding areas considering the area as a whole and the overall development, goals, character and/or needs of the Township.

c. Availability and adequacy of public services and facilities, and whether there is likely to be any adverse impact from a development or use allowed under the rezoning with Conditional Rezoning Agreement; and

d. Whether the development that would be approved shall advance the public interest, weighing the reasonably expected burdens likely to result from allowing the development against the reasonably expected benefits to be achieved by the development.

The Planning Commission, after public hearing and consideration of the factors for rezoning set forth in Section 30.05 B(9) of this ordinance (above), may recommend approval or denial of the rezoning.
Existing Conditions

1. **Site.** The site consists of one parcel with 2.34 gross acres and 1.57 net acres located on the southwest corner of the intersection of East Silverbell Road and Bald Mountain Road. The parcel is a corner lot with 250 feet of frontage along Silverbell Road and 363 feet of frontage along Bald Mountain Road. Bald Mountain Road is a gravel road in this location. No safety paths are existing along either road. The application indicates an existing vacant single-family home on the site as indicated in the Google Street View image below. The historic Howarth School was formerly located on the site and was previously relocated to Friendship Park for preservation.

![May 2019 Google Street View image of the site looking southwest from Silverbell Rd](image.png)

2. **Adjacent parcels.**

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Existing Land Use</th>
<th>Future Land Use Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R-1</td>
<td>Hi Hill Subdivision</td>
<td>Single Family Medium High Density</td>
</tr>
<tr>
<td>East</td>
<td>R-1</td>
<td>Howarth United Methodist Church</td>
<td>Institutional</td>
</tr>
<tr>
<td>West &amp; South</td>
<td>REC-2</td>
<td>Wetland Soils</td>
<td>Recreation</td>
</tr>
</tbody>
</table>

![Map of site and surrounding parcels](map.png)
Conditional Rezoning:

3. Development Plan. The development plan set indicates a one-story (25-foot tall), 9,870 sq. ft. office building with 44 parking spaces to the side and rear of the building accessed from both Silverbell Road and Bald Mountain Road. Safety paths are indicated along both roads on the drawing. The floor plan indicates that building access would be from the south side of the building and parking area, and four tenant spaces of approximately 2,000 sq. ft. each are proposed. Building elevations have also been submitted with an exterior building material schedule indicating stone veneer along the foundation and at the entrance, with brick veneer and windows around all sides of the building. The second elevation sheet PE-2 appears to be a duplicate sheet included with the plan set.

The applicant should clarify if the submitted development plan set is intended to be included as part of the written offer of conditions, typically as an exhibit to the Conditional Rezoning Agreement. If approved, this conditional rezoning does not grant any zoning variances should there be any Zoning Ordinance compliance issues found during the subsequent site plan review.

4. Statement of Purpose. The applicant has submitted a statement of purpose, provided below, as required for rezoning applications. The information provided in this statement directly relates to the required Planning Commission findings of fact for rezonings provided on review page two.

   a. “The intention is to design a one-story professional (office) building on the site. The surrounding area is sprinkled with a variety of zones, including OP. Rezoning to OP would be consistent with the surrounding areas. The land just to the east, although listed as Single Family Residential (R-1), holds a church which ensures minimal business traffic.”

   b. “The surrounding area has homes, condos, and subdivisions. The size of the land in question is too small to build a couple homes to add to the many in Lake Orion. The parcel in question is unpractical to build one house. Due to the lack of appeal and limited options under the current zoning, we believe that is why the property has been sitting empty for a long time.”

   c. “With the current zone request, not only would it be consistent with a variety of options already on Silverbell Road, it would also cause no detrimental problems with the surrounding area. The traffic would be no greater than the church flow, or cause any residential concerns due to the distance to the housing areas from the site. And the properties to the south and west are currently recreational. The intention is to build a low roof line building, have the parking in the back so you don’t see it when driving down Silverbell Road and ensure the style blends in with the surrounding natural areas.”

5. Offer of Conditions. The applicant has submitted an offer of conditions as part of this conditional rezoning request. This offer includes reducing the potential OP permitted uses by-right from 16 uses to 10 uses and eliminating all 18 special uses that would otherwise be permitted in the OP district. The applicant states that this was done for the following reasons:

   ▪ To avoid overnight activity with extended hours
   ▪ To avoid duplicating another institutional use in the area
   ▪ To limit the structure height to one-story
   ▪ To avoid outdoor activity noises
   ▪ To only view the front of the building and landscaping (rather than parking)
The applicant also states that the request would be limited to the following uses:

1. Professional and medical offices (no overnight patients)
2. Medical or dental laboratories
3. Data processing and computer centers
4. Schools/studios for music, dance, business or trade
5. Public service and government facilities
6. Financial and insurance service (banks, credit unions-with or without drive-thru)
7. Real estate/property management services
8. Travel/ticket agencies
9. Pharmacies (incidental to primary use)
10. Medical supply stores (incidental to primary use)

The written offer of conditions, summarized above, should be considered by the Planning Commission prior to being acted upon by the Township Board. The offer of conditions may be amended during the process of rezoning consideration provided that any amended or additional conditions are entered voluntarily by the owner. If the Township Board finds a rezoning request and offer of conditions acceptable, the offered conditions shall be incorporated into a Conditional Rezoning Agreement.

Master Plan

Per Section 30.05 B.S.a. on review page two, conditional rezoning applications permit the Planning Commission to consider deviations from the Master Plan “if the proposed development is compatible with the overall development, goals, character and/or needs of the township”. This permitted deviation consideration may include deviations from the Future Land Use Map, as well as goals and objectives.

6. FLU Map. The Future Land Use Map classifies the site as Institutional. This classification may be related to the historic use of the site as the Howarth School, which is no longer present on the site. This classification extends to the existing church east of the site across Bald Mountain Road. The 2015 Master Plan Future Land Use Classification for Institutional is as follows:

“Institutional is located where existing schools, churches, public buildings and cemeteries are currently in operation within the township. Because such uses are permitted in a variety of zoning districts, the correlating zoning classifications are too numerous to mention. Institutional uses are permitted within nearly any zoning district within the township.”
7. **Master Plan Text.** The 2015 Master Plan text, including the Objectives, also provide guidance related to this request. Below are several sections that broadly relate to this rezoning request.

**II. Community Facilities**

**Goal F: To encourage the location of appropriate health care facilities in the community.**

Objective I: To work with health-planning agencies to effectuate coordination in location and design considerations.

Policy 1: To attempt to locate such facilities where maximum service to existing and anticipated population concentrations are evidenced.

**VI. Transportation and Thoroughfares**

Goal B: To Develop a system of pedestrian/bicycle safety paths to link residential areas with schools, recreation areas, commercial districts and other destinations.

Objective I: To continue to require installation of safety paths in conjunction with all new development.

**VIII. Residential Areas**

Goal A: To emphasize and strengthen the single-family home character and rural suburban atmosphere of the Township, while providing for a variety of new, high-quality housing types at various densities and protecting the natural features of the Township.

Objective I: To maintain and enhance the residential character of existing neighborhoods.

Policy 7: Rehabilitate or remove blighted residential structures.

**IX. Office Areas**

Goal A: To provide exclusive areas for office uses that will have limited impact beyond the sites and which are intended to serve nearby residences or businesses.

Objective II: To provide for the utilization of relatively shallow frontages for office use when single-family residential use is not reasonable because of existing conditions and as an alternative to strip commercial development

**Zoning Ordinance:**

8. The intent of the OP district, from Zoning Ordinance Section 9.00 – Preamble, is provided below. This information is provided for consideration of the proposed use of the site and relate directly to the Zoning Ordinance standards required of development in the OP district. Compliance with these standards will be reviewed as part of any future site plan review should this request be approved.

"The Office and Professional District is intended to provide locations of the office-type professional and administrative services necessary for the normal conduct of a community’s activities. This district is also intended to provide locations, when located a considerable distance from residential properties, where activities of a testing, research, prototype planning or development, or a similar nature are permitted. Additionally, this District is intended to provide locations for light assembly as a special land use permit, where provided in conjunction with research and development activities. Community service activities such as training centers, meeting halls, and health clinics are also allowed."
Office and Professional Districts are specifically designed to prohibit retail establishments, manufacturing or industrial activities other than light assembly, and other business activities that generate heavy traffic or constant visits of the general public. However, a limited range of convenience retail and service businesses are permitted within the Office and Professional District for the benefit of workers and visitors within the district. Any such commercial uses should be designed to complement the predominant office and research and development uses within the district.

All activities in the Office and Professional District must take place in a completely enclosed building in a well landscaped setting. To protect the health, welfare, and safety of the community, the uses permitted in this district are not allowed to generate high noise levels or to use, store, or produce any toxic or hazardous substances. These districts shall have direct access onto an existing or proposed collector or major thoroughfare.”

Respectfully,
Giffels Webster

Eric Fazzini, AICP & CNU-A
Senior Planner
Agenda Item Summary

To: Charter Township of Orion Board of Trustees

From: Penny S. Shults

Meeting Date: March 1, 2021

Memo Date: February 25, 2021

Subject: Second Reading – PC-2021-02, Milosch Project Rezone Request

REQUEST
Board action on PC-2021-02, Milosch Project Rezone Request.

REASON
Please refer to documentation from your February 01, 2021 meeting packet (following).

PROCESS
First reading was held on February 01, 2021 and the item was advertised in the February 10, 2021 edition of The Orion Review for second reading and possible adoption at the March 01, 2021 meeting.

BUDGET
If yes, fill out information below:

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RECOMMENDATION (Motion)

March 1, 2021

IF MOTION TO APPROVE SECOND READING:
Motion to declare that the Orion Township Board of Trustees held and conditionally approved the second reading on March 1, 2021, for PC-2021-02, Milosch Project Rezone Request. The request is to rezone the western 4.293 acres of unaddressed parcel (09-26-300-013) located at the nw corner of Silverbell and Lapeer Roads from General Business (GB) to Industrial Park (IP) with the conditions and for the reasons given in the recommendation of approval by the Planning Commission on January 20, 2021.

* (Motion maker to insert any additional reasons)

OR

IF MOTION TO DENY SECOND READING:
Motion to declare that the Orion Township Board of Trustees held and denied the second reading on March 1, 2021, for PC-2021-02, Milosch Project Rezone Request, requesting to rezone the western 4.293 acres of unaddressed parcel (09-26-300-013) located at the nw corner of Silverbell and Lapeer Roads from General Business (GB) to Industrial Park (IP) for the following reasons:

*(Motion maker to list reasons)*
Agenda Item Summary

To: Charter Township Of Orion Board of Trustees
From: Charter Township of Orion Planning Commission
Meeting Date: February 1, 2021
Memo Date: January 26, 2021
Subject: PC-2021-02, Milosch Project Rezone Request

REQUEST
Board action on PC-2021-02, Milosch Project Rezone Request. The request is to rezone the western 4.293 acres of unaddressed parcel (09-26-300-013) located at the nw corner of Silverbell and Lapeer Roads from General Business (GB) to Industrial Park (IP).

REASON
The Planning Commission, at their January 20, 2021 meeting, passed a motion to recommend conditional approval of PC-2021-02, Milosch Project Rezone Request.

PROCESS
The Orion Township Board of Trustees deliberates on PC-2021-02 and approves or denies the first reading. If the first reading is approved the Clerk advertises for the second reading and possible adoption of the map amendment on March 1, 2021.

BUDGET
If yes, fill out information below:

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RECOMMENDATION (Motion)
February 1, 2021

IF MOTION TO APPROVE FIRST READING:
Motion to declare that the Orion Township Board of Trustees held and approved the first reading on February 1, 2021, for PC-2021-02, Milosh Project Rezone Request, requesting to rezone the western 4.293 acres of unaddressed parcel (09-26-300-013) located at the nw corner of Silverbell and Lapeer Roads from General Business (GB) to Industrial Park (IP) and direct the Clerk to advertise for second reading and possible approval on March 1, 2021.
IF MOTION TO DENY FIRST READING:
Motion to declare the first reading was held and denied on February 1, 2021, for PC-2021-02, Milosch Project Rezone Request, requesting to rezone the western 4.293 acres of unaddressed parcel (09-26-300-013) located at the nw corner of Silverbell and Lapeer Roads from General Business (GB) to Industrial Park (IP) for the following reasons:
*(Motion maker to insert reasons)

March 1, 2021
IF MOTION TO APPROVE SECOND READING:
Motion to declare that the Orion Township Board of Trustees held and conditionally approved the second reading on March 1, 2021, for PC-2021-02, Milosch Project Rezone Request. The request is to rezone the western 4.293 acres of unaddressed parcel (09-26-300-013) located at the nw corner of Silverbell and Lapeer Roads from General Business (GB) to Industrial Park (IP) with the conditions and for the reasons given in the recommendation of approval by the Planning Commission on January 20, 2021.
* (Motion maker to insert any additional reasons)

OR

IF MOTION TO DENY SECOND READING:
Motion to declare that the Orion Township Board of Trustees held and denied the second reading on March 1, 2021, for PC-2021-02, Milosch Project Rezone Request, requesting to rezone the western 4.293 acres of unaddressed parcel (09-26-300-013) located at the nw corner of Silverbell and Lapeer Roads from General Business (GB) to Industrial Park (IP) for the following reasons:
*(Motion maker to list reasons)
The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, January 20, 2021, at 7:05 pm via “GoToMeeting” #599-669-285.

PLANNING COMMISSION MEMBERS PRESENT (Commissioner location):
- Don Walker, PC Rep to ZBA (Orion Twp.) - 7:07 pm
- Kim Urbanowski, BOT Rep to PC (Orion Twp.)
- Joe St. Henry, Secretary (Orion Twp.)
- Jessica Gingell, Commissioner (Orion Twp.)
- Scott Reynolds, Chairman (Orion Twp.)
- Don Gross, Vice-Chairman (Orion Twp.)
- Garrett Hoffman, Commissioner (Orion Twp.)

PLANNING COMMISSION MEMBERS ABSENT:
None

CONSULTANTS PRESENT:
- Eric Fazzini, (Township Planner) of Giffels Webster
- Eric Pietsch, (Township Planner) of Giffels Webster
- Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:
- Jim Fields
- Jim Sharp

PC-2021-02, Milosch Project Rezone, a request to rezone the western 4.293 acres of the unaddressed parcel (09-26-300-013) located at the NW corner of Silverbell and Lapeer Roads from General Business (GB) to Industrial Park (IP).

Acting Chairman Reynolds asked if the applicant was present?

Mr. Jim Sharp with Sharp Engineering presented.

Mr. Sharp stated that they have a piece of property that is on the northwest corner of Silverbell and M24. The applicant is looking to split the property currently zoned (GB) and they are looking to split a portion of it to be (GB) and a portion of it to be rezoned to (IP). He thought that they met all of the requirements as far as the areas and things of that nature. They did have an opportunity to run through the Planners review and other than maybe a suggestion as to what Mr. Milosch would like to rezone the (IP) property for, and not just keep it (GB), he didn’t think there were any other comments.

Chairman Reynolds asked if there were any public comments? There were not.

Chairman Reynolds asked if there were any comments from the Commissioners. There were not.

Chairman Reynolds closed the public hearing at 7:09 p.m.

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion
The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, January 20, 2021, at 7:00 pm via video conference - GoToMeeting Access code 599-669-285 or Via Telephone 1-(571) 317-3122 Access Code 599-669-285 (Meeting being conducted via video/telephone conference due to the health concern of COVID-19 and the Michigan Department of Health and Human Services)

PLANNING COMMISSION MEMBERS PRESENT (Commissioner location):
Don Walker, PC Rep to ZBA (Orion Twp.) - 7:07 pm
Kim Urbanowski, BOT Rep to PC (Orion Twp.)
Garrett Hoffman, Commissioner (Orion Twp.)
Jessica Gingell, Commissioner (Orion Twp.)
Scott Reynolds, Chairman (Orion Twp.)
Don Gross, Vice-Chairman (Orion Twp.)
Joe St. Henry, Secretary (Orion Twp.)

PLANNING COMMISSION MEMBERS ABSENT:
None.

1. OPEN MEETING
Chairman Reynolds opened the meeting at 7:01 pm.

2. ROLL CALL
As noted

CONSULTANTS PRESENT:
Eric Fazzini, (Township Planner) of Giffels Webster
Eric Pietsch, (Township Planner) of Giffels Webster
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:
Jim Fields
Jim Sharp

3. MINUTES
A. 01-06-21, Planning Commission Regular Meeting Minutes

Moved by Vice-Chairman Gross, seconded by Secretary St. Henry, to approve the minutes for January 6, 2020, as presented.

Vice-Chairman Gross amended the motion, re-supported by Secretary St. Henry, that the date should be January 6, 2021.

4. AGENDA REVIEW AND APPROVAL
Moved by Vice-Chairman Gross, seconded by Trustee Urbanowski, to approve the agenda as presented.

Chairman Reynolds recessed the regular meeting and opened the Public Hearing for PC-2021-02, Milosch Project Rezone Request at 7:05 pm.

Chairman Reynolds closed the Public Hearing for PC-2021-02 at 7:09 pm and reconvened the regular Planning Commission Meeting

5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY
None
6. CONSENT AGENDA
None

7. NEW BUSINESS
A. PC-2021-02, Milosch Project Rezone, a request to rezone the western 4.293 acres of the unaddressed parcel (09-26-300-013) located at the NW corner of Silverbell and Lapeer Roads.

Chairman Reynolds disclosed a potential conflict of interest. He stated that he has done projects with both Mr. Sharpe and the Milosch business on an adjacent parcel, but not part of this rezoning request. There was some previous relationship but no current relationship. There was no concern from the Planning Commissioners.

Chairman Reynolds asked if the applicant would like to add anything? Mr. Sharpe replied he did not.

Planner Fazzini read through his review date stamped January 7, 2021.

Commissioner Walker asked what the petitioner intended to do with this? Mr. Sharpe replied that he couldn’t speak on Mr. Milosch’s behalf on what exactly he is proposing. He knew that the property to the west was recently zoned to (IP) zoning as well, but couldn’t speak on behalf of that. They prepared the plan on behalf of Mr. Milosch as to how he wanted to split the property and was unsure of the exact reasoning behind the (GB) and the (IP) zoning.

Vice-Chairman Gross said after reviewing the surrounding area he thought that it was consistent with the industrial zoning. There is industrial zoning development to the west and it certainly would not be an adverse impact on those properties. There are no residential properties surrounding this to have any negative impact. He didn’t see any reason why they should delay the rezoning request.

Chairman Reynolds agreed that there was (IP) to the west. He noted that one piece that he was hung up on was the grounds for further requests, per ordinance requirements of; why does it work and, how it ties into the Master Plan? He added that it is inching (IP) closer and closer to the M24 corridor versus, some corridors of M24, it is in the Lapeer Overlay District, so there are those requirements. He was more or less looking at the (IP) venturing closer to M24 and the possibilities that that presents. He wished there was more information presented.

Moved by Vice-Chairman Gross, seconded by Secretary St. Henry, that the Planning Commission forwards a recommendation to the Township Board to approve PC-2021-02, Milosch Project Rezone Request. Requesting to rezone the western 4.293 acres of the unaddressed parcel (09-26-300-013) located west of the NW corner of Silverbell and Lapeer Roads from General Business (GB) to Industrial Park (IP). This recommendation to approve is based upon the fact that the proposed rezoning, to (IP) is reasonable and consistent with the goals of the Master Plan; the proposed rezoning to (IP) is consistent with the surrounding land uses and will not have an adverse impact on the development in the area; the retention of (GB) zoning at the immediate intersection of Lapeer and Silverbell, maintains the commercial designation and future development along Lapeer Road. This recommendation is based upon the condition that a lot split would be submitted, reflecting the legal descriptions of the zoning classifications.

Chairman Reynolds asked if there were any public comments? There were none.

Roll call vote was as follows: Walker, no; Urbanowski, yes; St. Henry, yes; Hoffman, yes; Gross, yes; Gingell, yes; Reynolds, yes. Motion carried 6-1.
B. PC-2021-03, Village Square Minor PUD Amendment (Walgreens sign addition), located at 3520 S. Baldwin Rd. (09-29-301-082)

Chairman Reynold asked if the applicant was present?

Mr. Jim Fields at 33650 Giftos Dr., Clinton Twp., MI presented.

Mr. Fields stated that Walgreens is wanting to identify their added clinic services inside the pharmacy, by adding a small 18-inch by roughly 6-ft. letters clinic on the north and east elevations for a total of 9.5-sq. ft. per elevation.

Planner Fazzini read through his review date stamped January 13, 2021.

Chairman Reynolds said he read into the report about the illumination of the sign. He asked for clarification from the applicant because he thought that there may be some glare or overly-lit photometric concerns. He was not strongly opposed to a second sign, just based on the size and scale, and Walgreens being on a corner and the sign being minimal, he was open to a secondary sign. He thought that his findings of fact, he would just want to be grounded in something specific to the site if they were to support the amended PUD.

Vice-Chairman Gross stated the size of 9.5-sq. ft. per side is still below the maximum required for the zoning district. He said it was just a matter of two signs versus one. He added that since these signs are on opposite sides of the building, they cannot be seen simultaneously. He stated that identifying this as having a clinic within the building, could almost be considered a public service sign indicating that there is an additional opportunity for health services within the building.

Secretary St. Henry said that regarding the lighting concerns, as long as those can be addressed and as long as the lighting for the clinic sign is on par with the regular Walgreen sign, he thought that was more than acceptable. He agreed with Vice-Chairman Gross, that this is a public service providing this type of clinic in the Gingellville area on Baldwin. He was in support of it.

Chairman Reynolds asked the Planner if there was a way to administratively address some of the concerns that the fixture would be shielded or the illumination levels essentially adhere to the lighting standards? He questioned if that would be a good way to look forward to addressing these concerns with the signage backlighting? Planner Fazzini replied yes. They will review the submittal again as part of permitting. They could have the applicant just verify that the statement tonight that there are no external light fixtures proposed as part of this. Mr. Fields replied that is correct, there is no external lighting. The plank letters will be consistent with the facia and the way the Walgreens letters are lit.

Planning & Zoning Director Girling stated that they do have an actual light level that signs can emit. If they had within the motion that they have to meet ordinance then they will be covered by that incase Ordinance Enforcement had to go out they wouldn’t have to question whether at the PC they allowed them to exceed it, so, something referencing the ordinance criteria.

Moved by Vice-Chairman Gross, seconded by Commissioner Walker, that the Planning Commission approves PC-2021-03, Village Square PUD Minor Amendment, requesting two additional wall signs over the existing two wall signs for Walgreens, located at 3520 S. Baldwin Rd. (Sidwell #09-29-301-082), for plans date stamped received December 28, 2020. This approval is based on the following facts: that the overall sign size does not exceed the area
required for signage within the subject district, and the addition of the new sign at 9.5-sq. ft. is not excessive to the façade signs; the sign ordinance is on a corner site, and consequently, the signs cannot be seen simultaneously by any driver; the clinic sign does provide a public service by identifying the service within an existing building; this approval is contingent upon the compliance with the lighting requirements of the ordinance for internal illumination.

Roll call vote was as follows: Urbanowski, yes; Gross, yes; Walker, yes; Hoffman, yes; St. Henry, yes; Gingell, yes; Reynolds, yes. Motion carried 7-0.

8. UNFINISHED BUSINESS
None

9. PUBLIC COMMENTS
None

10. COMMUNICATIONS

Chairman Reynolds stated that there were plans submitted by the Haley Law Firm. The memo read that the existing tower did not increase its height for the cell tower located at 467 E. Scripps Rd., and that the structural analysis was provided so the tower could withstand the weight of the additional equipment. This met the criteria for Administrative Review per Ord. #78 section 27.07. According to the review it was addressed and administratively approved.

11. PLANNERS REPORTS
Planner Fazzini stated that they would like to have the 2nd PC meeting in February starting at 6 pm - 7 pm for the first study session for the Master Plan update.

12. COMMITTEE REPORTS
None.

13. FUTURE PUBLIC HEARINGS
None.

14. CHAIRMAN’S COMMENTS
Chairman Reynolds stated he looked forward to getting into the Master Plan.

15. COMMISSIONERS’ COMMENTS
Commissioner Hoffman stated that he is still trying to get a handle on this, but was enjoying it so far.

Commissioner Walker welcomed Commissioner Gingell.

Commissioner Gross welcomed Commissioner Gingell.

Trustee Urbanowski congratulated Commissioner Gingell and welcomed her to the team.

Secretary St. Henry welcomed Commissioner Gingell and looked forward to working with her.

Commissioner Gingell said she was looking forward to getting involved in the process.
16. ADJOURNMENT
Moved by Trustee Urbanowski, seconded by Vice-Chairman Gross to adjourn the meeting at 7:37 p.m. **Motion carried.**

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

Planning Commission Approval Date
30.04, Amendments to the Zoning Ordinance: Map amendments may be initiated by any governmental body or any persons having a freehold interest in the subject property, or a possessory interest entitled to exclusive possession, or a contractual interest which may become a freehold interest, or an exclusive possessory interest entitled to exclusive possession or which is specifically enforceable.

Project Name: Milosch Project

Name: Donald E. Milosch
Address: 3800 S Lapeer Rd, City: Lake Orion State: MI Zip: 48359
Phone: 248-393-2222 Cell: Fax: 248-393-7564
Email: brian@palacecj.com

Name: Milosch's Leasing & Rental Inc.
Address: 3800 S Lapeer Rd, City: Lake Orion State: MI Zip: 48359
Phone: 248-393-2222 Cell: Fax: 248-393-7564
Email: 

* If the name on the deed does not match the name of the property owner on this application, documentation showing the individual is the same as the company name must be provided.
Name: Jim Sharpe
Address: 1750 Lakesview Dr, City: Oxford State: MI Zip: 48371
Phone: 248-877-2102 Cell: Fax:
Email: jim@sharpe-engineering.com

Name: Brian Milosch
Address: 3800 S Lapeer Rd, City: Lake Orion State: MI Zip: 48359
Phone: 248-393-2222 Cell: 248-496-1441 Fax: 248-393-7564
Email: brian@palacecj.com
Sidwell Number(s): 09-26-300-013

Location or Address of Property: Silverbell Rd, Lake Orion, MI 48359

Side of Street: Silverbell Nearest Intersection: Silverbell + Lapeer Rd

Acreage: 4.293 Current Use of Property: vacant

Frontage (in feet): 460 Depth (in feet): 475


Is the complete legal description printed on the site plan? ☐ Yes ☐ No (If no please attach to the application)

Requested Zoning Classification: IP

Existing Use of Property: vacant Proposed Use of Property: IP

Explain why the rezoning is necessary for the preservation and enjoyment of the rights of usage commonly associated with property ownership: Need IP for potential development

Explain why the existing zoning classification is no longer appropriate: Need IP for potential development

Explain why the proposed rezoning will not be detrimental to surrounding properties: IP zoning is concurrent with north and west property and fits with other zonings in the area
I/We, the undersigned, do hereby submit this application for Rezoning, pursuant to the provisions of the Charter Township of Orion Zoning Ordinance; No. 78, Section 30.04 and applicable ordinance requirements. In support of this request the above facts are provided. I hereby certify that the information provided is accurate and the application that has been provided is complete.

Signature of Applicant: 
(must be original ink signature)  
Date: 12-16-2020

Print Name:  

I, the property owner, hereby give permission to the applicant listed above to act as my agent in submitting applications, correspondence and to represent me at all meetings. I also grant permission to the Planning Commission members to visit the property, without prior notification, as is deemed necessary.

Signature of Owner: 
(must be original ink signature)  
Date: 12-16-2020

Print Name:  

Version 3.2.17

Page 3 of 4
Charter Township of Orion
Planning & Zoning Department
2525 Joslyn Rd., Lake Orion MI 48360
P: (248) 391-0304 ext. 5002; Fax (248) 391-1454

Project Name

PC# Parcel#(s) (A) 09-26-300-013

Please select an option below:

☐ Permission to Post on Web Site
By signing below as applicant and on behalf of my consultants, we agree to allow the plans for the above named project, in which approval is being sought by the Planning Commission and/or Township Board, to be posted on the Township website.

Signature of Applicant

Date

Printed Name of Applicant
Charter Township of Orion
Planning & Zoning Department
2525 Joslyn Rd., Lake Orion MI 48360
P: (248) 391-0304 ext. 5000; Fax (248) 391-1454

TO: Charter Township of Orion Board of Trustees
FROM: Charter Township of Orion Planning Commission
DATE: January 26, 2021
RE: PC-2021-02, Milosch Project Rezone Request

The applicant, Donald E. Milosch, is requesting approval for PC-2021-02, Milosch Project Rezone Request, requesting to rezone the western 4.293 acres of unaddressed parcel (09-26-300-013) located at the nw corner of Silverbell and Lapeer Roads from General Business (GB) to Industrial Park (IP).

The Planning Commission held a public hearing on January 20, 2021 and at the regularly scheduled Planning Commission meeting the same evening took the following action:

Moved by Vice-Chairman Gross, seconded by Secretary St. Henry, that the Planning Commission forwards a recommendation to the Township Board to approve PC-2021-02, Milosch Project Rezone Request. Requesting to rezone the western 4.293 acres of the unaddressed parcel (09-26-300-013) located west of the NW corner of Silverbell and Lapeer Roads from General Business (GB) to Industrial Park (IP). This recommendation to approve is based upon the fact that the proposed rezoning, to (IP) is reasonable and consistent with the goals of the Master Plan; the proposed rezoning to (IP) is consistent with the surrounding land uses and will not have an adverse impact on the development in the area; the retention of (GB) zoning at the immediate intersection of Lapeer and Silverbell, maintains the commercial designation and future development along Lapeer Road. This recommendation is based upon the condition that a lot split would be submitted, reflecting the legal descriptions of the zoning classifications.

Chairman Reynolds asked if there were any public comments? There were none.

Roll call vote was as follows: Walker, no; Urbanowski, yes; St. Henry, yes; Hoffman, yes; Gross, yes; Gingell, yes; Reynolds, yes. Motion carried 6-1.

Included in your packet is the consultant review letter, the rezone application, a rezoning plan, and the Planning Commission minutes and Public Hearing minutes from January 20, 2021. If you have any questions, please feel free to contact me at (248) 391-0304 x 5000.
January 8, 2021

Planning Commission
Orion Township
2525 Joslyn Road
Lake Orion, MI, 48360

Rezoning Review
Request: from GB, to split GB and IP

Case No: PC-2021-02
Site: 3800 S. Lapeer Road (Dealership)
Applicant: Donald E. Milosch
Plan Date: 12/17/2020
Zoning: GB General Business
Parcel ID: 09-26-300-013

Dear Planning Commission Members:

We have completed a review of the request for rezoning referenced above and a summary of our findings is below. Items in bold require specific action. Items in italics can be addressed administratively. A summary of the requested Planning Commission action is provided on the next page.
30.04 Amendments to the Zoning Ordinance

Findings of Fact and Recommendation of the Planning Commission. Following the public hearing, the Planning Commission shall transmit a summary of comments received at the public hearing and the proposed Ordinance amendments, including any maps and recommendations make written findings of fact and transmit same, together with its recommendation, to the Township Board. The Township Board may hold additional hearings if the Township Board considers it necessary, or if requested.

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning Commission shall make findings based on the evidence presented to it with respect to the following matters:

a. The objectives of the Township’s Master Plan. See #5 and #6 for planner comments.

b. Existing uses of property within the general area of the property in question. See #4.

c. The zoning classification of property within the general area of the property in question. See #4.

d. The suitability of the property in question to the uses permitted under the existing zoning classification. See #7 and #8 for planner comments.

e. The trend of development in the general area of the property in question, including any changes which have taken place in the zoning classification. See #6 for planner comments.

SUMMARY OF FINDINGS

Existing Conditions

1. Site. The site consists of one 7.75-acre parcel located on the northwest corner of the intersection of South Lapeer Road and Silverbell Road. The parcel has approximately 855 feet of frontage along Silverbell Road and 376 feet of frontage along South Lapeer Road. An incomplete safety path exists for the south half of the site’s Lapeer Road frontage. The site is undeveloped. Based on the May 2019 Google Street View image provided below, the east half of the site was previously a large gravel surface area with cross-access provided to the developed dealership site to the north and blocked access to Silverbell Road to the south. Based on the site image provided on the first page, it appears that this unpaved area was expanded as a result of the site’s use as a construction staging area for recent improvements to Lapeer Road.

![May 2019 Google Street View image of site’s Silverbell Rd frontage (dealership in background to north)](image-url)
2. **Rezoning Plan.** The rezoning plan submitted by the applicant indicates that the parcel would be subject to a future land division to create two parcels as follows:
   a. The west proposed parcel (Parcel A) would be 4.293 gross acres (3.45 net acres) and is proposed to be rezoned from GB, General Business, to IP, Industrial Park.
   b. The east proposed parcel (Parcel B) would be a 3.457-acre corner parcel located at the intersection and is proposed to remain zoned GB, General Business. As the site is currently one parcel, the existing GB corner area to remain GB has been included as part of the application. Should this application be denied, the entire parcel would remain GB.

3. **Lapeer Road Overlay District.** The entire site is currently within the Lapeer Road Overlay District. Should this rezoning request be approved, the site would remain within the Overlay District. We note that the application and/or rezoning plan does not indicate the presence of the Overlay District, and this Overlay District will still remain regardless of whether or not the rezoning request is approved. This should be referenced in any motion related to this application.

4. **Adjacent zoning & land uses.**

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<td>GB</td>
<td>Milosch's Palace CDJR</td>
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<td>East</td>
<td>PUD</td>
<td>Mobil Gas Station</td>
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<tr>
<td>South</td>
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<td>IP</td>
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Master Plan

5. FLU Map. The Future Land Use Map designates the site as Industrial/Commercial/Residential Mixed Use. This designation extends to the north and south of the site along the west side of Lapeer Road in this area. The Master Plan considers this as an Industrial Classification as follows:

"Industrial/Commercial/Residential Mixed-Use Development is planned to provide a mix of industrial, commercial and residential uses in the area near Brown Road between Baldwin and Joslyn and along Lapeer Road between Brown and Waldon. The intent is a mix of industrial, residential, commercial, medical and office uses and ancillary commercial uses within a well-planned business setting. Large-format retail may be considered along the Brown Rd frontage. The Township will also promote economic development initiatives for the area. Economic incentives may include Brownfield Redevelopment, Local Development Finance Authority (LDFA), Industrial Facilities Tax Exemption (IFT), Tax Increment Financing (TIF), infrastructure investments and State grant programs. Redevelopment projects will be reviewed by way of a Planned Unit Development for those projects which deviate from the listing of permitted/special uses. Specific zoning regulations are incorporated within the Light Industrial (LI), Brown Road Innovation Zone (BIZ) and Lapeer Road Overlay zoning districts."

6. Master Plan Text. The 2015 Master Plan text, including the Objectives, also provide guidance related to this request. Below are several sections that broadly relate to this rezoning request.

If desired, the Planning Commission may request that the applicant address the below objectives, and any other objectives contained within the Master Plan, as they may relate to the west Parcel A portion of the site proposed for IP, Industrial Park zoning. This should include the applicant expanding on the purpose of IP zoning as the application form only states that IP zoning is needed for “potential development”. This description does not provide useful information related to if this potential development would be industrial, commercial, office, or another use.

Existing Land Use Conclusion (pg 3-47)

- The largest concentrations of commercial uses are in proximity to residential developments along the Lapeer Road and Baldwin Road corridors.
- Industrial growth has concentrated in the southern portions of the Township and includes a number of industrial parks. Since the last Master Plan update, the Brown Road Innovation District and Lapeer Road Overlay District were adopted to encourage a flexible mix of uses within these industrial areas.

Road Improvements and Traffic Studies (pg 4-10)

- Other traffic studies have been completed in conjunction with proposed projects that provide detailed information on the following intersections: Lapeer Road/Silverbell Road.
- The Lapeer Road/Silverbell Road traffic study is a component of the planned 2016 Lapeer Road rehabilitation project.

Goals, Objectives, and Policies (pg 5-4)

- Transportation and Thoroughfares, Goal A: To provide a traffic circulation system that safety and efficiently serves residents and businesses located within the Township.
Objective VII: To reduce or limit conflicts between land use and traffic whenever possible.

- Growth Management, Goal A:
  - Objective II (part): Consider traffic impacts of new development and the cumulative impacts on traffic corridors.

- Office Areas, Goal B: To provide sites for Research and Development uses that are characterized by buildings in which people are employed in activities that are of a technical nature, or are professional activities, including technical training and education.
  - Objective I: To allocate areas in the Township which would be suitable for the development of high-technology office or research facilities.
    - Policy 4: Promote the Brown Road area and the Lapeer Road corridor for industrial, medical, office, and research-related facilities.

- Commercial Areas, Goal A: To provide for a proper distribution of commercial land uses.
  - Objective I: To strictly limit the location of commercial uses to protect the health, safety, and welfare of businesses and their patrons.
    - Policy 1: Commercial areas should be limited to appropriate areas within the Lapeer Road and Brown Road corridors.

- Industrial Areas, Goal B: To strive for high standards of design for industrial development in the township, especially since one of the most heavily traveled gateways to the Township (Lapeer Road) traverses the industrial area.
  - Objective I: To create industrial areas which are well served by infrastructure, area efficiently served by transportation facilities, and are as attractive as can be attained in an industrial district.

Zoning Ordinance Considerations:

7. The intent of the GB district, from Zoning Ordinance Section 14.00 -- Preamble, is as follows:

   Existing GB Zoning Intent
   "The General Business (GB) District is intended to provide locations for individual businesses or a collection of businesses that provide a commodity or service on a regional basis. The zoning district is characterized by higher traffic generation and greater degrees of sight visibility and requires a site design which will not impede the flow of traffic or traffic safety. The GB District is intended to have the necessary restrictions to limit businesses’ impact upon the community. This includes safe and efficient traffic flow, adequate parking and attractive landscaping. The GB District is further intended to have direct access onto an existing or proposed thoroughfare, but only where optimum egress and regress can be provided."

8. The intent of the IP district, proposed for the west Parcel A portion of the site, is as follows:

   Proposed IP Zoning Intent (west Parcel A area)
   The Industrial Park (IP) Districts are intended to provide locations for the development of industrial subdivisions permitting a variety of industrial uses in a park-like setting with full
provision of roads and utilities and with adequate setbacks, greenbelts, and landscaping. This district is intended to provide locations for similar activities as are permitted in the Limited Industrial District. Furthermore, it is intended that the effects of any industrial activity in an IP District should be confined within the IP District, so as to not create any nuisance or hazard for adjacent or nearby uses. It is further intended that Industrial Park Districts shall have an internal roadway with a minimum sixty (60) foot right-of-way, that each building or use within the complex have direct access onto that internal roadway, and that the district, as a whole, have direct access onto an existing or proposed major thoroughfare.

As stated in the Master Plan Text section, the application form only states that IP zoning is needed for “potential development”. This description does not provide useful information related to if this potential development would be industrial, commercial, office, or another broad use. Therefore, it is difficult to consider the following items related to the Zoning Ordinance. The Planning Commission should consider all possible uses in the district when making these findings:

a. How the potential development of the entire site (west IP and east GB proposed parcels) would relate to the Zoning Ordinance intent statements for each area.
b. Why the site is not suitable for development under the existing zoning classification. (PC finding §30.04 d.)

CONCLUSION

The applicant could submit additional information via the application form that may address how the proposal relates to the Future Land Use Plan, Master Plan text, and Zoning Ordinance provisions. This additional information could also be presented to the Planning Commission at the scheduled hearing.

Respectfully,
Giffels Webster

Rod Arroyo, AICP
President

Eric Fazzini, AICP & CNU-A
Senior Planner
Section 18.00 – Preamble

The Industrial Park (IP) Districts are intended to provide locations for the development of industrial subdivisions permitting a variety of industrial uses in a park-like setting with full provision of roads and utilities and with adequate setbacks, greenbelts, and landscaping. This district is intended to provide locations for similar activities as are permitted in the Limited Industrial District.

Furthermore, it is intended that the effects of any industrial activity in an IP District should be confined within the IP District, so as to not create any nuisance or hazard for adjacent or nearby uses. It is further intended that Industrial Park Districts shall have an internal roadway with a minimum sixty (60) foot right-of-way, that each building or use within the complex have direct access onto that internal roadway, and that the district, as a whole, have direct access onto an existing or proposed major thoroughfare.

Section 18.01 – Use Matrix (added 07.16.18)

Uses Permitted by Right shall be permitted subject to the standards and requirements set forth herein. Special Uses shall be permitted subject to the standards and requirements set forth herein and subject to the standards and approval requirements as provided for in Section 30.02. Accessory Uses shall be permitted subject to the standards and requirements set forth herein and in Section 27.02. The Planning Commission may allow uses of a similar nature to those listed below, in accordance with Section 27.02.E., provided that such uses will not create adverse impacts to surrounding areas.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning District</th>
<th>Footnotes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>P = Permitted by Right</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>S = Special Use</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em><em>S</em> = Special Use permitted within Lapeer Road Overlay District</em>*</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Industrial, Research, and Technology Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Composite, manufacture, assembly, treatment, repair, processing, packaging of:</strong></td>
<td>IP</td>
<td>A</td>
</tr>
<tr>
<td>Electrical appliances, electronic instruments and devices, including but not limited to computers, cellular phones and tablets.</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Electronic or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Previously prepared materials such as, but not limited to, the following: canvas, celophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, leather, paper, plastics, precious or semi-precious metals or stones, shell, soil, textiles, millwork, tobacco, wax, wire, wood or yarns, and sheet metal, but not including large stamping plants and sawmills.</td>
<td>P</td>
<td></td>
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<tr>
<td>Pottery &amp; figurines or other similar ceramic products using only previously pulverized clay or kilns fired only by electricity or gas.</td>
<td>P</td>
<td></td>
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<tr>
<td>Bakery goods, candy, food products, cosmetics, pharmaceuticals, toiletries, hardware and cutlery.</td>
<td>P</td>
<td></td>
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<tr>
<td>Musical instruments, toys, novelties, and metal or rubber stamps or other small molded rubber products.</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Storage buildings, repair facilities, and/or yards for vehicles, equipment, &amp; materials for contractors, landscaping, and/or lawn treatment services, and recreational vehicles.</td>
<td>P</td>
<td>A</td>
</tr>
<tr>
<td>Packaging and/or parcel delivery services.</td>
<td>P</td>
<td></td>
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<tr>
<td>Printing plants.</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Tool, die, gauge, and machine shops.</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Warehousing and wholesale establishments, storage and transfer facilities (other than those accessory to an adjoining retail use and not including waste disposal transfer stations).</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Facilities where primary activities are of an experimental or testing nature</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td><strong>Office</strong></td>
<td></td>
<td></td>
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<tr>
<td>Offices related to the principal use.</td>
<td>P</td>
<td></td>
</tr>
</tbody>
</table>

Charter Township of Orion Zoning Ordinance 78 116 Page 18 - 1 Revised 07/26/18
## Article XVIII
### Industrial Park (IP)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning District</th>
<th>Footnotes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>P = Permitted by Right</strong></td>
<td><strong>S = Special Use</strong></td>
<td><em><em>S^</em> = Special Use permitted within Lapeer Road Overlay District</em>*</td>
</tr>
<tr>
<td>Veterinary clinics and animal boarding</td>
<td>S*</td>
<td>D</td>
</tr>
<tr>
<td><strong>Retail, Entertainment and Service</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Entertainment, Amusement and Recreational Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health clubs and exercise establishments</td>
<td>S</td>
<td>B</td>
</tr>
<tr>
<td>Private indoor recreation facilities (such as batting cages, dance studios, indoor soccer, ice rinks, archery)</td>
<td>S</td>
<td>B</td>
</tr>
<tr>
<td><strong>Automobile-Related Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Automotive retail and service facilities</td>
<td>S*</td>
<td>D</td>
</tr>
<tr>
<td>Automotive repair, paint and body shop, collision shop</td>
<td>S*</td>
<td>D</td>
</tr>
<tr>
<td>Equipment repair and sales</td>
<td>S*</td>
<td>D</td>
</tr>
<tr>
<td><strong>Eating and Drinking Establishments</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurants, including drive-through restaurants</td>
<td>S*</td>
<td>D</td>
</tr>
<tr>
<td><strong>General Retail</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building material sales</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Showrooms for kitchen, bath, household fixtures, household furniture or other retail activities associated with fabrication, assembly processing, or wholesaling.</td>
<td>S*</td>
<td>D</td>
</tr>
<tr>
<td><strong>General Service</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mini-storage and warehousing</td>
<td>S*</td>
<td>D</td>
</tr>
<tr>
<td>Hotels and motels</td>
<td>S*</td>
<td>D</td>
</tr>
<tr>
<td>Financial and insurance service (banks, credit unions, etc. with or without drive-through)</td>
<td>S*</td>
<td>D</td>
</tr>
<tr>
<td><strong>Civic and Institutional</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Churches</td>
<td>S*</td>
<td>D</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planned Unit Development, subject to the standards and approval requirements of Section 30.03</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Outdoor storage as a principle use in accordance with Section 27.19</td>
<td>P/S</td>
<td></td>
</tr>
<tr>
<td><strong>Accessory Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor storage as an accessory use, in accordance with Section 27.19.</td>
<td>P/S</td>
<td></td>
</tr>
<tr>
<td>Accessory buildings and accessory uses customarily incidental to the permitted uses in this Section, in accordance with Section 27.02</td>
<td>P</td>
<td>C</td>
</tr>
<tr>
<td><strong>Uses Not Permitted</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Facilities where activities of a retail nature, except for building material sales and parcel delivery services, are conducted.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stand-alone facilities for the sale and/or consumption of food or beverages either on or off-site (except as special land use within the Lapeer Overlay District)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Section 18.02 – Footnotes to the Use Matrix (added 07.16.18)

A. See Section 27.19

B. Indoor recreation establishments are subject to a review of parking by the Planning Commission and subject to the submittal of parking studies based upon Institute of Transportation Engineers (ITE) standards, if required. The Planning Commission may allow a maximum building height of forty (40) feet, subject to the review of adjoining land use and a determination that additional building height for recreation uses will not adversely impact neighboring uses.

C. The following accessory uses shall be permitted, subject to the standards and requirements set forth herein and in Sections 27.02:
Article XVIII

1. Repair and maintenance of vehicles and equipment owned by the proprietor or lessee of the storage facility, provided that such repair and maintenance activities take place within a completely enclosed building.

2. The repair and maintenance of vehicles and equipment left for long-term storage of at least four (4) months with the proprietor or lessee of the storage facility, provided that such repair and maintenance activities take place within a completely enclosed building.

3. One storage building for materials or equipment related to the principal use. However, building material outlets may be permitted, subject to Planning Commission approval.

4. Accessory uses which in the opinion of the Planning Commission are subordinate and customarily incidental to the above permitted or special uses.

D. Uses as listed below are allowed as a special land use subject to special use conditions imposed by the Planning Commission in accordance with Section 30.02, on parcels within the Lapeer Road Overlay District. These uses are to be complementary to the Industrial Park zoning district, and may include uses such as: (added 07.16.14, amended 07.16.18)

1. Showrooms for kitchen, bath, household fixtures, household furniture or other retail activities associated with fabrication, processing, or wholesaling. Products retailed shall be a minor part of the principal use activity. Retail floor area shall not exceed thirty percent (30%) of the total floor area.

2. Automotive retail and service facilities, such as trailer hitches, car stereo, window tinting and similar uses.

3. Automotive repair, paint and body shop, collision shop.

4. Equipment repair and sales, such as recreational vehicles, lawn equipment, power tools and construction equipment.

5. Banks and credit unions, with or without drive-through.

6. Restaurants, including drive-through restaurants including outdoor café and/or patio subject to:
   Seasonal use restrictions, hours of operation, sketch plan indicating location of tables, chairs, awnings, canopies, dance floor, protective fencing, railings, planters, or other pedestrian barriers, compliance with Michigan Liquor control Commission (MLCC) requirements (for a café), compliance with Township Noise Regulations (Ord. No. 135), and/or other conditions as required by the Planning Commission. No site plan will be required unless requested by the Planning Commission, with the Planning Commission retaining the option of requiring a full site plan.

7. Churches

8. Hotels and motels

9. Veterinary clinics and animal boarding

10. Mini-storage and warehousing

Section 18.03 – Required Conditions (amended 07.16.18)

All activities and uses in this District shall comply with the following required conditions, except where an existing building is legally in nonconformance with certain conditions, or where a variance from the conditions has been legally granted by the Zoning Board of Appeals. (amended 01.30.86)

A. Site Plan Approval. The proprietor shall submit a site plan for approval pursuant to the requirements set forth in Section 30.01 of the Zoning Ordinance.
Agenda Item Summary

To: Board of Trustees  
From: Chris Barnett, Supervisor

Meeting Date: March 1, 2021  
Memo Date: February 23, 2021

Subject: Haun Enterprise, LLC v. Charter Township of Orion

REQUEST
To review a proposed Consent Judgement resolving pending litigation.

REASON
Resolution of pending litigation.

PROCESS
The Township has been sued by Haun Enterprises regarding the permitted uses of property located at 4215 Clarkston Road, Clarkston, MI, Parcel No. 09-18-104-002 (the “Property”). The property was subject to a non-recorded 1983 Consent Judgment, limiting the use of the property. Haun Enterprises purchased the property without notice of the prior Consent Judgment which would prohibit the Plaintiff’s intended use. As a result, serious questions concern the enforceability of a non-recorded Consent Judgment as to a subsequent purchaser. If the proposed consent judgment is approved, the property retain its prior zoning of SP-1 and any additional uses will be subject to the Special Land Use provisions of the Township’s Zoning Ordinance, Sec. 30.02. All other laws, ordinances or policies of the Township will continue to be enforced.

BUDGET
If yes, fill out the information below:

| Financial Item? | ☒ |
| Expected Invoice Date: | Click or tap to enter a date. |
| Project/Grant Tracking? | ☐ |
| Reviewed by Budget Director? | ☐ |

RECOMMENDATION (Motion)

“I move to approve the proposed Consent Judgment in the matter of Haun Enterprises, LLC, vs. Orion Township and authorize the Township Attorney to execute the Judgment so as to resolve the pending litigation.”
Agenda Item Summary

To: Township Board Members
From: Chris Barnett, Township Supervisor

Meeting Date: March 1, 2021
Memo Date: February 25, 2021
Subject: Tri-Party Discussion

REQUEST
Attached is information about the Tri-Party program from Jim Stevens, OHM Advisors, for discussion.

REASON

PROCESS

BUDGET
Financial Item? [ ] Yes [ ] No If yes, fill out information below:

<table>
<thead>
<tr>
<th>Fund Name</th>
<th>Account No.</th>
<th>Description</th>
<th>Budget Amount</th>
<th>Cost</th>
<th>Remaining Budget</th>
</tr>
</thead>
</table>

RECOMMENDATIONS (Motions)
As appropriate after discussion.

attachments
The Road Commission for Oakland County (RCOC) has sent their annual request for participation of the 2021 Tri-Party program. Along with the announcement letter, they have sent the project history and available funding. As you are aware, the Tri-Party program is a program where RCOC, Oakland County, and the Township each contribute 1/3 of the funding necessary for public road improvements. Recently Completed Projects include: Central Drive, Pine Tree, Stadium Drive, and E. Clarkston.

The Central Drive Project was the most recent project that utilized Tri-Party funds. The Road Commission increased the allowable usage for Tri-Party funds for the Central Drive Project, so the available funds for the Township to consider for a future project is the current 2021 allocation of $208,880.

Unless the Township Board has a small project in mind for 2021, we would recommend the Township consider building up a large balance of Tri-Party allocation to fund a future project, or help reduce the Township’s financial participation in current and/or future RCOC lead road projects. Projects that the Township may want to consider utilizing Tri-Party Funds include:

- Scripps Road Paving in adjacent to new Township Hall site.
- Baldwin Road Cost Participation
- Waldon Road Cost Participation (new RCOC paving project from Baldwin to Sashabaw)

Highlighted below are projects that the Township has considered previously that have not scored as high.

Previous Projects Considered: Scripps Road (by LO Schools), Greenshield Road, Waldon Turn Lane

Please let us know if the Township has other projects that they would like us to review.

Feel free to call with any questions.
Your participation is requested in the FY 2021 Tri-Party Program. The fiscal year governing this program is October 1, 2020 through September 30, 2021. The Oakland County Board of Commissioners has approved a Tri-Party budget of $2.0 million to create a $6.0 million program for FY 2021. A total of $3 million will be designated for townships and a total of $3 million will be designated for cities and villages.

The distribution formula and method of calculation of Tri-Party allocations have remained the same in an attempt to most equitably distribute the Tri-Party dollars. For cities and villages, it includes RCOC road miles and three-year average annual crashes. For townships, the most recent census population figures are combined with RCOC road miles and three-year annual crashes.

Separate formulas are used because population in the city/village equation would skew the results toward more densely populated cities with fewer RCOC road miles. In townships, population has been used as a determining factor to prevent the distribution from being skewed toward townships with high road miles and small populations. The population data includes the most recent official count from the 2010 U.S. Census and the most recent traffic crash data available from the Traffic Improvement Association of Oakland County is from 2017 to 2019.

A historical report of your community’s Tri-Party Program participation is attached along with your community’s FY2021 allocation. The report lists the projects that have been completed with their associated costs and shows the allocations that have been reserved for future Tri-Party projects.

Please contact me at (248) 645-2000 extension 2266 if you have any questions.

Thomas G. Noechel
Programming Supervisor
Road Commission for Oakland County
31001 Lahser Road
Beverly Hills, MI 48025
Oakland County Sheriff's Office
Orion Township Substation

Weekly "Calls for Service" Summary:

Time period: 02-08-2021 to 02-14-2021

- Calls for service - 365
- Felony Arrests - 1
- Misdemeanor Arrests - 3
- Accidents - 20

21-27247    4:02PM    02/10/2021    Property Damage Crash – Assault

Deputies responded to the 800 block of Vernita Ct for a Property Damage Accident and assault complaint. Deputies arrived and split the parties up while making the scene safe. Deputies determined that a 32-year-old man had plowed the 41-year-old man’s property, which upset him. As the suspect was leaving, the upset man following him when he slid into the plow vehicle causing a crash. The upset man then began yelling at the victim when it when he punched the victim in the head. Victim refused medical assistance stating he was not injured and the suspect who pursued the snowplow driver was issued an appearance ticket for assault and battery, and later released pending a court date.

21-27806    9:05AM    02/11/2021    Larceny from a Vehicle

Deputies responded to the 3300 block of Grafton for a Larceny complaint. A 44-year-old resident advised that when she went to her vehicle, she noticed her small black purse was missing from her vehicle. Victim stated that she parked her vehicle in her driveway on 2/10/2021 at 9:15PM and discovered the purse missing on 2/11/2021 at 8:30AM. The vehicle was believed to be unlocked and not damaged. All evidence was collected and turned over to the detectives, the incident is under investigation. The victim had a box of family pictures taken from the vehicle that are priceless to the resident. Anyone who can assist in returning these pictures are requested to contact the Orion Township Substation or drop the property off in the drop box.
Deputies were notified by the Lake Orion Parks and Rec manager that the female bathroom at Friendship Park was vandalized with damage to the with a permanant marker by three unknow young teenage girls who had walked into the building. Three unknown females were captured on video entering the bathroom the day prior. The bathroom had pictures and words written in a permanent black marker on the walls. Detectives are investigating the case and the case is very similar to another incident in December. Orion Township is obtaining the costs to repair the public property.

Deputies were dispatched to the 3300 block of Aspen Trail for an attempted stolen vehicle report. The owner of the vehicle stated that the vehicle was fine last night (2/12) but observed the damage in the morning. The vehicle had damage to the driver side door and to the ignition cylinder. There are no exterior cameras on the complex. There are no suspect(s) or witness(es) at this time. This case will be forwarded to the OCSO Auto Theft unit for investigation.

Deputies responded to the 3300 block of Poplar Rd for a home invasion report. A 26-year-old resident advised that she left for work at 6:30AM on 2/13/2021 and when she returned home at 4:30PM on 2/13/2021 when she opened the door to the apartment, she noticed that the door was loose, and it appeared that someone broke into her apartment. She noticed the 2 garage bags of returnable cans were missing, and the home was ransacked. All evidence was collected and turned over to the detectives, the incident is under investigation.

Deputies responded to a 911 call in the 4965 Baldwin Rd for a domestic assault. Deputies arrived and located both parties and made the scene safe. A 39-year-old male was arguing with his 30-year-old niece because he believed she had called the police on him. Suspect then started pushing the table when the victim moved to let him out. Once the suspect was out from the table, he turned and punched the victim twice in the head. Based upon the
victim’s statements and the evidence, the 39-year-old suspect was placed under arrest for Domestic Assault and lodged at the Oakland County Jail pending prosecutor review.

**21-30001  4:09PM  02/14/2021 Domestic Violence Report**

Deputies responded to a 911 call for a domestic assault. Deputies arrived and located both parties and made the scene safe. A daughter was arguing with her mother about spending the night at a friend’s house, when it turned physical. Deputies contacted the referee and determined that the daughter would be turned over to the grandparents for the night while the case is reviewed by the Prosecutors office. All evidence was collected and turned over to the detectives, the incident is under investigation.

**Anyone with information or crime tips regarding these incidents are encouraged to contact the Orion Township Sheriff’s Office Substation at 248 393-0090 for tips, or our Dispatch Center at 248 858-4911 for crimes in-progress. Tipsters can remain anonymous**
Oakland County Sheriff's Office

Orion Township Substation

Weekly "Calls for Service" Summary:

Time period: 02-15-2021 to 02-21-2021

- Calls for service - 396
- Felony Arrests - 0
- Misdemeanor Arrests - 6
- Accidents - 15

21-30672 7:46PM 02/15/2021 Domestic Assault - Arrest

Deputies responded to a 911 call in the 500 block of Fernhurst for a domestic assault in-progress involving a firearm. Deputies arrived and located all parties and made the scene safe by securing all the firearms. A 36-year-old male was arguing with his 70-year-old father when he armed himself with a firearm and began making threats. The son started walking through the residence threatening to shoot his parents, and then himself. The father went to his room and locked the door. His son kicked in the bedroom door and then punched his father in the face. The victim then hit his son back and then exited the house. Based upon the victim’s statements and the evidence, the 36-year-old suspect was placed under arrest for Domestic Assault and transported to McLaren Hospital for treatment, and then lodged at the Oakland County Jail. The man was charged with Domestic Assault and Battery along with Malicious Destruction of Property and was placed on a GPS tether with a no-contact order as part of his bond conditions upon being released from jail.

21-30706 8:57PM 02/15/2021 Mental Health Assistance

Deputies received a call to respond to the 2800 block of Scenic Ct for a Welfare Check. Upon arrival deputies made the scene safe and located the 52-year-old man who was in
Deputies spoke with the subject and determined that he needed a health evaluation and he was transported to McLaren Hospital by Orion Fire without incident.

21-31615 4:47AM 02/17/2021 Domestic Assault – Arrest

Deputies responded to a 911 call in the 700 Brown Rd for a domestic assault. Deputies arrived and located both parties and made the scene safe. A 42-year-old female woke her 31-year-old boyfriend up by yelling at him because he did not have a job, she then grabbed him and pulled him out of bed onto the floor, and started demanding more drugs because she was out, the victim got up off the floor and then left the bedroom. Based upon the victim’s statements and the evidence, the 39-year-old suspect was placed under arrest for Domestic Assault and lodged at the Oakland County Jail pending prosecutor review.

21-31683 8:25AM 02/17/2021 Retail Fraud 2nd

Deputies responded to 465 Brown Rd (Menards) for a Retail Fraud Report. Deputies arrived and spoke with the manager who stated that on 2/15/2021 a male subject entered the store and proceeded to aisle and started selecting various tools and placed them into a shopping cart. The suspect proceeded past all points of purchase making no attempt to pay for the items and exited the store. Approximately an hour later an individual returned to the store attempting to return the stolen merchandise without a receipt. Suspect 52-year-old Pontiac resident. All evidence was collected and turned over to the detectives, the incident is under investigation.

21-31726 9:38AM 02/17/2021 Identity Theft

Deputies were dispatched to the 3000 block of Hidden Timber Dr for an Identity Theft report. A 47-year-old resident stated that she attempted to file for unemployment when she was denied. The victim contacted the unemployment office and was advised that benefits have already been paid to her, she informed them she never applied for unemployment in the past and they determined that her personal information had been compromised. All evidence was collected and turned over to the detectives, the incident is under investigation.

21-31865 1:05PM 02/17/2021 Missing or Stolen Property

Deputies responded to 3800 block of Westlyn Ct for a missing or stolen property report. Deputies met with the victim’s guardian who advised that a family member could not locate his I-Pad last seen in a home in Orion on 2/14/2021. It is unknown if the property was lost or stolen. All evidence was collected and turned over to the detectives, the incident is under investigation.
Deputies responded to 4520 Joslyn Rd (Citco Gas Station) for an Alarm glass break. When deputies arrived, they began checking the exterior of the building when they discovered a broken window with fresh footprints in the snow leaving the area. Deputies set up a perimeter and requested OCSO K-9. Once they arrived, they were able to establish a track southbound on Joslyn Rd then westbound on Brown. K-9 lost the track in the area of 700 block of Brown Rd where it appeared the suspect entered an awaiting vehicle. Detectives are canvasing the area for video from businesses on Brown Road. All evidence was collected and turned over to the detectives, the incident is under investigation.

Deputies were on patrol north bound on Lapeer Rd and stopped a vehicle with no license plate on the vehicle. The 48-year-old driver informed deputies that he did not have a driver license and that he was suspended which is why he did not need a plate. Deputies ran the drivers name through LEIN and confirmed he was suspended. Deputies issued a citation for Driving while License Suspended and transported him home.

Deputies were on patrol Eastbound on Silverbell near Giddings when they affected a traffic stop on a vehicle. Deputies contacted the driver 43-year-old resident. The driver was not able to produce a driver license or other requested paperwork to the deputies. Deputies ran the drivers name through LEIN and confirmed that the driver has never had a driver's license. Deputies issued a citation for Driving without a License never applied and transported her to her residence and released pending a court date.

Deputies were dispatched to Dunham Sports (1279 Lapeer Road) for an Embezzlement report. Dunham Loss Prevention stated that they caught an employee who stole $995.98 worth of merchandise. Detectives will follow up and seek charges from the Oakland County Prosecutors Office.

Everyone with information or crime tips regarding these incidents are encouraged to contact the Orion Township Sheriff's Office Substation at 248 393-0090 for tips, or our Dispatch Center at 248 858-4911 for crimes in-progress. Tipsters can remain anonymous.
Date: February 24, 2021

To: Orion Township Board of Trustees

From: John Pender
Assistant Fire Chief

Subject: Fire Department Call Volume/Significant Incidents

Orion Township Call Volume
February 10, 2021 – February 23, 2021

Medical Calls- 87
Non- Medical Calls- 16
Total Call Volume- 103

Year to Date- 428

Fire Department Significant Incidents

- No significant incidents to report.
- Large snowstorm with no major issues or response delays
- 2 new hire probationary Firefighters starting academy on Monday
Orion Township Municipal Complex
EXECUTIVE REPORT #07
February 2021
Table of Contents.

- About Cunningham-Limp
- Executive Summary
- Design Summary
- Inspection Summary
- Construction Highlights
- Budget Report
- Schedule
- Site Photographs
- Overall Site Plan
- Safety Cross
- Project Directory
At Cunningham-Limp, our mission is to make a positive impact on people, communities, and companies.
Project Mission

MISSION

To replace a functionally obsolete facility with failing infrastructure and occupancy constraints, with a community focused Municipal Complex and Future Park that will serve generations of residents in Orion Township.
Executive Summary.

ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

The carpentry team is wrapping up the exterior walls and roof trusses on the Sheriff’s Station. Installation of the roof and siding for the building will happen in March. The concrete floor for the building will be installed (weather depending) in early March, this will allow us to move forward with the interior framing.

The foundation has been installed around the board room and community room. The first of 3 concrete pours for the basement walls are complete. The next two pours will follow shortly. The structural steel is the next major task that will begin in early March, and continue through the rest of the month, and into April.
The design is complete and permitted for construction. The Municipal property sits on 77 acres, with the project utilizing 14 acres. Excess land, consisting of natural woodland areas and wetland areas, will be preserved as designed.

The Township Hall will be 43,637 square feet. The structure is a single-story building, with a full walkout basement.

The Sheriff’s Substation will be 8,820 square feet and will sit adjacent to Township Hall.
Inspection Summary.

ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

- Independent testing inspections are ongoing through foundation placement.
- Township inspection takes place prior to the footing placement.

CONSTRUCTION ISSUES

- Due to the extreme cold weather during the month of February we lost a few on-site working days due to cold temperatures.
- The team is working through the following coordination items:
  - Final coordination of HVAC distribution and ceiling heights.
  - Final foundation details / confirmation.
  - Misc. steel fabrication and coordination.
  - Low Voltage / Data cabling / Security coordination.
  - DTE required an additional manhole for the electrical service.
Construction Highlights.

ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

- First floor foundation is installed along the board room and community room.
- The mason has mobilized to start installation around the board room and community room.
- The foundation walls for the basement has been partially poured and will be completed early March.
- Structural steel is scheduled to be onsite mid-March.
- Exterior framing for the Sheriff’s Station is near complete.
- Installation of the metal trusses for the Sheriff’ Station is complete.
Budget.

ORION TOWNSHIP MUNICIPAL COMPLEX APPROVED CONTRACT

Approved Construction Contract:

- Original Contract Value: $16,854,000
- Change Orders to Date: $0
- Current Contract Value: $16,854,000
- % completed to date: 30%

Contingency Status:

- Original Contingency Value: $500,000
- Current Contingency Value: $460,956
Aerial Photographs.
Site Photographs.

Township Hall  

Township Hall
Site Photographs.

Township Hall

Township Hall
Site Photographs.

Sheriff's Station  
Sheriff's Station  
Sheriff's Station
Site Plan.
## PROJECT DIRECTORY.

**Cunningham-Limp Directory**

<table>
<thead>
<tr>
<th>COMPANY</th>
<th>NAME</th>
<th>TITLE</th>
<th>ADDRESS</th>
<th>MOBILE</th>
<th>OFFICE</th>
<th>EMAIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cunningham-Limp</td>
<td>Sam Ashley</td>
<td>Vice President</td>
<td>28970 Cabot Drive Suit 100 Novi MI</td>
<td>NA</td>
<td>248-489-2300</td>
<td><a href="mailto:sashley@clc.build">sashley@clc.build</a></td>
</tr>
<tr>
<td>Cunningham-Limp</td>
<td>Jacob Gardner</td>
<td>Project Manager</td>
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<td>734-395-0639</td>
<td>248-893-2308</td>
<td><a href="mailto:jgardner@clc.build">jgardner@clc.build</a></td>
</tr>
<tr>
<td>Cunningham-Limp</td>
<td>Josh Muxlow</td>
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</tr>
<tr>
<td>Cunningham-Limp</td>
<td>Natalie Lawrence</td>
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<td>248-488-7752</td>
<td><a href="mailto:nlawrence@clc.build">nlawrence@clc.build</a></td>
</tr>
<tr>
<td>Cunningham-Limp</td>
<td>Matt Sportel</td>
<td>Director of Construction</td>
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<td>NA</td>
<td>248-893-2313</td>
<td><a href="mailto:msportel@clc.build">msportel@clc.build</a></td>
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# PROJECT DIRECTORY.

## Orion Township Directory

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</tr>
</thead>
<tbody>
<tr>
<td>Orion Township</td>
<td>Chris Barnett</td>
<td>Township Supervisor</td>
<td>2525 Joslyn Road, Lake Orion, MI 48360</td>
<td>248-391-0304 EXT 1001</td>
<td><a href="mailto:cbarnett@oriontownship.org">cbarnett@oriontownship.org</a></td>
</tr>
<tr>
<td>Orion Township</td>
<td>Jeff Stout</td>
<td>Director of Public Services</td>
<td>2525 Joslyn Road, Lake Orion, MI 48360</td>
<td>248-391-6842</td>
<td><a href="mailto:jstout@oriontownship.org">jstout@oriontownship.org</a></td>
</tr>
<tr>
<td>Auger Klein Aller Architects Inc.</td>
<td>Scott Reynolds AIA</td>
<td>Project Architect / AKA Associate</td>
<td>303 E. Third Street Ste 100 Rochester MI 48307</td>
<td>248-814-9160</td>
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</tr>
<tr>
<td>OHM Advisors</td>
<td>James Stevens</td>
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<td>248-751-3100</td>
<td><a href="mailto:James.stevens@ohm-advisors.com">James.stevens@ohm-advisors.com</a></td>
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