CHARTER TOWNSHIP OF ORION
REGULAR MEETING AGENDA
MONDAY, MAY 4, 2020 - 7:00 PM
ORION TOWNSHIP HALL
2525 JOSLYN RD.
LAKE ORION, MICHIGAN 48360

VIA VIDEO CONFERENCE - GoToMeeting
Access code 308-965-445
(Meeting being conducted via video conference due to the health concern of COVID-19 and the Governor's Executive Order 2020-15)

1. CALL TO ORDER
2. INVOCATION AND PLEDGE
3. PROCLAMATION - Mental Health Month - May
4. APPROVAL OF BILLS
5. PUBLIC COMMENT (3 minutes or less) *Board does not respond during public comment
6. APPROVAL OF AGENDA
7. CONSENT AGENDA
   A. Minutes - Regular Meeting, April 20, 2020
   B. CDBG Cooperative Agreement for 2021-2023
   C. First Quarter Treasurer Report
8. PENDING
   A. Second Reading - PC-2019-38 Text Amendment - Zoning Ord No. 78, Articles 2,5,6,14,16,24,27,30,34
   B. Request for Consideration Under Zoning Ordinance #78, Article XXVII
9. REPORTS
   A. Police/Fire Reports
   B. Electronic Bid Procedures
10. PUBLIC COMMENT
11. BOARD MEMBER COMMENT
12. 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: April 30, 2020
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.
The Charter Township of Orion Board of Trustees will hold a regular scheduled Board meeting on Monday, May 4, 2020 at 7:00 p.m.

Due to the health concern of COVID-19 and Governor Whitmer’s Executive Order 2020-15, The Charter Township of Orion Board of Trustees Monday, May 4, 2020 at 7:00 p.m. meeting is 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

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
https://global.gotomeeting.com/install/308965445

Posted 04/30/2020
Published 04/30/2020

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.
March 23, 2020

Supervisor Chris Barnett
Charter Twp of Orion
2525 Joslyn Road
Lake Orion, MI 48360

Dear Supervisor Barnett:

Please accept this invitation to join an exciting, community-driven collaboration declaring May 2020 as Mental Health Month.

Each year Oakland Community Health Network, along with its exceptional service provider network, hosts an array of initiatives that promote community awareness about mental illness. As part of this endeavor, we are once again asking cities, townships, and villages throughout Oakland County to partner with us by approving the included proclamation for May as Mental Health Month at their council meetings.

We understand with the current COVID-19 epidemic, social distancing, and uncertainty of resuming normal activities, many entities may be holding virtual meetings. If this is the case for your community, please let us know if it's possible to read aloud the proclamation or post it on your website.

Thank you for considering this meaningful initiative. Together we can serve as advocates of independence and equality for people who have a mental illness. Please contact Debbie Wisser at 248-858-0929 or wisserd@oaklandchn.org for any questions regarding this effort.

Sincerely,

Christine Burk
Communications and Community Outreach Director
Mental Health Awareness Month – May 2020

WHEREAS, mental health is important for our individual well-being and vitality, as well as that of our families, communities and businesses; and

WHEREAS, at least 8.4 million Americans provide care to an adult with an emotional or mental illness; and

WHEREAS, 17% of youth (6-17 yrs) experience a mental health disorder that, if untreated, can lead to school failure, physical illness, substance use, jail and even suicide; and

WHEREAS, May 7th has been designated the National Children’s Mental Health Awareness Day; and

WHEREAS, one in eight of all visits to U.S. emergency departments are related to mental health and substance use disorders; and

WHEREAS, mental illness is a biologically based brain disorder that cannot be overcome through “will power” and is not related to a defect in a person’s “character” or intelligence; and

WHEREAS, mental health recovery is a journey of healing and transformation, enabling people with a mental illness to live in a community of his or her choice while striving to achieve his or her full potential; and

WHEREAS, mental health recovery not only benefits individuals with mental health disorders by focusing on their abilities to live, work, learn and fully participate and contribute to our society, but also enriches the culture of our community life; and

WHEREAS, the Oakland Community Health Network (OCHN), and its service provider agencies, are committed to inspiring hope, empowering people, and strengthening communities.

NOW, THEREFORE, BE IT RESOLVED that, Oakland Community Health Network, hereby recognizes May 2020 as Mental Health Month. OCHN calls upon our citizens, government agencies, public and private institutions, businesses and schools to recommit our state to increasing awareness and understanding of mental illness, and the need for appropriate and accessible services for all people with mental illnesses to promote recovery.
Charter Township of Orion
Oakland County, Michigan

Proclamation
Mental Health Month
By the Supervisor of the Charter Township of Orion

Whereas, mental health is important for our individual well-being and vitality as well as that of our families, communities and businesses; and

Whereas, one in five Americans will experience a mental health illness that requires treatment at some point in their lives; and

Whereas, one in ten children has a serious emotional disturbance that, if untreated, can lead to school failure, physical illness, substance use, jail and even suicide; and

Whereas, stigma and stereotypes associated with mental illnesses can keep people from seeking treatment that could improve their quality of life; and

Whereas, mental illness is a biologically based brain disorder that cannot be overcome through “will power” and is not related to a defect in a person’s “character” or intelligence; and

Whereas, mental health recovery is a journey of healing and transformation, enabling people with a mental illness to live in a community of his or her choice while striving to achieve his or her full potential; and

Whereas, mental health recovery not only benefits individuals with mental health disorders by focusing on their abilities to live, work, learn and fully participate and contribute to our society, but also enriches the culture of our community life; and

Whereas, the Oakland County Community Mental Health Authority, and its service provider agencies, are committed to inspiring hope, empowering people, and strengthening communities.

Now, Therefore, I, Chris Barnett, Supervisor of the Charter Township of Orion, do hereby proclaim the month of May 2020 as "Mental Health Month" and call upon our citizens, government agencies, public and private institutions, businesses and schools to recommit our State to increasing awareness and understanding of mental illness and the need for appropriate and accessible services for all people with mental illnesses to promote recovery.

Issued May 4, 2020

Chris Barnett, Supervisor
Charter Township of Orion
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<th>Description</th>
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<tr>
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<td>$864,342.85</td>
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Due to the conversion to the Pooled Cash Fund, total disbursements now include all refunds from deposits, bonds, escrow & payroll deductions.

Prepared by Tandem Graves, AP/PA Coordinator
1. CALL TO ORDER. The Charter Township of Orion Board of Trustees held a regular meeting on Monday, April 20, 2020 at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan. Supervisor Barnett called the meeting to order at 6:15 p.m.

BOARD MEMBERS PRESENT: Chris Barnett, Penny Shults, Donni Steele, Brian Birney, Julia Dalrymple, Mike Flood, John Steimel

BOARD MEMBERS ABSENT: None
(A couple of members were unable to connect to the virtual meeting initially, but this was resolved.)

OTHERS PRESENT:
Josh Yates  Sam Timko  James Stevens  Rob Duke
Lt. Dan Toth Greg Prost  Ian Locke  David Raftery
Troy Husk Tammy Girling  Joe B.  John Pender
Chris LeGerould Al  Robert Smokoski  Patrick
Bill Kelly Paul Daprai  Spencer Andrews  Bob Hart
Shirley Compau Jeff Williams  Jen

2. VIRTUAL MEETING INSTRUCTIONS.


The Board was in temporary recess from 6:17 p.m. – 7:03 p.m. for the Closed Executive Session.

The regular Board of Trustees meeting reconvened at 7:03 p.m.

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

5. PROCLAMATION. Fair Housing Month – April. Supervisor Barnett proclaimed the month of April 2020 as Fair Housing Month.

Moved by Treasurer Steele, seconded by Trustee Birney to receive and file the report.
MOTION CARRIED
7. APPROVAL OF BILLS. Moved by Treasurer Steele, seconded by Clerk Shults to authorize payment of bills in the amount of $2,466,051.05 and payrolls in the amount of $210,347.96, for a total disbursement of funds in the amount of $2,676,399.01, as presented.

AYES: Steimel, Barnett, Shults, Steele, Birney, Dalrymple

ABSENT: Flood (temporarily)

NAYS: None

MOTION CARRIED

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

9. APPROVAL OF AGENDA. Supervisor Barnett requested the addition of Item 11.F. Emergency Resolution to Temporarily Authorize COVID-19 related Extensions and Delays as it relates to Permits and Fees.

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

MOTION CARRIED

10. CONSENT AGENDA

A. Minutes, Board Workshop, March 16, 2020. Approve, as presented.


C. Minutes, Regular Meeting, March 16, 2020. Approve, as presented.

D. Minutes, Board Workshop, April 6, 2020. Approve, as presented.

E. Addendum to Interlocal Service Agreements for Public Works Services. Approve the Addendum to the Public Works Agreement with the Cities of Rochester, Rochester Hills, and Auburn Hills, and authorize the Supervisor and Clerk to execute the same.

F. Ordinance 154 Marijuana Applications. Approve the Ordinance 154 Initial Permit Application and the Ordinance 154 Renewal Application, and authorize the Clerk to file same.

G. Update Township Public Website – Board Approval Agenda Public Documents. Direct the Clerk’s office to update the Township website with the missing public documents, as described in the Request memo line.

H. Update Township Public Website – Water/Sewer Fund and CIA Fund Loan Resolution. Authorize the person(s) responsible for posting the Charter Township of Orion Corridor Improvement Authority (CIA) official documents, shall post on the Township website, as stated in the Request memo line, expediently as possible to allow for general public access.

I. Award Camp Agawam Roofing and Siding Proposal. Authorize contracting with Weatherseal Home Improvements, Inc. for the Camp Agawam Roofing/Siding Project, at a cost not to exceed $82,836.00.
J. **Budget Adjustment - COVID.** Direct the Accounting Controller to make the necessary budget adjustments, as presented.
Moved by Clerk Shults, seconded by Trustee Birney to approve the Consent Agenda, as presented.
AYES: Steele, Birney, Dalrymple, Flood, Steimel, Barnett, Shults
ABSENT: Flood (temporarily) 
NAYS: None 
MOTION CARRIED

11. **PENDING BUSINESS**

A. **Police Millage Discussion.** Moved by Clerk Shults, seconded by Trustee Flood to adopt a Resolution for the Charter Township of Orion Police Operating Millage as follows:

Whereas the electors of the Charter Township of Orion approved a Police Operating Millage in 2012 for 3.0 mills, which will expire in December 2019.

Whereas it is necessary for the continued funding of police services for the safety and protection of Township residents that a new millage be approved at the rate of 3.5 mills on all property within the Township, except and excluding taxable property with the Village of Lake Orion.

Whereas, the total millage amount to be collected in 2020 will be approximately $6,135,467.70, a portion of which will be distributed to the Village of Lake Orion Downtown Development Authority as required by law.

Now Therefore Be It Resolved that the Township Clerk shall place on the August 4, 2020 ballot a new Orion Township Police Operating Millage of 3.5 mills for a period of six (6) years beginning December 2020 to be considered for adoption by the electorate.

Be It Further Resolved that the following language for the Charter Township of Orion Police Operating Millage is hereby adopted and approved by the Charter Township of Orion Board of Trustees:

Charter Township of Orion Police Operating Millage: Shall the Charter Township of Orion be authorized to levy up to 3.5 mills for a period of six (6) years, starting in December 2020 and ending in December 2025 inclusive, for purposes of continuing to provide police services in the Charter Township of Orion.

In 2012, Township voters approved a millage for the above stated purposes in the amount of 3.0 mills. The 2016 millage expired in 2019. Approval of this proposal would allow the Township to levy up to 3.5 mills (being a continuation of the previously authorized police services operating millage) as a new additional millage to provide police services; including all operations, wages, benefits, housing and capital expenditures. The millage will be assessed on all taxable property within the Township, except and excluding all taxable property within the Village of Lake Orion. This proposal would allow a tax limitation increase and an approximate levy of $3.50 per $1,000 of the taxable value of all taxable property. It is estimated that this proposal would result in the authorization to collect $6,135,467.70 in the first year, if approved
and levied. A property with a taxable value of $100,000 would be taxed up to $350.00 for the millage, as presented.

AYES: Birney, Dalrymple, Flood, Steimel, Barnett, Shults, Steele
NAYS: None

MOTION CARRIED

B. Fire Millage Discussion. Moved by Clerk Shults, seconded by Trustee Birney to adopt a Resolution for the Charter Township of Orion Fire and Emergency Medical Services Operating Millage as follows:

Whereas the electors of the Charter Township of Orion have a Fire and Emergency Service operating millage which expired in 2019.

Whereas it is necessary for the continued funding of fire protection and emergency medical services, including Advance Life Support, that a Fire and Emergency Services Operating Millage be submitted for approval by the electors of the Township.

Whereas, the millage necessary to operate Fire and Emergency Medical Services, including Advance Life Support has been determined to be a levy of 3.0 mills on all taxable property within the Township and Village of Lake Orion, which is estimated to collect $5,696,466.81 in its first year.

Now Therefore Be It Resolved that the Township Clerk shall place on the August 4, 2020 ballot a new Fire and Emergency Medical Services Operating Millage of 3.0 mills for a period of six (6) years beginning December 2020 and expiring December 2025.

Be It Further Resolved that the following language for the Charter Township of Independence Fire and Emergency Medical Services Operating Millage is hereby adopted and approved by the Charter Township of Orion Board of Trustees:

Charter Township of Orion Fire and Emergency Medical Services Operating Millage

Shall the Charter Township of Orion be authorized to levy up to 3.0 mills on all taxable property within the Township and Village of Lake Orion for a period of six (6) years, starting December 2020 and expiring December 2025, inclusive, for the purpose of funding fire protection and emergency medical services (EMS), including Advanced Life Support, and all related operations, wages, benefits, and capital expenditures?

Approval of the above proposal would allow the Township to levy up to 3.0 mills (being a continuation of the previously authorized fire and emergency services operating millage) as a new additional millage for purposes of continuing to provide fire protection and emergency medical services; including Advance Life Support. Approval of this proposal would allow a tax limitation increase and approximate levy of $3.00 per $1,000 of taxable value on all taxable property within the Township and Village of Lake Orion. It is estimated that this proposal would result in the authorization to collect approximately $5,696,466.81 in the first year if approved and levied, a portion of which will be distributed to the Lake Orion Downtown Development
CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES
MINUTES, REGULAR MEETING, MONDAY, APRIL 20, 2020

Authority. A property with a taxable value of $100,000 would be taxed up to $300.00 for the millage, as presented.
AYES: Dalrymple, Flood, Steimel, Barnett, Shults, Steele, Birney              ABSENT: None
NAYS: None              MOTION CARRIED

C. Nuisance Ordinance. Moved by Trustee Flood, seconded by Trustee Steimel to strike the word annoy, and direct the Township Clerk to publish said Ordinance in accordance with state law and hereby set the first reading of said Ordinance Amendment for May 4, 2020, with the second reading and possible adoption scheduled for June 1, 2020, as presented.
AYES: Barnett, Shults, Steele, Birney, Dalrymple, Flood, Steimel            ABSENT: None
NAYS: None              MOTION CARRIED

D. Proposal – Technology Consulting Services. Moved by Clerk Shults, seconded by Trustee Birney to accept the Technology Consulting proposal with Marco, authorize the Township Supervisor with the Township Attorney to draft and execute a consultant contract, and authorize related expenditures, as presented.
AYES: Shults, Steele, Birney, Dalrymple, Flood, Steimel, Barnett            ABSENT: None
NAYS: None              MOTION CARRIED

E. GFL Contract Addendum. Moved by Clerk Shults, seconded by Trustee Dalrymple to approve the Solid Waste, Yard Waste, and Recycling Collection contract addendum with GFL Environmental USA, Inc, as presented.
AYES: Steele, Birney, Dalrymple, Flood, Steimel, Barnett, Shults            ABSENT: None
NAYS: None              MOTION CARRIED

F. Emergency Resolution to Temporarily Authorize COVID-19 Related Extensions and Delays. Moved by Clerk Shults, seconded by Trustee Birney to adopt the Emergency Resolution to Temporarily Authorize COVID-19 Related Extensions and Delays, as amended.
AYES: Birney, Dalrymple, Flood, Steimel, Barnett, Shults, Steele            ABSENT: None
NAYS: None              MOTION CARRIED

12. REPORTS

A. Police/Fire Reports. Moved by Trustee Birney, seconded by Trustee Steimel to receive and file the Police and Fire Reports, as presented.
MOTION CARRIED

MOTION CARRIED

13. PUBLIC COMMENT. Public Comment was heard.

14. BOARD MEMBER COMMENTS. Board member comments were heard.
15. ADJOURNMENT. Moved by Trustee Flood, seconded by Trustee Birney to adjourn. 
MOTION CARRIED The meeting was adjourned at 10:25 p.m.

________________________________
Penny S. Shults, Clerk

________________________________
Chris Barnett, Supervisor 
Charter Township of Orion

Transcription: K. Comeau
Agenda Item Summary

To: Board of Trustees

From: Chris Barnett
Township Supervisor

Meeting Date: May 4, 2020
Memo Date: April 22, 2020
Subject: CDBG Cooperative Agreement for 2021-2023

REQUEST:

Every three years, the Township must sign a Cooperation Agreement for Block Grant Participation. Attached is a letter from the County stating that it is time to renew the agreement for 2021-2023.

In order to renew the agreement, the Township has to send a letter signed by the Supervisor stating that it intends to participate in the program for the years 2021-2023 along with a certified copy of Board action authorizing the participation.

REASON:

PROCESS:

BUDGET

If yes, fill out information below:

| Financial Item? | ☐ |
| Project/Grant Tracking? | ☐ |
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 Amount</th>
<th>Cost</th>
<th>Remaining Budget</th>
</tr>
</thead>
</table>

RECOMMENDATION (Motion)

Adopt the attached resolution and authorize participation in the Oakland County Community Development Program for the years 2021-2023, and direct the Supervisor to send a letter of intent to Oakland County with the resolution.

attachments
April 16, 2020

Chris Barnett, Supervisor
Charter Township of Orion
2525 Joslyn Rd
Lake Orion MI 48360-1951

RE: 2021-2023 Cooperative Agreement

Dear Supervisor Barnett:

In the spirit of Oakland County working together, we invite the Charter Township of Orion to continue to participate in the Oakland County urban county Community Development Block Grant (CDBG) program for program years 2021-2023. The Township has participated in the past three years. During this period, approximately $193,214 was allocated to programs serving the needs of low-income residents.

The U. S. Department of Housing and Urban Development (HUD) requires the County to renew its Cooperative Agreement with participating communities every three years. Your participation is essential to the County and the other cities, townships and villages that combine demographics each year to achieve the highest level of federal funding for local projects. Participation in the urban county requires a three-year commitment, and your community must remain in the program for the three-year duration. If your community chooses to remain with the urban county, it is ineligible to apply for grants under the State CDBG program while a part of the urban county.

Besides an annual CDBG allocation, participating communities also benefit from the County's federally funded HOME Investment Partnerships and Emergency Solutions Grant (ESG) programs. HOME and CDBG funds are combined each year to improve local housing stock through our Home Improvement Program. HOME funds are also used to develop affordable rental and owner housing. ESG funds are used to meet the needs of the homeless through emergency shelters, rapid re-housing and homeless prevention activities.

As a current participant, there is a Cooperative Agreement between the Township and Oakland County on file. This three-year Cooperative Agreement is automatically renewed for each three-year cycle unless an amendment is required by HUD. Your CDBG primary contact was previously provided a copy of the most current Cooperative Agreement.
In order to continue to participate in the urban county Community Development Block Grant (CDBG) program the Township must respond via email to spradlinnc@oakgov.com by Monday, June 1, 2020. The email should indicate that the Township intends to opt into the Oakland County urban county program for program years 2021-2023 and will remain through automatic renewals in successive three-year qualification periods, or until such time that it is in the best interest of the Township to terminate the Cooperative Agreement. The Township should maintain a copy of the email with its CDBG records.

If the Township decides to opt out of the urban county program, a letter signed by the chief executive officer is required. The letter should state that the community intends to opt out of the Oakland County urban county program for program years 2021-2023. Due to federal requirements, you must submit this letter to the County and to HUD. Please mail HUD’s copy of the letter to Keith E. Hernandez, AICP, Director, Office of Community Planning and Development, U.S. Dept of Housing and Urban Development, Patrick V. McNamara Federal Building, 477 Michigan Ave., Ste. 1600, Detroit MI 48226 by Monday, June 1, 2020. Please mail the County’s copy of the letter to Carla Spradlin, Grant Compliance & Program Coordinator, by Monday, June 1, 2020.

If you have questions, please contact Carla at (248) 860-4517.

We look forward to three more years of working together to benefit your low-income residents.

Sincerely,

[Signature]
Karry L. Rieth, Manager

cc: Julianne Savard, Administrative Assistant
Charter Township of Orion
County of Oakland, State of Michigan

Resolution
Community Development Block Grant Program
Oakland County Michigan
Urban County Qualification 2021-2023

We resolve to opt into Oakland County’s Urban County Community Development Block Grant (CDBG) programs for the years 2021, 2022 and 2023. Furthermore, we resolve to remain in Oakland County's Urban County Community Development programs, which shall be automatically renewed in successive three-year qualification periods of time, or until such time that it is in the best interest of the local Community to terminate the Cooperative Agreement.

Moved:
Seconded:

Ayes:
Nays:
Abstain:
Absent:

CERTIFICATION: I, Penny S. Shults, duly appointed Clerk of the Charter Township of Orion, hereby certify the above is a true copy of the Resolution adopted by the Board of Trustees of the Charter Township of Orion at its regular meeting of Monday, May 4, 2020, at 7:00 p.m., at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

____________________________
Penny S. Shults, Clerk
Charter Township of Orion
Agenda Item Summary

To: Board of Trustees
From: Donni Steele, Treasurer

Meeting Date: May 4, 2020
Memo Date: April 29, 2020
Subject: Treasurer’s Report, 1st Quarter 2020

REQUEST
Please Review. If you have any questions, or would like to receive additional, supporting documentation, please contact me anytime.

REASON
To report to Board of Directors our investment portfolio on a quarterly basis. Also, to report the Securities called/matured and purchases reinvested for both general fund and water and sewer fund.

PROCESS
Huntington Bank is the custodian for Township’s Investment funds. Robinson Capital is our Investment Advisor.

BUDGET
If yes, fill out information below:

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<tr>
<th>Financial Item?</th>
<th>Project/Grant Tracking?</th>
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RECOMMENDATION (Motion)
Receive and file.
1st Quarter 2020

Treasurer’s Report
## Cash Summary by Account for Orion Township
### From 01/01/2020 to 03/31/2020
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#### Cash and Investment Accounts

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<td>5,041,819.31</td>
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<td>017.006</td>
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<td>38,981.31</td>
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<tr>
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<td>11,232,214.51</td>
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20

### POOLED CASH FUND

<table>
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<tr>
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<th>Beginning Balance 01/01/2020</th>
<th>Total Debits</th>
<th>Total Credits</th>
<th>Ending Balance 03/31/2020</th>
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<td>49,915,336.26</td>
<td>34,863,774.22</td>
<td>36,511,642.47</td>
<td>48,267,468.01</td>
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Investment Funds
General Account - 1st Qtr 2020

Oakland County Invest Pool,
$8,521,169.67
43.34%

Holdings at Huntington,
$11,138,764.21
56.66%
The Huntington Private Client Group
MARCH 01, 2020 TO MARCH 31, 2020
ACCOUNT NAME: ORION
ACCOUNT NUMBER: 1041018668

ACCOUNT NAME: CHARTER TOWNSHIP OF ORION
GENERAL

RELATIONSHIP MANAGER: TRACY WALKER
614-331-9755
TRACY.WALKER@HUNTINGTON.COM

INVESTMENT OFFICER:

ACCOUNT SUMMARY

<table>
<thead>
<tr>
<th></th>
<th>THIS PERIOD</th>
<th>YEAR TO DATE</th>
<th>REALIZED CAPITAL GAINS / LOSSES</th>
<th>THIS PERIOD</th>
<th>YEAR TO DATE</th>
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<tbody>
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<td>11,138,764.21</td>
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REALIZED CAPITAL GAINS / LOSSES

- LONG TERM: 1,749,997.33 1,749,997.33
- TOTAL GAINS / LOSSES: 1,749,997.33 1,749,997.33

ASSET ALLOCATION SUMMARY

- CASH AND EQUIVALENTS: 1,018,960.06 9.1%
- FIXED INCOME NON-TAXABLE: 4,717,789.75 42.4%
- FIXED INCOME TAXABLE: 4,902,014.40 44.0%
- OTHER ASSETS: 500,000.00 4.5%
- Total: 11,138,764.21 100.0%
**Oakland County Investment Pool**  
**Position Report - Portrait**  
**Investment #77674**

**As Of April 10, 2020**

<table>
<thead>
<tr>
<th>Investment #</th>
<th>77674</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fund</td>
<td>77674</td>
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</tbody>
</table>

- **CUSIP**: SYSTEM
- **Issuer**: 99999
- **Cert./Acct#**: Pooled Investments
- **Dealer**: GASB 3
- **Custodian**: Moody's
- **Asset Class**: Cash and Equivalents
- **Investment Class**: Book Value

- **Beginning Balance Date**: 10/01/2019
- **Beginning Balance**: $11,604,203.78
- **Current Balance**: $8,540,033.70

### Managed Pool Accounts

- **Begin Rate**: 3.6623028
- **Current**: 2.4263931
- **Rates as of**: 03/01/2020
- **Interest Period**: ME
- **First Interest Due**: 07/01/2013
- **X Add Interest to Account Balance**

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<td>Market Price Date</td>
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<td>Last Withdrawal Date</td>
<td>04/01/2020</td>
</tr>
<tr>
<td>Last Deposit Date</td>
<td>03/05/2020</td>
</tr>
</tbody>
</table>

### Comment
- **Current Fiscal Year**: 137,678.49
- **Interest Received to**: 137,678.49

### Passbook Transactions

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<tr>
<th>Trans. Dat</th>
<th>Deposit</th>
<th>Withdrawal</th>
<th>Int. Rcvd.</th>
<th>Balance</th>
<th>Rate</th>
<th>Cd Receipt</th>
<th>Comments</th>
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</thead>
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<td>0.00</td>
<td>21,799.05</td>
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<tr>
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<td>0.00</td>
<td>0.00</td>
<td>9,999,370.62</td>
<td>2.426</td>
<td>R</td>
<td>Interest Earnings</td>
</tr>
<tr>
<td>03/05/2020</td>
<td>21,799.05</td>
<td>0.00</td>
<td>0.00</td>
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<td>XC EXGL</td>
<td></td>
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<td>1,500,000.00</td>
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<td>XC EXGL</td>
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<td>Interest Earnings</td>
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<tr>
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<td>0.00</td>
<td>0.00</td>
<td>8,540,033.70</td>
<td>XN EXGL</td>
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</table>
### CALLED/MATURED

<table>
<thead>
<tr>
<th>Trade Date</th>
<th>Settle Date</th>
<th>Quantity</th>
<th>Security</th>
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<tbody>
<tr>
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<td>1000000 CALLED</td>
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<tr>
<td>3/30/2020</td>
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<td>500000</td>
<td>FREDDIE MAC 1.75% Due 09-28-29</td>
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**TOTAL** $1,750,000.00

### PURCHASES

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<td>3/18/2020</td>
<td>200000 ANN ARBOR MI SC 2.116% Due 05-01-24</td>
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<tr>
<td>3/25/2020</td>
<td>3/27/2020</td>
<td>250000 MICHIGAN ST UNI 5.000% Due 08-15-22</td>
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<tr>
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<td>MICHIGAN ST UNI 5.000% Due 08-15-22</td>
</tr>
<tr>
<td>3/30/2020</td>
<td>4/1/2020</td>
<td>100000 GROSSE POINTE P 4.000% Due 05-01-21</td>
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<td>GROSSE POINTE P 4.000% Due 05-01-21</td>
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<tr>
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<td>4/1/2020</td>
<td>250000 TRAVERSE CITY M 2.000% Due 05-01-24</td>
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<tr>
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<td>4/1/2020</td>
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<tr>
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**TOTAL** $1,558,762.82
Investments
Water & Sewer-1st Qtr 2020

Oakland County Invest Pool,
$10,189,581.10
48%

Holdings at Huntington,
$11,232,214.51
52%
ACCOUNT SUMMARY

<table>
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REALIZED CAPITAL GAINS / LOSSES

<table>
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<tr>
<th></th>
<th>THIS PERIOD</th>
<th>YEAR TO DATE</th>
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<tr>
<td>LONG TERM</td>
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<td>4,556,716.67</td>
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<td>TOTAL GAINS / LOSSES</td>
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<td>4,556,716.67</td>
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MARKET VALUE CORRECTION

\[
\text{Market Value Correction} = \frac{11,232,214.51 - 1,000}{11,232,214.51} = 0.09997
\]

ASSET ALLOCATION SUMMARY

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<td><strong>Total</strong></td>
<td>10,516,175.51</td>
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### Oakland County Investment Pool
#### Position Report - Portrait
Investment #77673

As Of April 10, 2020

<table>
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<tbody>
<tr>
<td>Fund</td>
<td>77673</td>
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</tbody>
</table>

**Managed Pool Accounts (PA4)**

| Begin Rate | 3.6622953 |
| Current    | 2.4263931 |
| Rates as of | 03/01/2020 |
| Basis      | 365 |
| Interest Period | ME |
| First Interest Due | 09/01/2007 |
| Add Interest to Account Balance | X |

- Include in Yield Calculation: [ ]
- Clearing Account: [X]

| Market Price | 0 |
| Market Price Date | |
| Last Withdrawal Date | 04/01/2020 |
| Last Deposit Date | 03/06/2020 |

**Comment**

- Current Fiscal Year Interest Received to: 56,339.04

---

### Passbook Transactions

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<tr>
<th>Trans. Dat</th>
<th>Deposit</th>
<th>Withdrawal</th>
<th>Int. Rcvd.</th>
<th>Balance</th>
<th>Rate</th>
<th>Cd Receipt</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>03/01/2020</td>
<td>0.00</td>
<td>143.04</td>
<td>11,210.37</td>
<td>5,189,581.10</td>
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<td></td>
<td>Interest Earnings</td>
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<td>03/01/2020</td>
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<td>0.00</td>
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<td>2.426</td>
<td>R</td>
<td>Interest Earnings</td>
</tr>
<tr>
<td>03/05/2020</td>
<td>11,067.33</td>
<td>0.00</td>
<td>0.00</td>
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*Note: [ ] indicates an empty field.*
Robinson Capital Management
Orion Township Water & Sewer
03-01-2020 To 03-31-2020

**CALLED/MATURED**

<table>
<thead>
<tr>
<th>Trade Date</th>
<th>Settle Date</th>
<th>Quantity</th>
<th>Security</th>
<th>Amount</th>
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<td></td>
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<td></td>
<td>2.080% Due 04-25-25</td>
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<td>2.240% Due 07-06-27</td>
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<tr>
<td>3/13/2020</td>
<td>3/13/2020</td>
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<td>500000</td>
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<tr>
<td></td>
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<td>1.500% Due 09-30-21</td>
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<tr>
<td>3/17/2020</td>
<td>3/17/2020</td>
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<td>3/30/2020</td>
<td>3/30/2020</td>
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<td>FREDDIE MAC</td>
<td>500000</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>1.250% Due 09-30-21</td>
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<td>3/30/2020</td>
<td>3/30/2020</td>
<td>500000</td>
<td>FANNIE MAE</td>
<td>500000</td>
<td>CALLED</td>
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<tr>
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<td>1.250% Due 12-30-20</td>
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<td>1.500% Due 03-28-25</td>
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</table>

**TOTAL** $ 5,250,000.00

**PURCHASES**

by 3/4/2020 3/31/2020 295000 PORT HURON MI 204498
         5.000% Due 08-15-22
<table>
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<th>Date</th>
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<th>Issuer</th>
<th>Interest Rate</th>
<th>Maturity Date</th>
<th>Payment</th>
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<tr>
<td>3/27/2020</td>
<td>3/31/2020</td>
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<td>ANN ARBOR-REF</td>
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<tr>
<td>3/27/2020</td>
<td>3/31/2020</td>
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<td>PLYMOUTH-CANTON</td>
<td>5.000%</td>
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</tr>
<tr>
<td>3/30/2020</td>
<td>4/1/2020</td>
<td>250000</td>
<td>TRAVERSE CITY M</td>
<td>2.000%</td>
<td>05-01-24</td>
<td>253935</td>
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<tr>
<td>3/30/2020</td>
<td>4/1/2020</td>
<td>250000</td>
<td>GROSSE ILE SCHS</td>
<td>2.000%</td>
<td>05-01-24</td>
<td>252450</td>
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<tr>
<td>3/31/2020</td>
<td>4/2/2020</td>
<td>255000</td>
<td>MI STRATEGIC FU</td>
<td>5.000%</td>
<td>03-01-22</td>
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<td>3/31/2020</td>
<td>4/2/2020</td>
<td>300000</td>
<td>ANCHOR BAY SD-B</td>
<td>2.320%</td>
<td>05-01-21</td>
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**TOTAL** $2,152,374.65
Economic Comments

- The evolution of the coronavirus from a localized outbreak to a global pandemic and the subsequent halting of the global economy has created a unique moment for financial markets. The crisis is producing a financial event unlike any other in our entire careers with the global response of simultaneously shutting down the economy and injecting massive fiscal and monetary stimulus having no historical comparison. Whereas previous recessions occurred over months as the economy began to slowdown, the response to the coronavirus has been an acute shock of unprecedented magnitude. Months before the virus outbreak, however, there were signs the economy was not as strong as it may have appeared. Over the past year, we have pointed to an over-indebted and over-valued economy, an inverted yield curve (see middle graph) and synchronized, global central bank easing as markers of a fragile economy. Indeed, the Federal Reserve had to lower interest rates twice in the fourth quarter of 2019 to maintain momentum. In addition, our proprietary Robinson Leading Economic Index has been in contraction territory for over a year and is now plummeting to the lowest levels since the Great Recession. Furthermore, the data does not fully reflect all of the negative data from March and the graph will likely fall much further in April. To attribute all current and future economic troubles as a direct result of the coronavirus would be an oversimplification.

- The Federal Reserve can drop Treasury interest rates to zero again (see bottom left graph), but they cannot override the market's assessment of, and concern with, taking risk. This is evidenced by the spike in both home mortgage rates and commercial paper yield levels since the first Fed cut and the subsequent stock market sell off (see bottom right). Mortgage rates have risen, albeit from all-time lows, as lenders try to accurately assess the impact of the economic shutdown on the creditworthiness of consumers and businesses for current and future mortgage and rent payments.

- The surge in commercial paper rates stemmed from the reluctance of lenders to make loans to corporations when the market uniformly became “risk-off.” This created a major dislocation in the short-term lending market (commercial paper) as many companies rely on short-term lending to fund operations. Thus, the Fed had to intervene (TALF) to shore up the lending market to provide stability to both lenders and borrowers, similar to what they did in 2008-2009. We maintain our position that the economy is entering the “coronavirus recession” with many underlying vulnerabilities and those vulnerabilities will continue to be exposed in the months to come. We recommend procuring with caution by emphasizing safety and liquidity, and in general, be wary of chasing yield on commercial paper.
Short-Term Bond Strategies

The Federal Reserve held an emergency meeting on March 15 and lowered interest rates by 1.00%, taking them to zero. The bond market began signalling the move to 0.0% interest rates in late February and it quickly became a matter of when, not if. The coronavirus was the driving force behind the two emergency meetings, but the trajectory of lower rates was evident well before the global pandemic as the Fed had already cut rates three times the preceding 6 months. Rates appear poised to remain near zero and Fed Chair Powell confirmed as much when he recently said, “we will maintain the rate at this level until we’re confident that the economy has weathered recent events and is on track to achieve our maximum employment and price stability goals.”

The rate cuts were positive for the 3-month T-Bill but, were far more beneficial for the 2-Year Treasury.

The Yield Curve

Historical U.S. Treasury Yield Curves

Short rates were cut to zero in the middle of March. There were days where 1-month and 3-month Treasury Bills had negative yields. If you remember, last time rates went to zero was 2009 and they stayed there for six years.

Unemployment claims have surged to off-the-chart levels (literally!). The majority of the claims come from states enforcing non-essential business closures and shelter-in-place orders. There will be a portion of those claims that will be “reversed” when the economy resumes. It is unclear if the fiscal stimulus package will be able to carry businesses, that were already operating on small margins, through months of no revenue (no re-hiring).
Agenda Item Summary

To: Orion Township Board of Trustees
From: Penny S. Shults, Clerk
Meeting Date: May 4, 2020
Memo Date: April 30, 2020
Subject: Second Reading - PC-2019-38 Text Amendment - Zoning Ord No. 78, Articles 2,5,6,14,16,24,27,30,34

REQUEST
Board Action would be to approve the second reading of the PC-2019-38 Text Amendment - Zoning Ord No. 78, Articles 2,5,6,14,16,24,27,30,34.

REASON
Please refer to documentation from your March 16, 2020 meeting packet (following).

PROCESS
First Reading was held on March 16, 2020 and the item was advertised in the April 15, 2020 edition of The Oakland Press for second reading and possible adoption at the May 4, 2020 meeting.

BUDGET
If yes, fill out information below:

<table>
<thead>
<tr>
<th>Financial Item?</th>
<th>Project/Grant Tracking?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

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 Amount</th>
<th>Cost</th>
<th>Remaining Budget</th>
</tr>
</thead>
</table>

RECOMMENDATION (Motion)
Board action would be to approve the second reading of the PC-2019-38 Text Amendment - Zoning Ord No. 78, Articles 2,5,6,14,16,24,27,30,34.
March 11, 2020

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION
SUBJECT TO PRIVILEGE

Board of Trustees
Charter Township of Orion
2525 Joslyn Road
Lake Orion, MI 48360

RE: Text Amendments to the Zoning Ordinance

Dear Board of Trustees,

Attached for First Reading are proposed text amendments to the Township’s Zoning Ordinance (Ord. No. 78).

On March 4, 2020, the Planning Commission conducted a public hearing for text amendments to the attached sections of the Zoning Ordinance. The amendments all serve to resolve typographical errors and minor text issues. In our opinion, the changes are not significant and serve to resolve outstanding issues in the Zoning Ordinance. As with any Ordinance adoption, following the first reading, the Ordinance must be published (summary/resolution) and notice for second reading as set by the Clerk. Unless a separate motion is submitted by the Clerk, the appropriate motion to approve the first reading would be as follows:

"I move to approve the first reading of Orion Township’s Zoning Ordinance (Ord. No. 78) and direct the Township Clerk to publish said Ordinance in accordance with state law and hereby set the second reading of said Ordinance Amendment for April 6, 2020."

If you have any questions with regard to the above, please do not hesitate to contact me.

Very truly yours,
6. Where commercial uses abut residential uses, the Planning Commission may require a greenbelt buffer, berm, or obscuring wall or combination of the aforementioned methods of screening in accordance with Section 27.05 (A)(5). *(added 02.19.08)*

E. Sign Regulation. All signs shall comply with the standards set forth in Orion Township Sign Ordinance No. 153. *(amended 10.08.98, 02.21.06)*

F. Lighting Regulations. *(amended 04.27.00)*

1. A lighting plan shall be submitted with all site plans as set forth in Section 27.11 of this Ordinance. All other Zoning Ordinance regulations shall apply unless otherwise noted in this Ordinance.

2. Exterior site lighting shall be fully shielded and directed downward to prevent off-site glare.

3. Site illumination on properties adjacent to residential properties shall not exceed 0.3 foot-candle along property lines, or 1.0 foot-candle along non-residential property lines. Parking lot lighting shall be governed by Section 27.11.

G. Public Road Access. Any use developed or proposed within this district shall have direct access to a dedicated public road having an existing or proposed right-of-way of at least one hundred twenty (120) feet.

H. Utilities. All utilities servicing the buildings or structures shall be buried underground.

I. Covered Trash Areas.

1. Covered trash receptacles, surrounded on three (3) sides by masonry brick-type walls one (1) foot higher than the receptacle shall be provided in the rear yard of the building or principal use structure.

2. The fourth side of the trash receptacle enclosure shall be equipped with an opaque lockable gate that is the same height as the brick-type wall.

3. The Planning Commission may, at their discretion, waive the requirements for a covered trash receptacle as described herein, if, after considering the nature of the operation being proposed, the Commission determines that the amount of trash generated can be adequately disposed of without use of an outside trash receptacle. *(amended 01.30.86)*

J. Loading and Unloading

1. Loading and unloading areas shall be located in the rear or side yard of a non-residential district.

2. Loading and unloading areas shall not be located where they will interfere with parking or obstruct ingress and egress.

3. All loading and unloading areas shall be in conformance with the requirements set forth in Section 27.04.

K. Performance Guarantee Requirement. The Planning Commission shall require a performance guarantee to be deposited with the Township Clerk in accordance with the provisions set forth in Section 30.09, to ensure that necessary and required improvements proposed on the site plan will be completed. *(amended 08.15.16)*

L. Building Type. All principal uses shall be contained within a one story, free-standing building.

M. L. Safety Paths. Construction of safety paths for pedestrian use and use by non-motorized vehicles shall be required in conjunction with the development of all parcels in this zoning district. The safety paths shall conform to the specifications outlined in Section 27.06 and Ordinance No. 97. *(amended 01.05.87, 02.03.03)*

N. M. Tree Preservation Regulations. The tree permit requirements apply to developments in this District, according to the terms of Section 27.12. *(amended 08.03.00)*
**Article XVI**

**Limited Industrial (LI)**

<table>
<thead>
<tr>
<th><strong>LAND USE</strong> (amended 07/16/18)</th>
<th><strong>Zoning District</strong></th>
<th><strong>Footnotes</strong></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>Equipment repair and sales</td>
<td>S*</td>
<td>H</td>
</tr>
<tr>
<td><strong>Eating and Drinking Establishments</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant (no drive-thru or carry-out)</td>
<td>S</td>
<td>C</td>
</tr>
<tr>
<td>Restaurants, including drive-through restaurants</td>
<td>S*</td>
<td>H</td>
</tr>
<tr>
<td>Outdoor café</td>
<td>S</td>
<td>D</td>
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<tr>
<td>Outdoor patio</td>
<td>P</td>
<td>E</td>
</tr>
<tr>
<td><strong>General Retail</strong></td>
<td></td>
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<tr>
<td>Showrooms for retail activities associated with fabrication, assembly processing, or wholesaling</td>
<td>S*</td>
<td>H</td>
</tr>
<tr>
<td><strong>General Service</strong></td>
<td></td>
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<tr>
<td>Printing, copying, or shipping stores</td>
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<tr>
<td>Hotels and motels</td>
<td></td>
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<tr>
<td>Financial and insurance service (banks, credit unions, etc. with or without drive-through)</td>
<td>S*</td>
<td>H</td>
</tr>
</tbody>
</table>

**Civic and Institutional**

<table>
<thead>
<tr>
<th></th>
<th><strong>Zoning District</strong></th>
<th><strong>Footnotes</strong></th>
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</thead>
<tbody>
<tr>
<td>Public utility buildings</td>
<td>S</td>
<td>F</td>
</tr>
<tr>
<td>Electric and gas transformer/regulator stations</td>
<td>S</td>
<td>F</td>
</tr>
<tr>
<td>Churches</td>
<td>S*</td>
<td>H</td>
</tr>
</tbody>
</table>

**Other**

<table>
<thead>
<tr>
<th>Outdoor storage as a principal use, in accordance with Section 27.19.</th>
<th>P, S</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pet Crematorium</strong></td>
<td>P</td>
</tr>
<tr>
<td>Planned Unit Development, subject to the standards and approval requirements of Section 30.03</td>
<td>P</td>
</tr>
</tbody>
</table>

**Accessory Uses**

<table>
<thead>
<tr>
<th>Accessory buildings and accessory uses customarily incidental to the permitted uses in this Section, in accordance with Section 27.02.</th>
<th>P</th>
<th>G</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outdoor storage as an accessory use, in accordance with Section 27.19.</td>
<td>P, S</td>
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</tbody>
</table>

**Section 16.02 – Footnotes to the Use Matrix** (amended 02.01.16, 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. Restaurants serving food and beverages for consumption within the building, but not having the character of a carry-out, drive-in, or drive-through facility, subject to the following conditions:

1. The site shall abut an existing or proposed major thoroughfare having a minimum right-of-way of one hundred twenty (120) feet.

2. Provision shall be made for vehicular access from abutting industrial or commercial zoned land.
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.

7. Churches.

8. Veterinary clinics and animal boarding.

9. Automobile dealership, repair, service center, and used car facilities.


11. Uses similar to the above, in accordance with Section 27.02(E), and which will not create adverse impacts to surrounding uses.

A Pet Crematorium is allowed under the following conditions:

1. Pet crematorium shall be for domesticated pets only.
2. Gross leasable floor area of any single pet crematorium shall not exceed 3,000 square feet.
3. Pet crematorium shall not be used for the disposal of any waste materials.
4. Pet crematorium shall not emit any visible air emissions nor generate odors which are discernable beyond their lot lines.
5. The applicant or applicant’s representative for a pet crematorium shall, in the case of new construction, make a presentation of the Planning Commission on the proposed cremation equipment including emission control devices and chimney stack height. Such presentation shall include plans for ongoing emission monitoring and performance testing and documentation that all emissions fall within accepted industry practices and meet all applicable state or federal air quality standards. In the case of use of an existing building, the information shall be provided to Planning Department Staff.
6. Pet crematorium shall be constructed, installed, operated and maintained in accordance with all manufacturers’ specifications and all applicable federal, state, and local permits that have been obtained.
7. A pet crematorium may provide room or rooms for private viewing of the cremation by member of the pet’s family but may not be used to conduct public or private funeral services.
8. The applicant shall identify and provide copies of any certifications that will be required to operate the pet crematorium from both a facility standpoint and operations standpoint.
9. The pet crematorium shall at all times be in compliance with all local, state, and federal law, ordinances and regulations.
10. A pet’s remains may not be stored on the property for more than five (5) days.

Section 16.03 – Required Conditions (amended 02.01.16)

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)
Section 24.00 – Preamble (amended 04.04.05)

The Recreation 2 (REC-2) District is intended to provide areas for the development of recreational uses that are located primarily out-of-doors. The provisions set forth herein are intended to encourage outdoor recreational uses that cannot easily be provided in the already urbanized portions of the community. Furthermore, the provisions are intended to take full advantage of the land in its natural state by encouraging the protection and preservation of open spaces. It is further intended that these districts have direct access onto an existing or proposed collector or major thoroughfare. When, and if, land so classified and zoned shall pass out of the possession of a public owner and into the possession of a private owner, the Township Planning Commission and/or Township Board may initiate a rezoning of the parcel(s) in accordance with the procedures listed in Section 30.04 of this Ordinance.

Section 24.01 – 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 27.02E, provided that such uses will not create adverse impacts to surrounding uses.

<table>
<thead>
<tr>
<th>LAND USE (added 07.16.18)</th>
<th>P = Permitted by Right</th>
<th>S = Special Use</th>
<th>Zoning District</th>
<th>Footnotes</th>
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</thead>
<tbody>
<tr>
<td>Recreation Uses</td>
<td></td>
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<td>REC-2</td>
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<tr>
<td>Archery ranges, batting cages</td>
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<td>Tennis court</td>
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<tr>
<td>Country clubs, golf courses, including “par three” golf driving ranges, miniature golf</td>
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<td>Beaches and/or swimming pools</td>
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<td>Historical sites and monuments</td>
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<tr>
<td>Public stables with a minimum size of forty (40) acres</td>
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<td>Public parks to include township, county, regional, and state facilities</td>
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<td>Private parks, picnic parks, campgrounds</td>
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<tr>
<td>Day camps</td>
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<tr>
<td>Hunting and fishing preserves</td>
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<tr>
<td>Firing ranges</td>
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<tr>
<td>Skating rinks</td>
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<tr>
<td>Ski hills</td>
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<tr>
<td>Boat livery, marina, boat launching sites</td>
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<tr>
<td>Educational Uses</td>
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<tr>
<td>Zoological gardens</td>
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<tr>
<td>Botanical gardens</td>
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<tr>
<td>Wildlife sanctuaries</td>
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<tr>
<td>Arboretums</td>
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<td>P</td>
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<tr>
<td>Nature centers</td>
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<tr>
<td>Farms</td>
<td></td>
<td></td>
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<tr>
<td>Riding academies with a minimum size of forty (40) acres</td>
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<td>P</td>
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<tr>
<td>Other Land Uses</td>
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<tr>
<td>Planning Unit Developments (PUD), subject to the standards and approval requirements set forth in Section 30.03.</td>
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<tr>
<td>Accessory Land Uses</td>
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</table>
**LAND USE: (added 07/16/18)**

<table>
<thead>
<tr>
<th>P = Permitted by Right</th>
<th>S = Special Use</th>
<th>Zoning District</th>
<th>Footnotes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory buildings and structures customarily incidental to any of the principal uses when located on the same property</td>
<td></td>
<td>REC-2</td>
<td>A</td>
</tr>
<tr>
<td>Miniature golf course, only when a part of a permitted golf driving range or other permitted golf course facility</td>
<td>P</td>
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</tr>
<tr>
<td>Display and sale of sports equipment or products that are related to the principal use.</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Eating facilities serving food and beverages for consumption within the buildings, but not having the character of a carry-out, drive-in or drive-through restaurant.</td>
<td>S</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seasonally used, air-support buildings as a non-permanent cover for a Principal Use Permitted</td>
<td>S</td>
<td>B</td>
<td></td>
</tr>
<tr>
<td>Outside storage per Section 27.19</td>
<td>P</td>
<td></td>
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</tr>
</tbody>
</table>

**Uses Not Permitted**

Any use which is primarily located in an enclosed building on a relatively small tract of land, such as racquetball, squash, or handball courts.

Any use that would be incompatible with adjacent land uses or the Township Master Plan because the use generates excessive traffic or noise, alters or destroys the natural terrain, creates noxious fumes or other air pollutants, or disturbs the peace, such as: motorcycle and/or auto racing clubs, amusement parks, sports arenas or any sports facility larger than thirty thousand (30,000) sq. ft., race tracks (animal or motorized)

Arcades

Bowling alleys

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**Section 24.02 – Footnotes to Use Matrix (added 07/16/18)**

A. The total gross area of all accessory buildings shall not exceed one thousand five hundred (1,500) square feet of area, unless approved by the Planning Commission. The Planning Commission shall determine the maximum permitted size of each accessory use, based on the following criteria:

1. The size of accessory uses shall be directly related to the number of people or land use the permitted principal or special land use is intended to serve.

2. Accessory uses shall be designed to minimize destruction or disturbance to the natural environment and to surrounding properties.

B. Subject to the following conditions:

1. The area of the lot covered by the air-support building shall be included in the computation of the maximum percentage of lot coverage permitted (ten percent (10%)) but need not be limited to a maximum size of thirty thousand (30,000) square feet.

2. The height of the building may exceed the maximum height permitted in the district, provided that it does not exceed sixty (60) feet and provided that the Planning Commission finds that one or more of the following conditions apply:
   a. The character of existing or future uses in the area is such that the height permitted would not be injurious to the district and environs;
   b. There are natural or other features that mitigate against the impact of the increased height;
   c. Details as to exterior and interior lighting, fencing and other site improvements shall be reviewed and approved by the Planning Commission in order to protect the public health, safety and general welfare. Applicant shall submit details relating to these items.
Article XXVII  General Provisions
27.05 Landscaping, Fences and Walls

1. Location and Purpose. Entranceway structures shall be permitted in any required yard area for the purpose of indicating the entrance to a subdivision, multiple-family development, mobile home park, industrial park, office park, or similar planned development containing several buildings that are related in purpose.

Entranceway structures shall be subject to the provisions concerning corner clearance, set forth in Section 27.03.

2. Signage. Signage on entranceway structures shall be limited only to the name and address of the subdivision, park, or development.

3. Construction and Design. Any entranceway structure shall be constructed of permanent, durable materials and shall be designed so as to be compatible with the architecture of surrounding development.

4. Site Plan. Prior to issuance of a building permit for any entranceway structure, a site plan shall be submitted to the Planning Commission for review and approval. The site plan shall include an elevation drawing and a cross-section of the proposed structure. The site plan shall show the relationship of the entranceway to the right-of-way of the intersecting roads and/or driveways.

H. Residential Fence and Wall Regulations.

Where permitted or required in this Ordinance, fences and walls in residential districts shall be subject to the provisions set forth in this section:

1. Lot Enclosures. Fences and walls used to enclose a lot shall be no higher than four (4) feet in height and shall be located on the lot line.

2. Privacy or Decorative Fences and Walls. Fences and walls erected primarily for privacy or decoration shall not be located within any required yard setback area and shall not exceed six (6) feet in height.

3. Corner Clearance. No fences or walls shall be erected, established or maintained on any corner lot so as to obscure the view of drivers in vehicles approaching the intersection. All specifications concerning corner clearance as set forth in Section 27.03 shall be complied with.

4. Large Lots Excluded. Fences and walls shall be excluded from the provisions of this section if such lots have an area of more than two (2) acres, have frontage of at least two hundred (200) feet, and are not part of a recorded plat.

5. Fences Enclosing Public Areas. Fences, walls or other protective barriers that enclose parks, playgrounds, or other public landscaped areas shall not exceed ten (10) feet in height. The Planning Commission may authorize a fence, wall, or protective barrier of additional height, with or without barbed wire, where necessary, to protect public utility or municipal installations in a residential district.

6. Wall Specifications. Walls shall be erected on a concrete foundation which shall have a minimum depth of forty-two (42) inches below grade. The foundation shall be at least four (4) inches wider than the wall to be erected.

7. Fence Specifications. Fences constructed of chain link, wood, vinyl or other similar materials are permitted. Posts shall be sunk into the ground at least three (3) feet.

8. Barbed Wire Prohibited. Barbed wire, spikes, nails, or any other sharp-pointed intrusions shall be prohibited on top or on the sides of any fence, wall, or protective barrier, except that barbed wire cradles consisting of no more than three (3) strands of wire may be placed on top of fences enclosing public utility buildings.
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- Buildings containing two (2) or more dwelling units
- Planned Unit Developments (Subject to Section 30.03)
- Any principal use involving outdoor sales, or outdoor displays greater than 1,000 sq. ft.
- Any condominium development (Subject to 30.01G)

If the Building Department determines that a site plan is required, an applicant may request that this determination be referred to the Planning Commission for their review. The Planning Commission may consider a request for an administrative review and determine that an administrative review in accordance with Section 30.01D is acceptable and that it meets the criteria for minor modifications as identified in Section 30.01D.

C. Procedures and Requirements. The site plan must be submitted in compliance with the following procedures and requirements:

1. Applicant. The owner of an interest in land for which site design approval is sought, or the designated agent of the owner, shall file the application for site plan review with the Township. (amended 05.18.09)

2. Issuance of Building Permit. A building permit shall not be issued until the submitted site plan is approved in accordance with the procedures and standards set forth herein.

3. Application Forms and Documentation. The application for site plan review shall be made on such forms as shall be prescribed by the Planning Commission. The application shall be accompanied by the necessary fees and documents as provided herein. (amended 05.18.09)

4. Site Plan Review Fees. Site plan review fees shall be established by resolution of the Township Board and set forth in the Township fee schedule.

5. Pre-Application Conference or Planning Commission Review. In order to facilitate processing of a site plan in a timely manner, the applicant is encouraged to request a pre-application site plan conference. The purpose of such a conference is to provide information and guidance to the applicant that will assist in preparation of the site plan. No formal action shall be taken on a site plan at a pre-application conference. There shall be no fee for a pre-application conference. An applicant shall also have the option of a brief review by the Planning Commission, subject to the availability of time on the agenda as determined by the Chairperson of the Planning Commission. (amended 05.18.09)

6. Submission to Township. The application materials for site plan review shall be submitted to the Township in accordance with the application data requirements set forth in Section 30.01 (E). Application materials must be submitted at least three (3) weeks prior to the next available Planning Commission meeting. In addition, the following requirements shall be met (amended 06.15.00, 05.18.09):

   a. The number of copies of the site plan, as specified on the Site Plan Application, as well as an electronic copy of the same, shall be submitted to the Planning Department, as well as an original of all documents. Nineteen (19) copies of the site plan shall be submitted to the Clerk with the original copy of the application, to provide for review by the Fire Department, Water and Sewer Department, Building Department, Planner, Engineer, and Planning Commission.

   b. The applicant shall deliver one copy of the application plus two (2) copies of the site plan to each of the following agencies:

      1) the Road Commission for Oakland County and/or Michigan Department of Transportation,

      2) the Oakland County Water Resource Commissioner’s Office,

      3) the Oakland County Health Department,

      4) all applicable utility companies, including the Detroit Edison Company.
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17) Landscape plan, including location and type of shrubs, trees, and other live plant material.

18) Location, sizes, and types of existing trees that are four (4) inches or greater in caliper, measured twelve (12) inches above grade, except that trees listed as Prohibited Plant Material need be shown only if they measure twelve (12) inches or greater in caliper. Only trees that measure twelve (12) inches or greater in caliper need be shown in wooded areas, clusters, or hedgerows, provided that the boundaries and predominant species of such area, are indicated.

19) All existing and proposed easements.

20) Designation of fire lanes.

c. Building and structure details, including:

1) Location, height, and outside dimensions of all proposed buildings or structures, including all mechanical equipment placed on the roof. (amended 08.06.07)

2) Building floor plans.

3) Total floor area.

4) Location, size, height, and lighting of all proposed signs.

5) Obscuring walls or berm locations with cross sections, where required.

6) Building elevations, drawn to a scale of one (1) inch equals four (4) feet, or to another scale approved by the Enforcement Officer and adequate to determine compliance with the requirements of this Ordinance.

7) Sections, elevations/ color perspective drawings/photos or other visual aids showing architectural quality. Drawings shall also indicate final color schemes for exterior surfaces. (added 01.02.07)

8) Information on building materials, and complimentary color schemes. This shall include presentation of material sample boards. Material sample boards shall be presented at the time of consideration by the Planning Commission. (added 01.02.07)

9) Details of windows, recesses, roof over hangs, awnings, gables, soffitt, roof design and roofing materials. (added 01.02.07)

10) Location and screening of roof mounted or ground mounted mechanical equipment or transformers and methods/materials used for screening. All such equipment shall be screened to minimize its visibility from adjacent roadways and abutting property lines. Screening shall be at least one (1) foot above the height of the mechanical equipment or transformers. The screening material shall be compatible with the building material and general architecture. Landscape materials or other screening structures shall not interfere with ventilation or access for maintenance. (added 01.02.07, amended 08.06.07)

11) Information on masonry materials, siding or other materials, and patterns used for building exterior. (added 01.02.07)

d. Information concerning utilities, drainage, and related matters, including:

1) Location of sanitary sewers and septic systems, existing and proposed.

2) Location and size of watermains, well sites, and building service, existing and proposed.

3) Location of hydrants, existing and proposed.
4) Location of storm sewers, existing and proposed.
5) Indication of site grading, drainage pattern, and other stormwater control measures.
6) Stormwater drainage and retention calculations.
7) Location of gas, electric, and telephone lines, above and below ground.
8) Indication of applicability and compliance with requirements of Orion Township Wetlands Protection Ordinance No. 107.
9) Assessment of potential impacts from use, processing, or movement of hazardous materials or chemicals, if applicable.

e. Information pertinent to multiple-family residential development, including:
1) The number and location of each type of residential unit (one-bedroom units, two-bedroom units, etc.)
2) Density calculations by type of residential unit (dwelling units per acre).
3) Floor plans of a typical building, with square feet of floor area.
4) Building elevations of a typical building.
5) Garage and/or carport locations and details.
6) Dedicated road or service drive locations.
7) Community building location, dimensions, floor plans, and elevations.
8) Swimming pool fencing detail, including height and type of fence, if applicable.
9) Location and size of recreation and open space areas.
10) Indication of type of recreation facilities proposed for recreation areas.

f. General Notes:

1) If a plan must be modified after review by consultants or per directive from the Planning Commission or Board of Trustees, a listing of the changes to the plan must be provided with the plans as well as a signed statement that no other changes were made to the plan besides those listed. In addition, the revision date on each page with a change shall be updated with the revision date.

2) If any of the items listed above are not applicable to a particular site plan, the applicant shall specify on the site plan which items do not apply, and furthermore, why the items are not applicable.

F. Standards for Site Plan Approval. The Planning Commission shall grant site plan approval only if the site plan meets all applicable standards set forth in the Ordinance, and only upon a finding that the site design will not, on the basis of the facts known at the time of submission of the site design, have an unduly harmful external impact on surrounding property owners or on the Township as a whole. The Planning Commission may, as a basis for making such a finding, require whatever site design modifications it deems necessary, including the provision of additional site design amenities not specifically required by this Ordinance. In addition, the Planning Commission shall use the following criteria in evaluating a site plan:

1. Adequacy of Information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).
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7. **Amendment of Condominium Documents.** Any amendment to a Master Deed or bylaws that affects the site plan, or any conditions of approval of the site plan, shall be reviewed and approved by the Township Attorney and Planning Commission before any building permit may be issued, where such permit is required. The Planning Commission may require its review of an amended site plan if, in its opinion, such changes in the Master Deed or bylaws require corresponding changes in the site plan.

8. **Relocation of Boundaries.** Relocation of boundaries between adjoining condominium units, if permitted in the Condominium Documents, as provided in Section 48 of the Condominium Act, shall comply with all regulations of the zoning district in which it is located and shall be approved by the Planning Commission. These requirements shall be made a part of the bylaws and recorded as part of the Master Deed.

9. **Subdivision of Condominium Lot.** Each condominium lot that results in a subdivision of another condominium lot, if such subdivision is permitted by the condominium documents, as provided in Section 49 of the Condominium Act, shall comply with all regulations of the zoning district in which it is located, and shall be approved by the Planning Commission. These requirements shall be made a part of the condominium bylaws and recorded as part of the Master Deed.

Section 30.02 – Special Land Use Procedures and Standards

A. **Intent.** These special land use procedures and standards are instituted to provide consistent and uniform guidelines for the Planning Commission to follow in arriving at any special land use decision over which it has jurisdiction. Special land uses are uses that may be permitted in a district, but only if certain specified conditions are met, and only after review and approval by the Planning Commission. The review procedures and conditions for approval are intended to provide protection for adjacent uses and ensure full compliance with the standards contained herein and other applicable local ordinances and State and Federal laws.

B. **Procedures and Requirements.** The following procedures and requirements shall be complied with in the review and approval of special land uses:

1. **Applicant.** The owner of an interest in land for which special land use approval is sought, or the designated agent of the owner, shall file the application for special land use approval with the Township. The applicant shall also have the option of a pre-application meeting with staff and consultants or the option of a brief pre-application review with the Planning Commission prior to submittal of a formal application. The scheduling of a brief review by the Planning Commission shall be subject to the availability of time on the agenda or determined by the Chairperson of the Planning Commission. *(amended 05.18.09)*

2. **Issuance of Building Permit.** A building permit shall not be issued until the submitted special land use and subsequent site plan review (see Section 30.01) is approved by the Planning Commission in accordance with the procedures and standards set forth herein. *(amended 10.01.07)*

3. **Application Forms and Documentation.** The application for special land use approval shall be made on such forms as shall be prescribed by the Planning Commission. The application shall be accompanied by the necessary fees and documents as provided hereinafter. *(amended 05.18.09)*

4. **Review Fees.** Fees for special land use review shall be established by resolution of the Township Board and set forth in the Township fee schedule.

5. **Submission to Township.** The number of copies, as specified on the Special Land Use Application, as well as an electronic copy of the same, shall be submitted to the Planning Department, as well as an original of all documents. Nineteen (19) copies and one (1) original of the application materials for special land use approval shall be submitted to the Township at least four (4) weeks prior to a scheduled Planning Commission meeting to provide for review by the Fire Department, Water and Sewer Department, Building Department, Planner, Engineer, and determine Planning Commission meeting availability. The applicant shall also deliver one (1) copy of the special land use request to each of the following agencies: *(amended 10.01.07, 05.18.09)*

   a. The Road Commission for Oakland County and/or Michigan Department of Transportation.
D. **Required Signage.** An applicant requesting a special land use, shall construct and install a sign indicating the requested special land use. The sign shall be installed no less than fifteen (15) days prior to the scheduled public hearing. The sign shall be installed on the parcel(s) requested for special use consideration and shall be clearly visible from an adjoining roadway. The sign shall not be placed within a public right of way, nor shall the sign obstruct clear vision for motorists. *(added 10.01.07)*

The sign shall comply with the following sign specifications:

- Black letters on white background.
- Size: minimum 4 ft. (vertical) by 6 ft. (horizontal).
- Signs face must be exterior plywood, aluminum, or similar material.
- Wording shall be as follows found within the Special Land Use Application:

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SPECIAL LAND USE PROPOSED
For more information call:
Charter Township of Orion
Building Department
(248) 391-0304 ext. 159

(min. 8" high letters)
(min. 3" high letters)
(min. 4" high letters)
(min. 4" high letters)
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- Sign support system must be structurally sound and mounted with 4"x4"s or "u" channel steel posts. The posts shall be set in the ground at least 30" below the surface. The bottom of the sign shall be no less than three (3') above the ground level.

Special Land Use signs shall be removed within:

- Seven (7) days of action by the Planning Commission.
- Seven (7) days of withdrawing special land use application.
- Failure to remove sign within this period may result in removal of the sign by the Township, following notice and an opportunity to cure, at the owner’s expense.

The Planning Commission may waive or modify the requirement for special land use signage. A waiver may be requested where one (1) or more of the following factors exist:

- The proposed special use involves an expansion of an existing special land use.
- The proposed special use does not abut residential uses.
- The proposed special use will have limited impacts associated with traffic, noise, hours of operation or other site factors.
- Other factors as identified by the Planning Commission.

**Section 30.03 – Planned Unit Development (PUD)**

A. **Intent.** A Planned Unit Development (PUD) may be applied for in any zoning district. The granting of a PUD application shall require a rezoning by way of amendment to this Ordinance upon the recommendation of the Planning Commission and approval of the Township Board. The procedure for rezoning is that which is authorized by the Zoning Enabling Act (Public Act 110 of 2006, as amended), as contained in Section 503.

It is the intent of this section to authorize the use of Planned Unit Development (PUD) regulations as an alternative to traditional subdivisions or other developments and for the purpose of: encouraging the use of land in accordance with its character and adaptability; conserving natural resources, natural features and energy; encouraging innovation and greater flexibility in land use planning and design; providing enhanced housing, employment, shopping, traffic circulation, and recreational opportunities for the people of this Township; encouraging a less sprawling form of development; and ensuring compatibility of design and use between neighboring properties. The PUD is designed to give the Township and applicant more flexibility than would be allowed under the existing zoning, encouraging development of the property according to its unique characteristics.
The **Building-Planning** Department shall, if requested, contact the requisite parties and schedule the meeting to be held in the Township Hall. In addition to the applicant and/or applicants representatives, the following persons may be in attendance: Township Zoning/Planning Administrator and/or Planning Coordinator, Building Official, Director of Public Works, Fire Chief, and Township Planning and Engineering consultants. The applicant shall present at such conference, or conferences, at least a sketch plan of the proposed PUD, as well as the following information:

a. Total size of the project.

b. A statement of the number of residential units, if any.

c. The number and type of non-residential uses.

d. The size of the area to be occupied by each type of use.

e. The known deviations from ordinance regulations to be sought.

f. The number of acres to be preserved as open or recreational space.

g. All known natural features or historic features to be preserved.

During the pre-application conference, a prospective applicant may request that the PUD be considered as a Minor PUD. The Minor PUD will be subject to the same standards and submittal requirements as a Major PUD. However, a Minor PUD will allow a concurrent review of a Concept Plan (Section 30.03 (G)(5) and a Final Plan (Section 30.03 (G)(6). (added 01.22.13)

Eligibility for a Minor PUD review shall be subject to the following guidelines (added 01.22.13):

a. Proposed PUD uses, including single-use or mixed-use developments.

b. Traffic impacts, including, traffic generation and level of service of existing road system.

c. Impact on natural resources such as woodlands, wetlands, and natural areas.

d. Potential impacts on adjoining property owners.

Township representatives attending the pre-application conference shall consider the request for a Minor PUD review and shall consider the above guidelines in determining eligibility for a Minor PUD. Township representatives shall then inform the prospective applicant if the project is eligible for Minor PUD consideration. (added 01.22.13)

If the Township representatives determine that the project is eligible for Minor PUD, a concurrent submittal of the Concept PUD plan (Section 30.03 (G)(5) and Final PUD plan (Section 30.03 (G)(6) shall be submitted. Eligibility for Minor PUD consideration shall not in any way imply or commit approval of the Final PUD by the Planning Commission or Township Board. (added 01.22.13)

2. **Informal Planning Commission Review.** A prospective applicant may also request a brief review with the Planning Commission regarding a proposed PUD. The scheduling of a brief review by the Planning Commission shall be subject to the availability of time on the agenda as determined by the Chairperson of the Planning Commission. (added 05.18.09)

3. **Signage.** An applicant requesting a PUD shall construct and install a sign indicating the requested PUD. The sign shall be in accordance with Section 30.04 (H) of the Zoning Ordinance. (added 10.01.07)
4. Procedures. The procedures for PUD approval are summarized in the PUD process flow chart found at the
dead of this section.

5. Concept Plan. Following the optional pre-application conference, the applicant shall submit a Concept Plan
and application for the proposed PUD.

   a. Information Required. The Concept Plan for a PUD shall contain, at a minimum, the following
      information set forth below. Any of the following requirements may be waived by the Planning
      Commission when determined to be unnecessary, not applicable, or premature at this stage of review,
      given the nature, size, and scope of the development.

      1) A narrative description of the project, discussing the market concept of the project, and explaining
         the manner in which the criteria set forth for eligibility and design have been met.

      2) Provide evidence of compatibility with the Master Plan and the adjacent uses.

      3) An explanation of why the submitted PUD plan is superior to a plan that could have been prepared
         under strict adherence to related sections of this Ordinance.

      4) Applicant’s name, address, and telephone number.

      5) The name of the proposed development.

      6) Common description of the property and complete legal description.

      7) Dimensions of land, including width, length, acreage, and frontage.

      8) Existing zoning and current land use of the property under consideration and zoning and current
         land use of all adjacent properties.

      9) General location of all existing structures, roadways, and natural features including, but not limited
         to, contours at two (2) foot intervals, lakes, streams, wetlands and/or other watercourses, specimen
         trees and/or stands of trees on and within one hundred (100) feet of the subject site.

      10) Name, address, city and phone number of the firm or individual who prepared the plan; and the
          owner of the property.

      11) Superimposed on the existing conditions drawing or by transparent overlay on such drawing or on
          a recent aerial photograph of the site, the general location of all proposed buildings, roadways,
          parking areas, and any other changes proposed to be made on the subject property. The drawing
          shall also indicate proposed preliminary spot grades in sufficient number to show the general intent
          of proposed grading, with emphasis on grading to be done in areas of existing natural features such
          as existing vegetation, trees, slopes or wetlands.

      12) Traffic studies, in accordance with Section 27.14, if required by the Planning Commission or
          Township Board.

      13) The density plan as set forth in Section 30.03 (C)(4).

      14) Layout of proposed structures, parking lots, landscaping, driveways and other site improvements.

   b. Submittal. The Concept Plan, with the number of copies specified on the PUD Application, as well as
      an electronic copy of the same, shall be submitted to the Planning Department, as well as an original of
      all documents. The Concept Plan and application for a PUD shall be submitted to the Township Building
      Department, and it shall be put on the next available Planning Commission agenda, provided the
      Township received it by noon at least four (4) weeks prior to the meeting. Upon submittal, the Planning
      Commission staff shall also set a date for the joint public hearing. (amended 08.06.07, 05.18.09)
10) If the applicant desires to build the PUD in phases, then the phasing plan shall be a part of the Final Plan submittal documents, in accordance with the following:

Since the benefits and impact of a development on the community shall be considered as a whole, the applicant shall seek Final Plan approval of the project in its entirety. Construction of the development may be proposed to be completed in phases provided that the project must be so designed that each phase, when completed, shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the PUD and the residents of the surrounding area. During construction or completion of initial phases, all future phases shall be maintained.

11) The PUD Master Deed, Bylaws, and Exhibit B (if applicable) shall be submitted for review and approval in conjunction with the Final Plan.

12) Easement and Rights-of-Way Instruments shall be submitted for review and approval in conjunction with the Final Plan.

13) A separate delineation of all deviations from this Ordinance that would otherwise be applicable to the uses and development proposed in the absence of this PUD section.

14) A utility master plan for the entire PUD site shall be provided which includes the location and size of all public and private utilities, utility services, storm sewers, basins, and necessary easements.

15) A specific schedule of the intended development and construction details, including phasing or timing.

16) A specific schedule of the general improvements to constitute a part of the development, including, without limitation, lighting, signage, the mechanisms designed to reduce noise, utilities, and visual screening features.

17) A specification of the exterior building materials with respect to the structures proposed in the project.

18) Proposed street names as approved by the Township Fire Chief and the Road Commission for Oakland County.

19) Signatures of all parties having an interest in the property.

b. Submittal. The applicant shall submit the Final Plan and application for a PUD to the Township Building Planning Department within twelve (12) months of Concept Plan approval, otherwise the Concept Plan approval becomes null and void. The Planning Commission may, however, issue a waiver for greater periods of time if it is determined to be appropriate, as a condition of Concept Plan approval. Such extension and request of waiver shall be made prior to the expiration date.

The Final Plan shall be put on the next available Planning Commission agenda, provided the Township received it by noon at least four (4) weeks prior to the meeting. *(amended 05.18.09)*

c. Consultant Review. The Planning Commission shall refer the Final Plan, Master Deed, Bylaws, Exhibit B, and Easements and Rights-of-Way Instruments to the Building Department, Assessor’s Office, Township Attorney, Planning and Engineering consultants for review and comment. The plan shall be reviewed for compliance with the Concept Plan approval and Section 30.03 (G)(5).

d. Planning Commission Action. The Planning Commission shall review the Final Plan and shall take one of the following actions *(amended 07.07.14)*:
30.04 Amendments to the Zoning Ordinance

Section 30.04 – Amendments to the Zoning Ordinance

A. **Initiation of Amendment.** Text amendments may be proposed by any governmental body or any interested person or organization. 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.

B. **Application for Amendment.** (amended 01.24.85, 08.06.07, 11.07.11) An application for an amendment to this Ordinance, whether it is a text amendment or an amendment to change the zoning classification of a particular property, shall be filed with the Chief Building Officer / Enforcement Officer / Planning Department on such forms and accompanied by such fees as may be specified by the Township Board. The application and any supporting documentation shall be forwarded by the Building Planning Department to the Planning Commission for study and recommendation.

1. Each application for an amendment to change the zoning classification of a particular property shall include statements addressing the following: (amended 05.22.97)
   
   a. An explanation of why the rezoning is necessary for the preservation and enjoyment of the rights of usage commonly associated with property ownership.
   
   b. An explanation of why the existing zoning classification is no longer appropriate.
   
   c. An explanation of why the proposed rezoning will not be detrimental to surrounding properties.

2. Applications for amendments that are intended to change the zoning classification of a particular property shall be accompanied by a plot plan and description of the zoning request. Information required shall include the following: (amended 11.07.11)
   
   a. Applicant's name, address, and telephone number.
   
   b. Scale of plot plan, northpoint, and dates of submission and revisions.
   
   c. Zoning classification of petitioner's parcel and all abutting parcels.
   
   d. Existing lot lines, building lines, structures, parking areas, driveways, and other improvements on the site and within one hundred (100) feet of the site. Aerial imagery or photographs with parcel data/or property lines should be submitted.
   
   e. Existing use of the property.
   
   f. Right-of-way widths of all abutting streets and alleys.
   
   g. Tax parcel identification number and/or legal description with acreage calculation.
   
   h. Listing of all existing street addresses within the property.

   If any of the items listed are not applicable to a particular plot plan, the applicant shall specify on the plot plan which items do not apply, and furthermore, why the items are not applicable.

3. **Additional Information Requirements.** The Planning Commission or Building Department may require additional items of information which are pertinent to the analysis of a zoning map amendment. This information includes the following: (added 11.07.11)
   
   a. Listing of known easements, including utility easements, drainage easements, etc.
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b. Information regarding existing sanitary systems and/or septic systems and adequacy or feasibility of service.

c. Information regarding existing water mains, well sites, and adequacy or feasibility of service.

d. The location of regulated wetlands or floodplains.

d.e. A Traffic Impact Study (see 27.14, C, 2)

C. Evaluation by the Township. The Charter Township of Orion shall base its decision regarding a zoning map amendment upon findings of fact and review of the criteria contained in Section 30.04 (D) (4). The Township shall also evaluate a rezoning request based upon the information provided by the applicant as required by this section, including information pertaining to utilities such as water and sanitary service, natural features such as wetlands, and easements. It is the responsibility of a rezoning applicant to fully investigate the feasibility for development. It is also the responsibility of the applicant to fully understand all possible site development constraints, including but not limited to wetlands, floodplains, easements, and on-site utilities. A successful rezoning does not necessarily guarantee or commit the Township to provide full extension of utility services such as water and sanitary sewer service to those sites or parcels without these services. (added 11.07.11)

D. Action by the Planning Commission. (amended 06.07)

1. Public Hearing. The Planning Commission shall hold at least one (1) public hearing on each application for an amendment at such time and place as shall be established by the Planning Commission.


a. Notice of the public hearing shall be published in a paper of general circulation in the Township. In addition, written notice must also be sent by mail or personal delivery to the owners of the property for whom approval is being considered, and to all persons to whom real property is assessed within three hundred (300) feet of the property and to the occupants of all structures within three hundred (300) feet of the property, regardless of whether the property or structure is located within the Township. Notice must be given not less than fifteen (15) days prior to the public hearing. If the name of the occupant is not known, the term “occupant” may be used is making notification. In addition, notice must also be given to each electric, gas and pipeline utility company, any telecommunication service provider, each railroad operating within the district or zone affected, and the airport manager of each airport, that registers its name and mailing address with the Clerk for the purpose of receiving such notice.

b. The notice shall do all of the following:

1) Describe the nature of the request.

2) Indicate the property that is the subject of the request. The notice must include a listing of all street addresses within the property. If there are no street addresses, other means of identification may be used.

3) State when and where the request will be considered.

4) Indicate when and where written comments will be received concerning the request.

5) Finally, the notice must also include the places and times at which the proposed text and any maps of the amendments may be examined.

c. If the proposed amendment involves the rezoning of eleven (11) or more parcels, the notice need not be sent to owner(s) of the property in question, nor are three hundred (300) feet notices required. Also, individual addresses need not be included in the Notice.
30.04 Amendments to the Zoning Ordinance

2) Indicate the property that is the subject of the request. The notice shall include a listing of all existing street addresses within the property. If there are no street addresses, other means of identification may be used.

3) State when and where the request will be considered.

4) Indicate when and where written comments will be received concerning the request.

b. If eleven (11) or more adjacent properties are proposed for rezoning, the Township Board shall give notice of the proposed rezoning in the same manner as required under Section (5)(a), above, except that no individual addresses are required to be listed under Section (5)(a)(ii).

6. A Zoning Ordinance amendment shall be considered approved upon a majority vote of the members of the Township Board.

7. A Zoning Ordinance amendment shall take effect upon the expiration of seven (7) days after publication, as required below.

8. An amendment to the Zoning Ordinance for purposes of confirming a provision of the Ordinance to the decree of a court of competent jurisdiction as to any specific lands may be adopted by the legislative body and the notice of adopted amendment published without referring the amendment to any other Board, Commission, or agency provided for under this Ordinance.

F. Effect of Denial of Amendment. No application for a map amendment which has been denied by the Township Board shall be re-heard unless there have been changes in the facts, evidence, and/or conditions in the case. Determination of whether there have been such changes shall be made by the Planning Commission at the time the application is submitted for processing. (amended 08.15.85)

G. Notice of Amendment Adoption. Following adoption of a Zoning Ordinance amendment by the Township Board, the Zoning Ordinance amendment shall be filed with the Township Clerk, and a notice of adoption shall be published in a newspaper of general circulation in the Township within fifteen (15) days after adoption. The notice shall include the following information:

1. Either a summary of the regulatory effect of the amendment including the geographic area affected, or the text of the amendment.

2. The effective date of the ordinance amendment.

3. The place and time where a copy of the ordinance may be purchased or inspected.

H. Required Signage. An applicant requesting a zoning map change, or PUD, shall construct and install a sign indicating the requested change of zoning. The sign shall be installed no less than fifteen (15) days prior to the scheduled public hearing. The sign shall be installed on the parcel(s) requested for rezoning and shall be clearly visible from an adjoining roadway. The sign shall not be placed within a public right of way, nor shall the sign obstruct clear vision for motorists. (added 10.01.07)

The sign shall comply with the following sign specifications:

- Black letters on white background.
- Size: minimum 4 ft. (vertical) by 6 ft. (horizontal).
- Signs face must be exterior plywood, aluminum, or similar material.
- Wording shall be as follows: 'found within the Rezone Application.'
### ZONING CHANGE PROPOSED

For more information call:
Charter Township of Orion
Building Department
(248) 394-0364 ext. 159

- (min. 2" high letters)
- (min. 3" high letters)
- (min. 4" high letters)
- (min. 4" high letters)

- Sign support system must be structurally sound and mounted with 4"x4"s or "u" channel steel posts. The posts shall be set in the ground at least 30" below the surface. The bottom of the sign shall be no less than three (3') above the ground level.

Rezoning or PUD signs shall be removed within:

- Seven (7) days of approval by Township Board.
- Seven (7) days of withdrawing rezoning or PUD application.
- Seven (7) days of denial of rezoning request or PUD request by Township Board.
- Failure to remove sign within this period may result in removal of the sign by the Township, following notice and an opportunity to cure, at the owner’s expense.

### Section 30.05 – Conditional Rezoning

(added 07.06.09, 11.01.16)

A. **Intent.**

   It is recognized that there are certain instances where it would be in the best interests of the Township, as well as advantageous to property owners seeking a change in zoning classification, that certain conditions could be proposed by property owners as part of a request for rezoning. It is the intent of this section to provide a process consistent with the provisions of Section 405 of the Michigan Zoning Enabling Act (MCL 125.3405) by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request.

B. **Application and Offer of Conditions.**

1. An owner of land may voluntarily offer in writing conditions relating to the use and/or development of land for which a rezoning is requested. The offer shall be contained in a proposed Conditional Rezoning Agreement, as described in this section, below. This offer or any additional offer may be made either at the time the application for rezoning is filed or may be made at a later time during the rezoning process; however, the offer shall in all events be considered by the Planning Commission prior to being acted upon by the Township Board.

2. The required application and process for considering a rezoning request with conditions shall be the same as that for considering rezoning requests made without any offer of conditions, except as modified by the requirements of this section. Prior to submission of a formal application, applicants are encouraged to request and attend pre-application meetings with the Township staff.

3. The owner’s offer of conditions may not authorize uses or development not permitted in the requested new zoning district. The owner must state in the application the new zoning district under which the conditional rezoning will be reviewed and evaluated.

4. The owner’s offer of conditions shall bear a reasonable and rational relationship to the property for which the conditional rezoning is requested. The provisions to allow conditional rezoning shall not be construed to allow rezoning by exaction.

5. Conditional rezoning shall not alter any of the various zoning requirements for the uses in question, i.e., parking, landscaping, lot area, lot width, building height, setbacks, lot area coverage, etc. Conditional rezoning shall not grant zoning variances of any kind. Any zoning variance must follow the provisions of section 30.07 of this Zoning Ordinance and can be obtained by separate application only after the conditional
Article XXX

Section 30.06 – Appeals

A. Scope of Appeals. An appeal may be taken to the Zoning Board of Appeals by any person, firm, or corporation, or by any office, department, board, or bureau aggrieved by a decision of the Enforcement Officer, the Planning Commission, or other administrative officer or body charged with enforcement of this Ordinance, except that decisions or actions with regards to special land uses shall not be subject to appeal to the Board of Appeals. An appeal from any decision or action of the Enforcement Officer, the Planning Commission, or other administrative officer or body shall be taken not later than thirty (30) days after the start of construction or alterations or a change in use authorized by any permit or certificate issued by the Enforcement Officer, or within thirty (30) days after the decision or action complained of has been taken. Any petitioner shall appear in person or be represented by a duly authorized agent or attorney.

B. Stay of Proceedings. An appeal shall stay all proceedings in furtherance of the action appealed from unless the Enforcement Officer certifies to the ZBA, after the notice of appeal has been filed, that by reason of the facts stated in the appeal notice a stay would cause imminent peril to life and property. In such case, the proceedings shall not be stayed other than by a restraining order which may be granted by the ZBA or by the circuit court, on application, and upon notification of the Enforcement Officer, and on due cause shown.

C. Appeal Procedures.

1. Appeals of any nature in which ZBA action is sought shall be commenced by a person filing an "Application for Appeal" on such forms and accompanied by such fee as may be specified by the Township Board. The Application for Appeal shall specify the grounds upon which the appeal is based and shall be signed. Applications involving a request for a variance shall specify the requirements from which a variance is sought and the nature and extent of such variance. Applications involving a specific site shall be accompanied by a plot plan prepared in accordance with the following standards: (amended 01.24.85)

a. Where the application involves a single-family residential use, the following information shall be included on all plot plans, where applicable:

1) Applicant's name, address, and telephone number.

2) Scale, northpoint, and dates of submission and revisions.

3) Zoning classification of petitioner's parcel and all abutting parcels.

4) Existing lot lines, building lines, structures, parking areas, driveways, and other improvements on the site and within one hundred (100) feet of the site.

5) Proposed lot lines and lot dimensions, and general layout of proposed structures, parking areas, driveways, and other improvements on the site.

6) Dimensions, centerlines, and right-of-way widths of all abutting streets and alleys.

7) If any of the items listed are not applicable to a particular plot plan, the applicant shall specify on the plot plan which items do not apply, and furthermore, why the items are not applicable.

b. Where the application involves multiple-family or non-residential uses, the following information shall be included on all site plans, where applicable:

1) Applicant's name, address, and telephone number.

2) Scale, northpoint, and dates of submission and revisions.

3) Zoning classification of petitioner's parcel and all abutting parcels.
4) Existing lot lines, building lines, structures, parking areas, driveways, and other improvements on the site and within one hundred (100) feet of the site.

5) Proposed lot lines and lot dimensions, and general layout of proposed structures, parking areas, driveways, and other improvements on the site.

6) Dimensions, centerlines, and right-of-way widths of all abutting streets and alleys.

7) Location of existing drainage courses, flood plains, lakes and streams, and woodlots.

8) All existing and proposed easements.

9) Location of sanitary systems and/or septic systems, existing and proposed.

10) Location and size of watermains, well sites, and building service, existing and proposed.

11) Identification and seal of architect, engineer, land surveyor, or landscape architect who prepared plans.

12) If any of the items listed are not applicable to a particular site plan, the applicant shall specify on the site plan which items do not apply, and furthermore, why the items are not applicable.

c. Where an application involves a variance sought in conjunction with a regular site plan review, the application data requirements for site plan review as set forth in Section 30.01 (E) shall be complied with.

The Enforcement Officer Planning Department shall forward all Applications for Appeal, along with any supporting documents or site plans, to the ZBA.

2. The ZBA shall fix a reasonable time for the hearing of appeals. Notice of the hearing shall be published in a paper of general circulation in the Township. Notice shall also be sent to the applicant and owner of the property for which approval is being considered. Notice shall further be sent to all persons to whom real property is assessed within three hundred (300) feet of the property and to all structures within three hundred (300) feet of the property regardless of whether the property or occupant is located within the Township. Notice shall be given not less than fifteen (15) days before the appeal will be considered. The notice shall (amended 01.16.96. 08.06.07):

a. Describe the nature of the appeal.

b. Indicate the property which is the subject of the appeal. The notice shall include a listing of all existing street addresses within the property. If there are no street addresses, other means of identification may be used.

c. State when and where the request will be considered.

d. State when and where written comments will be received concerning the appeal.

e. Any petitioner shall appear in person or be represented by a duly authorized agent or attorney.

D. Decision of the Zoning Board of Appeals. The ZBA shall thereafter reach its decision within sixty (60) days from the hearing of the appeal. The ZBA may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination of the Enforcement Officer, Planning Commission, or other administrative officer or body, and may issue or direct the issuance of a permit. To that end, the ZBA shall have all the power of the officer or body from whom the appeal was taken. The decision of the ZBA shall be final; however, a person aggrieved by the decision of the Zoning Board of Appeals may appeal to the circuit court. (amended 08.06.07)
Article XXX

Administrative Procedures & Standards

30.11 Permits to Construct, Move, Alter or Change Use

Such other information concerning the lot or adjoining lots or other matters as may be essential for determining whether the provisions of this Ordinance are being observed.

B. Preliminary Application. The Enforcement Officer may accept a preliminary application and a lesser number of submitted documents than those listed above in situations where a basic clarification is desired ahead of proceeding with further technical work; and the Enforcement Officer may, on such preliminary submittal, take the formal action of tentative denial or tentative approval.

C. Issuance of a Permit. If the proposed construction, moving, alteration, or change of use set forth in the application is in conformity with the provisions of this Ordinance, the Enforcement Officer shall issue a permit. If an application for such permit is denied, the Enforcement Officer shall state in writing on an appropriate form the reason for denial. The denial form shall be forwarded to the applicant. Issuance of a permit shall in no case be construed as waiving any provisions of this Ordinance.

D. Valid Period of Permit. A building permit issued pursuant to the provisions of this Ordinance and/or the Orion Township Building Code shall be good for one (1) year from date of issue. Failure to begin work authorized by the permit within six (6) months from date of issue shall cause the permit to become null and void.

E. Inspection of Completed Work. The holder of any building permit for the construction, erection, alteration, repair, or moving of any building, structure, or part thereof shall notify the Orion Township Building Official, or his designated representative, immediately upon completion of the work authorized by such permit for the necessary inspection. This provision includes the final inspection. After receiving a final approved inspection, an application shall be made in writing on forms furnished by the Orion Township Building Department for a Certificate of Occupancy.

F. Temporary Use Permits. (amended 03.09.00, 07.07.03, 02.16.10, 06.04.12, 01.06.14)

Temporary use permits may be considered by the Township for the following uses:

Outdoor Display and Sales
Open Air Business

1. Initial Application and Procedures for Review

a. Outdoor Display and Sales

1) Temporary use permits may be issued administratively by the Building Planning Department for Outdoor Display and Sales for the marketing of goods or products which do not exceed ten percent (10%) of the principal building area or greater than one thousand (1,000) square feet (whichever is less). This shall exclude Outdoor Display and Sales areas normally allowed as a principal use within the GB zoning district.

2) Outdoor Display and Sales shall only be conducted on a parcel of land owned or leased by the operators displaying and selling goods. Proof of ownership or lease shall be furnished to the Township upon request.

b. Open Air Business

1) The Zoning Board of Appeals shall have the authority to review and approve an Open Air Business involving seasonal display of goods such as Christmas trees, pumpkins, fireworks, etc. This shall exclude lumber yards, outdoor garden shops, or other outdoor sales normally allowed within permitted zoning districts.

2) Temporary use permits may be issued for Open Air Business. The Zoning Board of Appeals shall have the authority to specify conditions, including duration of use and hours of operation, in order to ensure compliance with this Ordinance. Property owners and residents within three hundred (300) feet of the zoning lot on which the proposed Open Air Business is to be located shall be notified at
f. An Open Air Business shall only be conducted on the following commercially zoned properties: RB, GB, BIZ or on non-residential institutional sites, such as churches or schools, within residential zoning districts.

g. The above listed regulations for Open Air Business shall exclude a permitted agribusiness such as farm markets, fruit and vegetable stands as permitted in Section 5.02.

h. A record of temporary use Open Air Business permits granted by the Zoning Board of Appeals shall be maintained by the Building Planning Department. Each file shall include at least the following: the original application, the terms of approval of the initial application, and any written complaints received by the Township regarding the use.

i. The Zoning Board of Appeals shall review the file for the temporary use/Open Air Business prior to a decision on renewal of a permit.

j. The temporary use/Open Air Business shall not be transferable to another individual, entity or corporation.

k. The owner of the property on which the temporary use/Open Air Business is requested shall jointly sign the application for temporary use or shall provide written permission for use of the property as a temporary use. The property owner shall jointly be responsible for all property clean up.

l. The Open Air Business site and associated structures for sales or storage of goods shall not be used as living quarters or as a temporary dwelling.

m. The Zoning Board of Appeals and or the Building Planning Department shall require a performance guarantee in the form of cash or letter of credit to insure compliance with the conditions of a temporary use permit for Open Air Businesses. (amended 08.15.16)

4. Renewal Of Temporary Sales Permits

a. Once a temporary use permit for Open Air Business has been granted, the use may be reinstated only by way of a new application and review by the Zoning Board of Appeals in accordance with Section 30.11F.

b. Renewal of Outdoor Display and Sales permits may be issued through the Building Planning Department.

Section 30.12 – Nonconformities

All nonconforming uses, structures, sites, or lots shall be subject to the provisions set forth in Section 27.01 of this Ordinance.

Section 30.13 – Certificates of Occupancy

A. Scope of Application. No building or addition thereto, constructed after the effective date of this Ordinance, and no addition to a previously existing building shall be occupied, and no vacant land shall be used for any purpose until a Certificate of Occupancy has been issued by the Enforcement Officer. No change in a use shall be made until a Certificate of Occupancy has been issued by the Enforcement Officer. Every Certificate of Occupancy shall state that the use of occupancy complies with the provisions of this Ordinance. Certificates of Occupancy, as required by the Orion Township Building Code, shall also constitute Certificates of Occupancy, as required by this Ordinance.

B. Application. Applications for Certificates of Occupancy shall be submitted to the Enforcement Officer.

C. Issuance of Certificates of Occupancy. Certificates of Occupancy shall be issued, if so requested by the owner, for existing buildings, structures, or parts thereof, or for existing uses of land if, after inspection, it is found that
c. Standardized, pre-engineered metal sided industrial buildings shall be prohibited unless approved by the Planning Commission.

d. Primary building entrances should be clearly defined and recessed, or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.

e. Greenbelts for Use Group A, B, and C shall be 20' in width. The greenbelt for Use Group D shall be 30' in width.

8. Landscaping/Greenbelts/Buffers/Screening Elements. All landscape features of the site shall conform to the requirements set forth in Section 27.05 as well as the regulations listed in Section 34.02 R-34.03 T.

9. Site plan applications shall comply with the submittal requirements of Section 30.01.

10. Interior Access Roads. New roads providing interior access to two (2) or more lots shall provide a right of way of at least sixty-six (66) feet. Interior access roads having connections with either Joslyn Road, Brown Road or Jordan Road shall be provided with entry area improvements including enhanced landscaping (Figure 34.4) and masonry knee walls as depicted in accompanying figures (Figure 34.2 and 34.3). Each side of the entry area and designated right of way shall contain a minimum of the following features (added 07.17.17):

a. 4 ornamental or shade/street trees

b. 12 shrubs

c. 24 lineal feet of 30" high knee wall

d. Knee wall and landscaping shall comply with the sight visibility and corner clearance requirements of Section 27.03G.

Figure 34.2
Interior Road Entrance Area Example
3. Site illumination on properties adjacent to residential properties shall not exceed 0.3 foot-candle along property lines, or 1.0 foot-candle along non-residential property lines. Parking lot lighting shall be governed by Section 27.11.

4. Ornamental lighting shall be provided within the greenbelt adjacent to Brown Road. Specifically, lights within this area shall be compatible with the DTE “North Yorkshire” poles (Figure 34.5) and fixtures. Compatibility shall be determined during site plan review. All lights shall be spaced 125’ apart and shall be 48.5” in height and shall be on the north side of the safety path and outward (towards road) facing. (added 07.17.17)

5. Lighting fixtures within the interior portion of the BIZ district and not within the greenbelt of Brown, Joslyn or Jordan Roads shall be bronze color, shoebox style LED on a square pole. (added 07.17.17)

Figure 34.5
BIZ (Brown Rd.) Fixture Lighting Standards

H. Knee Wall. Where required, a 30” high knee wall as illustrated in Figures 34.2 and 34.3 shall be installed. The knee wall shall adhere to the following standards. (added 07.17.17)

- Decorative knee wall shall be located within the greenbelt, parallel to the R.O.W. and adjacent to the entry planting.
- Columns shall be located at each end of the fence with a brick base and limestone cap.

<table>
<thead>
<tr>
<th>Item</th>
<th>Material Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick Column</td>
<td>Belden, Face Brick, Century Reds</td>
</tr>
<tr>
<td>Limestone Cap</td>
<td>Limestone Cap, 4” thick</td>
</tr>
</tbody>
</table>

- Columns shall be have an overall height of 36 inches with a wall height of 2 feet 6 inches.
- Maintenance and repair of the knee wall shall be the responsibility of the property owner.

I. Public Road Access. Any use developed or proposed within this district shall have direct access to a dedicated public or private road. Access management requirements for driveways, curb cuts, and traffic shall comply with Section 27.14.
**Boulevard.** A road developed to 2 two-lane, one-way pavements, separated by a median.

**Turn-Around.** A short boulevard permanently terminated by vehicular turn-around.

**Cul-de-Sac.** A minor road of short length, having one (1) end open to traffic and being permanently terminated at the other end by a vehicular turn-around.

**Loop Road.** A minor road of short length with two (2) openings to traffic, beginning from the same road, and projecting parallel to each other and connecting at their termination by a loop.

**Road, Private:** A road constructed within a dedicated right-of-way, in accordance with this Ordinance, which provides vehicular access to one (1) or more parcels, where said right-of-way and road have not been dedicated to the Road Commission for Oakland County, or other public jurisdiction. (See Illustration 2.10) (amended 04.21.03)

**Road, Public:** A road accepted, by dedication or otherwise, by the Road Commission for Oakland County or the Michigan Department of Transportation. (amended 04.21.03)

**Roadside Stands:** A temporary or permanent building operated for the purpose of seasonally selling only produce raised or produced on the same premises by the proprietor of the stand or his family; its use shall not make into a commercial district land which would otherwise be an agricultural or residential district, nor shall its use be deemed a commercial activity.

**Rubbish:** The miscellaneous waste materials resulting from housekeeping, mercantile enterprises, trades, manufacturing and office, including other waste matter such as slag, stone, broken concrete, fly ash, ashes, tin cans, glass, scrap metal, rubber, paper, rags, or any similar or related combinations thereof.

**Setback:** A setback is the distance required between a front, side or rear property line and any part of a structure on the lot in order to conform to the required yard setback provision of this Ordinance. For the purposes of this Ordinance, the minimum building line shall be the same as the front setback line. (amended 04.10.97)

**Sign:** The use of a device to display any word, numeral, figure, devise, letter, symbol, insignia, illustration, design, trademark, or combination of these by which information is made known to the general public and is visible from off the site or lot, and as further defined and described in the Orion Township Sign Ordinance, Ordinance No. 152. (amended 02.21.06) A structure which includes the name, identification, image, description, display or illustration which is affixed to, painted or represented directly upon a building, structure or parcel of land, and which directs attention to an object, product, place, activity, facility, service, event, attraction, person, institution, organization or business, and which is visible from any street, right-of-way, sidewalk, alley, park or other public property. Coronary displays or merchandise or objects and material without lettering placed behind a store window are not signs. This definition includes the base, frame and support members of a sign.

**Sign, Accessory:** A sign which is accessory to the principal use of the premises, by advertising only business transacted or goods sold or produced on the premises on which the sign is located.

**Sign Area:** The height multiplied by the width of the sign, including all component projections in that measurement. The sign area shall not include the supports or uprights on which the sign is placed.

**Sign, Non-Accessory:** A sign which is not accessory to the principal use of the premises.
**Sign, Off-Premise:** Any sign, including signs commonly referred to as “billboards”, that contain written or pictorial information that is not directly related to the principal use of the lot on which the sign is located.

**Sign, Residential Entranceway:** A permanent structure, including but not limited to walls, columns and gates, marking entrances to single-family subdivisions of multiple housing projects and identifying the subdivision or project by name, symbol or otherwise.

**Sign, Wall:** A sign mounted on the outside wall of a building with the exposed face of the sign in a plane approximately parallel to the plane of the wall.

**Soil Removal:** The removal from the premises of any kind of soil or earth matter which includes topsoil, sand, gravel, clay or similar materials or any combination thereof, except for soil removal related to common household gardening and general farm care.

**Special Land Use:** Special land uses are uses, either public or private, which possess unique characteristics and therefore cannot be properly classified as a permitted use in a particular district or districts. After due consideration of the impact of each such use upon neighboring land and of the public need for the particular use at the particular location, such special land uses may or may not be permitted by the Planning Commission, subject to the terms of this Ordinance.

**Stable, Private:** A stable is an enclosed structure intended for the keeping of horses, cows, and other livestock for the noncommercial use of the residents of the principal use, provided, however, that two and one-half (2-1/2) acres of land is required for the first horse or other animal and one (1) acre apiece for each additional horse or animal. A stable shall not include the keeping of horses or other animals for others, or for commercial boarding.

**Stable, Public:** A stable other than a private stable, with a capacity for more than two (2) horses, and carried on within an unplatted tract of land of not less than forty (40) acres.

**State Licensed Residential Facility:** A structure constructed for residential purposes that is licensed by the State under the Adult Foster Care Facility Act, and provides residential services for six (6) or fewer persons under 24-hour supervision or care. (amended 08.06.07)

**Story:** That portion of a building, other than a basement or mezzanine, included between the surface of any floor and the floor next above it, or, if there be no floor above it, then the ceiling above. A “mezzanine” shall be deemed a full story when it covers more than fifty percent (50%) of the area of the story underneath said mezzanine, or, if the vertical distance from the floor next below it to the floor next above it is twenty-four (24) feet or more. (See Illustration 2.8)

**Story, Ground:** The lowest story which cannot be considered a basement in a building.

**Story, Half:** The part of a building between a pitched roof and the uppermost full story, said part having a finished floor area which does not exceed two-thirds (2/3) the floor area of said full story.

**Street:** See Road.
## Article V

### Single Family Residential - SF, SE & SR

<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><strong>SF, SE, SR</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Use</th>
<th><strong>SF, SE, SR</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Single family detached dwellings.</td>
<td>P</td>
</tr>
<tr>
<td>Agriculture and farming use including livestock and poultry raising, dairying, horticulture, forestry, sod farming and similar agricultural enterprises or use of land and structure.</td>
<td>P</td>
</tr>
<tr>
<td>Mobile homes</td>
<td>P</td>
</tr>
<tr>
<td>Planned Unit Development, subject to the standards and approval requirements set forth in Section 30.03.</td>
<td>P</td>
</tr>
<tr>
<td>Adult family day care homes, adult foster care family homes, child family day care homes and child foster family group homes.</td>
<td>P</td>
</tr>
<tr>
<td>Publicly owned and operated municipal buildings, libraries, parks, parkways and recreational facilities.</td>
<td>S</td>
</tr>
<tr>
<td>Public, parochial, and private elementary, intermediate, and/or high schools offering courses in general education.</td>
<td>S</td>
</tr>
<tr>
<td>Churches</td>
<td>S</td>
</tr>
<tr>
<td>Cemeteries</td>
<td>S</td>
</tr>
<tr>
<td>Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations (but not including service or storage yards), when operating requirements necessitate the location of such facilities within the district in order to serve the immediate vicinity.</td>
<td>S</td>
</tr>
<tr>
<td>Convalescent homes not to exceed a height of three (3) stories</td>
<td>S</td>
</tr>
<tr>
<td>Day care centers</td>
<td>S</td>
</tr>
<tr>
<td>Bed and breakfasts</td>
<td>S</td>
</tr>
<tr>
<td>Adult group day care homes, adult foster care small group homes, adult foster care large group homes, child group day care homes</td>
<td>S</td>
</tr>
</tbody>
</table>

### Accessory Land Use

<table>
<thead>
<tr>
<th>Land Use</th>
<th><strong>SF, SE, SR</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory buildings, structures and uses, customarily incidental to any of the principal uses, when located on the same property and not involving any business, profession, trade or occupation other than provided for in the SF, SE, or SR districts.</td>
<td>P</td>
</tr>
<tr>
<td>A garage designed and used for the storage of not more than three (3) vehicles owned and used by the occupants of the primary residence.</td>
<td>P</td>
</tr>
<tr>
<td>Farm buildings and greenhouses.</td>
<td>P</td>
</tr>
<tr>
<td>Farms, including livestock and poultry raising, dairying, horticulture, forestry, sod farming and similar bona fide agricultural enterprises or use of land and structure.</td>
<td>P</td>
</tr>
<tr>
<td>Truck gardening, involving the growing of fruits and vegetables that are intended to be distributed and sold to consumers as fresh produce.</td>
<td>P</td>
</tr>
<tr>
<td>Tree and shrub nurseries.</td>
<td>P</td>
</tr>
<tr>
<td>Within SF District only. Agribusiness uses for sale of fruit, vegetables, eggs, etc. such as but not limited to farm markets, fruit and vegetable stands. Such uses shall be part of a farm on which the product to be sold is raised or grown.</td>
<td>P</td>
</tr>
<tr>
<td>Private stables</td>
<td>P</td>
</tr>
<tr>
<td>Home occupations shall be permitted in any residential dwelling, provided that such home occupations conform to the standards set forth in Section 27.02 (B) of this Ordinance.</td>
<td>P</td>
</tr>
<tr>
<td>Accessory buildings, structures and uses customarily incidental to any of the special land uses listed above when located on the same property and not involving any business, profession, trade or occupation other than provided for in the Suburban Farms, Suburban Estate, or Suburban Ranch Zoning District.</td>
<td>S</td>
</tr>
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</table>
Section 5.02 – Footnotes to Use Matrix (added 07/16/18)

A. In addition, one (1) commercial vehicle may be parked on site or as permitted on the street in the residential district only in accordance with the following conditions:

1. The vehicle shall be used as the principal means of transportation of a resident of the dwelling and as an integral part of their employment, business or profession.

2. The commercial vehicle is not a dump truck, stake truck, flatbed truck, wrecker, septic tank pump, semi-tractor, tanker truck, well-drilling rig, welding truck, semi-trailer or any type of commercial or construction equipment. Construction equipment is further defined in Article II of this Ordinance.

3. No part of the vehicle shall exceed nine (9) feet in overall height measured from the ground, nor shall the vehicle exceed twenty-one (21) feet in length.

4. The vehicle has no exposed outside storage of lumber, tools, pipes, glass or building material.

5. The vehicle has no more than one (1) rear axle & it does not exceed a three (3) ton payload capacity.

However, the parking or storage of commercial vehicles or commercial equipment shall be allowed in any zoning district where such parking or storage is limited to vehicles or equipment engaged in the performance of a service on the adjacent or underlying property, for the period of time reasonably necessary to complete the service. Utility service vehicles, emergency service vehicles and agricultural vehicles are also exempt from these provisions.

Parcels having greater than five (5) acres shall be exempt from the commercial vehicle regulations. However, all commercial vehicles shall be parked no closer than one hundred (100) feet from the adjoining property lines and no more than two (2) such vehicles shall be parked or stored on site at any one time.

B. Sales of all produce raised on farms which the individual operates within the Township is permitted from one location and subject to the following requirements:

1. The maximum floor area of any building used for agribusiness sales shall be eight hundred (800) square feet.

2. All buildings shall have a front setback of at least fifty (50) feet from the edge of the proposed road right-of-way as designated on the Township Master Plan.

3. A twenty-five (25) foot wide greenbelt shall be provided along any side lot line where the adjoining lot is used for residential purposes.

4. Adequate trash receptacles shall be provided and shall be completely obscured from view by a screen fence or wall.

5. There shall be no more than two (2) freestanding or ground signs, neither sign to exceed twelve (12) square feet of sign area.

6. All ingress and egress to the site shall be located at least sixty (60) feet from the intersection of any two (2) streets measured from the proposed right-of-way lines.

7. A minimum of five (5) off-street parking spaces shall be provided and shall be laid out in such a way that they can be safely and conveniently used by the customers.

C: Private stables shall be permitted provided that they are designed, maintained, and used in a manner that does not create a nuisance for adjoining residents or the community at large, and provided further, that the following lot area requirements are complied with:
**Article V**

**Single Family Residential - SF, SE & SR**

<table>
<thead>
<tr>
<th>Number of Animals</th>
<th>Minimum Parcel Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2.5 Acres</td>
</tr>
<tr>
<td>2 or more</td>
<td>1 additional acre for each animal</td>
</tr>
</tbody>
</table>

1. Private stables shall not be closer to any property line than seventy (70) feet; provided further, that the tethering and pasturing of animals shall be confined and fenced entirely in the rear yard area and shall in no instance be closer than seventy (70) feet to any dwelling unit.

2. All manure shall be stored at least seventy (70) feet from any property line and removed from the premises once per week.

3. Animals shall be provided with a covered and enclosed shelter of adequate size to accommodate all animals kept on the premises and subject to setbacks.

D. Subject to the following:

1. Minimum site size of two (2) acres and a maximum of five (5) acres for a church site; a minimum of five (5) acres if proposed use includes a church school.

2. All ingress to and egress from the site shall be directly onto a major thoroughfare, having an existing or planned right-of-way width of at least eighty-six (86) feet as indicated on the Township Master Plan.

3. No building shall be closer than forty (40) feet to any property line.

4. A site of at least two (2) acres shall be required. Development shall not be permitted on any part of a recorded subdivision plat.

5. Off-street parking shall be provided on the site in a ratio of one space for each six (6) feet of pew length in the main sanctuary or one space for each three (3) persons as designated in the maximum occupancy load of the main sanctuary.

E. Subject to the following:

1. The minimum site area shall be not less than twenty-five (25) acres and shall not be located within two hundred (200) feet of a residential dwelling unit.

2. All sides of the cemetery shall be adequately screened from any residential zoning district or use by an earth berm at least six (6) feet in height or by a masonry wall at least six (6) feet in height.

3. Approval by the Planning Commission shall not be given until a satisfactory drainage plan has been approved by the Township Engineer.

4. Minimum side, front, and rear yard setback on all improvements shall be at least fifty (50) feet.

F. When the following conditions are met:

1. The site shall be developed to create a lot area-to-bed space ratio of at least fifteen hundred (1,500) square feet of parcel area per each one (1) bed in the convalescent home. This minimum fifteen hundred (1,500) square foot per bed requirement is over and above the principal building coverage area. However, this requirement space may contain service drives, off-street parking, loading area, yard requirements, landscaping and/or accessory uses.

2. No building shall be closer than forty (40) feet to any property line.

3. A site of at least five (5) acres shall be required. Development shall not be permitted on any part of a recorded subdivision plat.

Revised 07/26/18

Charter Township of Orion Zoning Ordinance 78

Page 5 - 4
<table>
<thead>
<tr>
<th>Land Use</th>
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</tr>
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</table>
| P = Permitted by Right  
S = Special Use                                                             | R-1, R-2, R-3   |           |
| Land Use                                                                |                 |           |
| Single family detached buildings.                                        | P               |           |
| Agriculture & farming use, including livestock and poultry raising, dairying, horticulture, forestry, sod farming, and similar agricultural enterprises or use of land or structures. | P               | C, O      |
| Mobile homes                                                            | P               | A         |
| Planned Unit Development, subject to standards & approval requirements set forth in Section 30.03. | P               |           |
| Adult family day care homes, adult foster care family homes, child family day care homes and child foster family group homes. | P               |           |
| Publicly owned & operated municipal buildings, libraries, parks, parkways, & recreational facilities. | S               |           |
| Public, parochial and private elementary, intermediate and/or high schools offering courses in general education. | S               | D         |
| Churches                                                                | S               | E         |
| Cemeteries                                                              | S               | F         |
| Public utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations and switchboards but excluding storage yards. | S               |           |
| Publicly owned swimming and/or bathing beaches, as a principal use or an accessory use. | S               | G         |
| Land may be used for privately owned and operated parks, picnic groves or similar facilities for outdoor recreation which shall not be operated for profit, provided that such use does not impair the natural appearance of such land or tend to produce unreasonable noise or annoyance to surrounding properties, and provided further, that no use shall be made of any open land or water for boat liversies or commercial bathing beaches. | S               |           |
| Swimming pool clubs                                                     | S               | H         |
| Convalescent homes                                                      | S               | I         |
| Day care centers                                                        | S               | J         |
| Bed and breakfasts                                                      | S               | K         |
| Adult group day care homes, adult foster care small group homes, adult foster care large group homes, child group day care homes. | S               | L         |
| Accessory Land Uses                                                     |                 |           |
| Accessory buildings, structures and uses, customarily incidental to any of the special land uses listed above when located on the same property and not involving any business, profession, trade or occupation other than provided for in R-1, R-2, and R-3 Single Family Residential Districts. | S               | O         |
| A garage designed and used for the storage of not more than three (3) vehicles owned and used by the occupants of the primary residence. | P               | B         |
| Private stables                                                        | P               | C, O      |
| Accessory buildings, structures and uses, customarily incidental to any of the principal uses, when located on the same property and not involving any business, profession, trade or occupation other than provided for in the R-1, R-2, and R-3 Single Family Residential Zoning District. | P               | O         |
| Home occupations shall be permitted in any residential dwelling, provided that such home occupations conform to the standards set forth in Section 27.02 (B) of this Ordinance. | P               |           |
| Poultry, rabbits, sheep and goats may be kept as an accessory use on a non-commercial basis for use on the premises | S               | M         |
| Private swimming pools, except those located within a principal use      | P               | N         |
2. The commercial vehicle is not a dump truck, stake truck, flatbed truck, wrecker, septic tank pumper, semi-
tractor, tanker truck, well-drilling rig, welding truck, semi-trailer or any type of commercial or construction
equipment. Construction equipment is further defined in Article II of this Ordinance.

3. No part of the vehicle shall exceed nine (9) feet in overall height measured from the ground, nor shall the
vehicle exceed twenty-one (21) feet in length.

4. The vehicle has no exposed outside storage of lumber, tools, pipes, glass or building material.

5. The vehicle has no more than one (1) rear axle and it does not exceed a three (3) ton pay load capacity.

However, the parking or storage of commercial vehicles or commercial equipment shall be allowed in any zoning
district where such parking or storage is limited to vehicles or equipment engaged in the performance of a service
on the adjacent or underlying property, for the period of time reasonably necessary to complete the service. Utility
service vehicles, emergency service vehicles and agricultural vehicles are also exempt from these provisions.

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instance be closer than seventy (70) feet to any dwelling unit.

2. All manure shall be stored at least seventy (70) feet from any property line and removed from the premises
once per week.

3. Animals shall be provided with a covered and enclosed shelter of adequate size to accommodate all animals
kept on the premises and subject to setbacks.

D. Subject to the following conditions:

1. No building shall be closer than one hundred (100) feet to any property line when said property line abuts or
is adjacent to land zoned for residential purposes.

2. Minimum site size of five (5) acres shall be required.

E. Subject to the following:

1. Minimum site size of two (2) acres and a maximum of five (5) acres for a church site; a minimum of five (5)
acres if proposed use includes a church school.

2. All ingress to and egress from the site shall be directly onto a major thoroughfare, having an existing or
planned right-of-way width of at least eighty-six (86) feet as indicated on the Township Master Plan.

3. No building shall be closer than forty (40) feet to any property line.

4. A site of at least two (2) acres shall be required. Development shall not be permitted on any part of a recorded
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5. Off-street parking shall be provided on the site in a ratio of one space for each six (6) feet of pew length in
the main sanctuary or one space for each three (3) persons as designated in the maximum occupancy load of
the main sanctuary.
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: Tammy Girling, Planning & Zoning Director
DATE: March 9, 2020
RE: PC-2019-38, Text Amendment to Zoning Ordinance #78, Articles 2,5,6,14,16,24,27,30 & 34

Throughout the year, as issues are found within the Zoning Ordinance text, unless serious in nature they are set aside to do a future text amendment when the workflow allows. PC-2019-38 is a proposed text amendment to Zoning Ordinance #78 which "cleans up" a few issues that have been identified. All proposed changes have been provided to you in "red-line" form. A public hearing was conducted by the Planning Commission on March 4, 2020 and at that same meeting the following Motion was made and passed:

Moved by Commissioner Gross, seconded by Vice-Chairman Reynolds, that the Planning Commission recommend to the Township Board to approve and adopt, PC-2019-38, for the Initiated Text Amendment to Zoning Ordinance No. 78, Articles 2, 5, 6, 14, 16, 24, 27, 30 and 34, of the Zoning Ordinance.

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

Attached please find: The red-line proposed text, the Public Hearing Minutes, and the 3/4/20 Planning Commission Regular Meeting Minutes. Please do not hesitate to contact me with any questions at x 5000.
Boulevard: A road developed to 2 two-lane, one-way pavements, separated by a median.

Turn-Around: A short boulevard permanently terminated by a vehicular turn-around.

Cul-de-Sac: A minor road of short length, having one (1) end open to traffic and being permanently terminated at the other end by a vehicular turn-around.

Loop Road: A minor road of short length with two (2) openings to traffic, beginning from the same road, and projecting parallel to each other and connecting at their termination by a loop.

Road, Private: A road constructed within a dedicated right-of-way, in accordance with this Ordinance, which provides vehicular access to one (1) or more parcels, where said right-of-way and road have not been dedicated to the Road Commission for Oakland County, or other public jurisdiction. (See Illustration 2.10) (amended 04.21.03)

Road, Public: A road accepted, by dedication or otherwise, by the Road Commission for Oakland County or the Michigan Department of Transportation. (amended 04.21.03)

Roadside Stands: A temporary or permanent building operated for the purpose of seasonally selling only produce raised or produced on the same premises by the proprietor of the stand or his family; its use shall not make into a commercial district land which would otherwise be an agricultural or residential district, nor shall its use be deemed a commercial activity.

Rubbish: The miscellaneous waste materials resulting from housekeeping, mercantile enterprises, trades, manufacturing and office, including other waste matter such as slag, stone, broken concrete, fly ash, ashes, tin cans, glass, scrap metal, rubber, paper, rags, or any similar or related combinations thereof.

Setback: A setback is the distance required between a front, side or rear property line and any part of a structure on the lot in order to conform to the required yard setback provision of this Ordinance. For the purposes of this Ordinance, the minimum building line shall be the same as the front setback line. (amended 04.10.97)

Sign: The use of a device to display any word, numeral, figure, devise, letter, symbol, insignia, illustration, design, trademark, or combination of these by which information is made known to the general public and is visible from off the site or lot, and as further defined and described in the Orion Township Sign Ordinance, Ordinance No. 155. (amended 02.21.06) A structure which includes the sign, identification, image, description, display or illustration which is affixed to, painted or represented directly upon a building, structure or parcel of land, and which directs attention to an object, product, place, activity, facility, service, event, attraction, person, institution, organization or business, and which is visible from any street, right-of-way, sidewalks, alley, park or other public property. Customary displays or merchandise or objects and material without lettering placed behind a store window are not signs. This definition includes the base, frame and support members of a sign.

Sign, Accessory: A sign which is necessary to the principal use of the premises, by advertising only business transacted or goods sold or produced on the premises on which the sign is located.

Sign Area: The height multiplied by the width of the sign, including all component projections in that measurement. The sign area shall not include the supports or uprights on which the sign is placed.

Sign, Non-Accessory: A sign which is not accessory to the principal use of the premises.
**Article II**

**Construction of Language & Definitions**

**Sign, Off-Premise:** Any sign, including signs commonly referred to as "billboards," that contain written or pictorial information that is not directly related to the principal use of the lot on which the sign is located.

**Sign, Residential Entranceway:** A permanent structure, including but not limited to walls, columns and gates, marking entrances to single-family subdivisions of multiple housing projects and identifying the subdivision or project by name, symbol or otherwise.

**Sign, Wall:** A sign mounted on the outside wall of a building with the exposed face of the sign in a plane approximately parallel to the plane of the wall.

**Soil Removal:** The removal from the premises of any kind of soil or earth matter which includes topsoil, sand, gravel, clay or similar materials or any combination thereof, except for soil removal related to common household gardening and general farm care.

**Special Land Use:** Special land uses are uses, either public or private, which possess unique characteristics and therefore cannot be properly classified as a permitted use in a particular district or districts. After due consideration of the impact of each such use upon neighboring land and of the public need for the particular use at the particular location, such special land uses may or may not be permitted by the Planning Commission, subject to the terms of this Ordinance.

**Stable, Private:** A stable is an enclosed structure intended for the keeping of horses, cows, and other livestock for the noncommercial use of the residents of the principal use, provided, however, that two and one-half (2-1/2) acres of land is required for the first horse or other animal and one (1) acre apiece for each additional horse or animal. A stable shall not include the keeping of horses or other animals for others, or for commercial boarding.

**Stable, Public:** A stable other than a private stable, with a capacity for more than two (2) horses, and carried on within an unplatted tract of land of not less than forty (40) acres.

**State Licensed Residential Facility:** A structure constructed for residential purposes that is licensed by the State under the Adult Foster Care Facility Act, and provides residential services for six (6) or fewer persons under 24-hour supervision or care. (amended 02.06.07)

**Story:** That portion of a building, other than a basement or mezzanine, included between the surface of any floor and the floor next above it, or, if there be no floor above it, then the ceiling above. A "mezzanine" shall be deemed a full story when it covers more than fifty percent (50%) of the area of the story underneath said mezzanine, or, if the vertical distance from the floor next below it to the floor next above it is twenty-four (24) feet or more. (See Illustration 2.8)

**Story, Ground:** The lowest story which cannot be considered a basement in a building.

**Story, Half:** The part of a building between a pitched roof and the uppermost full story, said part having a finished floor area which does not exceed two-thirds (2/3) the floor area of said full story.

**Street:** See Road.
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<tr>
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<td>Single family detached dwellings.</td>
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<tr>
<td>Agriculture and farming use including livestock and poultry raising,</td>
<td>P</td>
<td>C, J</td>
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<td>dairying, horticulture, forestry, sod farming and similar agricultural</td>
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<td>Public utility buildings, telephone exchange buildings, electric</td>
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<td>transformer stations and substations and gas regulator stations</td>
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<td>(but not including service or storage yards), when operating</td>
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<td>Convalescent homes not to exceed a height of three (3) stories</td>
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<td>Truck gardening, involving the growing of fruits and vegetables that</td>
<td>P</td>
<td>B</td>
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<td>are intended to be distributed and sold to consumers as fresh produce.</td>
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<td>Tree and shrub nurseries.</td>
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<td>Within SF District only. Agribusiness uses for sale of fruit,</td>
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<td>vegetables, eggs, etc. such as but not limited to farm markets, fruit</td>
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Revised 07/26/18

Charter Township of Orion Zoning Ordinance 78
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B. Sales of all produce raised on farms which the individual operates within the Township is permitted from one location and subject to the following requirements:

1. The maximum floor area of any building used for agribusiness sales shall be eight hundred (800) square feet.

2. All buildings shall have a front setback of at least fifty (50) feet from the edge of the proposed road right-of-way as designated on the Township Master Plan.

3. A twenty-five (25) foot wide greenbelt shall be provided along any side lot line where the adjoining lot is used for residential purposes.

4. Adequate trash receptacles shall be provided and shall be completely obscured from view by a screen fence or wall.

5. There shall be no more than two (2) freestanding or ground signs, neither sign to exceed twelve (12) square feet of sign area.

6. All ingress and egress to the site shall be located at least sixty (60) feet from the intersection of any two (2) streets measured from the proposed right-of-way lines.

7. A minimum of five (5) off-street parking spaces shall be provided and shall be laid out in such a way that they can be safely and conveniently used by the customers.

Private stables shall be permitted provided that they are designed, maintained, and used in a manner that does not create a nuisance for adjoining residents or the community at large, and provided further, that the following lot area requirements are complied with:
### Article V

**Single Family Residential - SF, SE & SR**

<table>
<thead>
<tr>
<th>Number of Animals</th>
<th>Minimum Parcel Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2.5 Acres</td>
</tr>
<tr>
<td>2 or more</td>
<td>1 additional acre for each animal</td>
</tr>
</tbody>
</table>

1. Private stables shall not be closer to any property line than seventy (70) feet; provided further, that the tethering and pasturing of animals shall be confined and fenced entirely in the rear yard area and shall in no instance be closer than seventy (70) feet to any dwelling unit.

2. All manure shall be stored at least seventy (70) feet from any property line and removed from the premises once per week.

3. Animals shall be provided with a covered and enclosed shelter of adequate size to accommodate all animals kept on the premises and subject to setbacks.

D. **Subject to the following:**

1. Minimum site size of two (2) acres and a maximum of five (5) acres for a church site; a minimum of five (5) acres if proposed use includes a church school.

2. All ingress to and egress from the site shall be directly onto a major thoroughfare, having an existing or planned right-of-way width of at least eighty-six (86) feet as indicated on the Township Master Plan.

3. No building shall be closer than forty (40) feet to any property line.

4. A site of at least two (2) acres shall be required. Development shall not be permitted on any part of a recorded subdivision plat.

5. Off-street parking shall be provided on the site in a ratio of one space for each six (6) feet of pew length in the main sanctuary or one space for each three (3) persons as designated in the maximum occupancy load of the main sanctuary.

E. **Subject to the following:**

1. The minimum site area shall be not less than twenty-five (25) acres and shall not be located within two hundred (200) feet of a residential dwelling unit.

2. All sides of the cemetery shall be adequately screened from any residential zoning district or use by an earth berm at least six (6) feet in height or by a masonry wall at least six (6) feet in height.

3. Approval by the Planning Commission shall not be given until a satisfactory drainage plan has been approved by the Township Engineer.

4. Minimum side, front, and rear yard setback on all improvements shall be at least fifty (50) feet.

F. **When the following conditions are met:**

1. The site shall be developed to create a lot area-to-bed space ratio of at least fifteen hundred (1,500) square feet of parcel area per each one (1) bed in the convalescent home. This minimum fifteen hundred (1,500) square foot per bed requirement is over and above the principal building coverage area. However, this requirement space may contain service drives, off-street parking, loading area, yard requirements, landscaping and/or accessory uses.

2. No building shall be closer than forty (40) feet to any property line.

3. A site of at least five (5) acres shall be required. Development shall not be permitted on any part of a recorded subdivision plat.

---

*Revised 07/26/18*

Charter Township of Orion Zoning Ordinance 78
### Land Use

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning District</th>
<th>Footnotes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single family detached buildings.</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Agriculture &amp; farming use, including livestock and poultry raising,</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>dairying, horticulture, forestry, sod farming, and similar agricultural</td>
<td></td>
<td></td>
</tr>
<tr>
<td>enterprises or use of land or structures.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile homes</td>
<td>P</td>
<td>C, O</td>
</tr>
<tr>
<td>Planned Unit Development, subject to standards &amp; approval requirements</td>
<td>P</td>
<td>A</td>
</tr>
<tr>
<td>set forth in Section 30.03.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adult family day care homes, adult foster care family homes, child</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>family day care homes and child foster family group homes.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Publicly owned &amp; operated municipal buildings, libraries, parks,</td>
<td>S</td>
<td></td>
</tr>
<tr>
<td>parks, parkways, &amp; recreational facilities.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public, parochial and private elementary, intermediate and/or high</td>
<td>S</td>
<td>D</td>
</tr>
<tr>
<td>schools offering courses in general education.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Churches</td>
<td>S</td>
<td>E</td>
</tr>
<tr>
<td>Cemeteries</td>
<td>S</td>
<td>F</td>
</tr>
<tr>
<td>Public utility and public service facilities and uses needed to serve</td>
<td>S</td>
<td></td>
</tr>
<tr>
<td>the immediate vicinity, including transformer stations and switchboards</td>
<td></td>
<td></td>
</tr>
<tr>
<td>but excluding storage yards.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Publicly owned swimming and/or bathing beaches, as a principal use or</td>
<td>S</td>
<td>G</td>
</tr>
<tr>
<td>an accessory use.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land may be used for privately owned and operated parks, picnic</td>
<td>S</td>
<td></td>
</tr>
<tr>
<td>groves or similar facilities for outdoor recreation which shall not</td>
<td></td>
<td></td>
</tr>
<tr>
<td>be operated for profit, provided that such use does not impair the</td>
<td></td>
<td></td>
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<tr>
<td>natural appearance of such land or tend to produce unreasonable</td>
<td></td>
<td></td>
</tr>
<tr>
<td>noise or annoyance to surrounding properties, and provided further,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>that no use shall be made of any open land or water for boat</td>
<td></td>
<td></td>
</tr>
<tr>
<td>liveries or commercial bathing beaches.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swimming pool clubs</td>
<td>S</td>
<td>H</td>
</tr>
<tr>
<td>Convalescent homes</td>
<td>S</td>
<td>I</td>
</tr>
<tr>
<td>Day care centers</td>
<td>S</td>
<td>J</td>
</tr>
<tr>
<td>Bed and breakfasts</td>
<td>S</td>
<td>K</td>
</tr>
<tr>
<td>Adult group day care homes, adult foster care small group homes, adult</td>
<td>S</td>
<td>L</td>
</tr>
<tr>
<td>foster care large group homes, child group day care homes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Accessory Land Uses

<table>
<thead>
<tr>
<th>Accessory Land Uses</th>
<th>Zoning District</th>
<th>Footnotes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory buildings, structures and uses, customarily incidental to any of the</td>
<td>S</td>
<td>O</td>
</tr>
<tr>
<td>special land uses listed above when located on the same property and not</td>
<td></td>
<td></td>
</tr>
<tr>
<td>involving any business, profession, trade or occupation other than provided for</td>
<td></td>
<td></td>
</tr>
<tr>
<td>in R-1, R-2, and R-3 Single Family Residential Districts.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A garage designed and used for the storage of not more than three (3) vehicles</td>
<td>P</td>
<td>B</td>
</tr>
<tr>
<td>owned and used by the occupants of the primary residence.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private stables</td>
<td>P</td>
<td>C, O</td>
</tr>
<tr>
<td>Accessory buildings, structures and uses, customarily incidental to any of the</td>
<td>P</td>
<td>O</td>
</tr>
<tr>
<td>principal uses, when located on the same property and not involving any</td>
<td></td>
<td></td>
</tr>
<tr>
<td>business, profession, trade or occupation other than provided for in the R-1,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R-2, and R-3 Single Family Residential Zoning District.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home occupations shall be permitted in any residential dwelling, provided that such</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>home occupations conform to the standards set forth in Section 27.02 (B) of this</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ordinance.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Poultry, rabbits, sheep and goats may be kept as an accessory use on a non-</td>
<td>S</td>
<td>M</td>
</tr>
<tr>
<td>commercial basis for use on the premises</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private swimming pools, except those located within a principal use</td>
<td>P</td>
<td>N</td>
</tr>
</tbody>
</table>
2. The commercial vehicle is not a dump truck, stake truck, flatbed truck, wrecker, septic tank pumper, semi-tractor, tanker truck, well-drilling rig, welding truck, semi-trailer or any type of commercial or construction equipment. Construction equipment is further defined in Article II of this Ordinance.

3. No part of the vehicle shall exceed nine (9) feet in overall height measured from the ground, nor shall the vehicle exceed twenty-one (21) feet in length.

4. The vehicle has no exposed outside storage of lumber, tools, pipes, glass or building material.

5. The vehicle has no more than one (1) rear axle and it does not exceed a three (3) ton pay load capacity.

However, the parking or storage of commercial vehicles or commercial equipment shall be allowed in any zoning district where such parking or storage is limited to vehicles or equipment engaged in the performance of a service on the adjacent or underlying property, for the period of time reasonably necessary to complete the service. Utility service vehicles, emergency service vehicles and agricultural vehicles are also exempt from these provisions.

Private stables shall be permitted provided that they are designed, maintained, and used in a manner that does not create a nuisance for adjoining residents or the community at large, and provided further, that the following lot area requirements are complied with:

<table>
<thead>
<tr>
<th>Number of Animals</th>
<th>Minimum Parcel Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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</tr>
<tr>
<td>2 or more</td>
<td>1 Additional acre for each animal</td>
</tr>
</tbody>
</table>

1. Private stables shall not be closer to any property line than seventy (70) feet; provided further, that the tethering & pasturing of animals shall be confined & fenced entirely in the rear yard area & shall in no instance be closer than seventy (70) feet to any dwelling unit.

2. All manure shall be stored at least seventy (70) feet from any property line and removed from the premises once per week.

3. Animals shall be provided with a covered and enclosed shelter of adequate size to accommodate all animals kept on the premises and subject to setbacks.

D. Subject to the following conditions:

1. No building shall be closer than one hundred (100) feet to any property line when said property line abuts or is adjacent to land zoned for residential purposes.

2. Minimum site size of five (5) acres shall be required.

E. Subject to the following:

1. Minimum site size of two (2) acres and a maximum of five (5) acres for a church site; a minimum of five (5) acres if proposed use includes a church school.

2. All ingress to and egress from the site shall be directly onto a major thoroughfare, having an existing or planned right-of-way width of at least eighty-six (86) feet as indicated on the Township Master Plan.

3. No building shall be closer than forty (40) feet to any property line.

4. A site of at least two (2) acres shall be required. Development shall not be permitted on any part of a recorded subdivision plat.

5. Off-street parking shall be provided on the site in a ratio of one space for each six (6) feet of pew length in the main sanctuary or one space for each three (3) persons as designated in the maximum occupancy load of the main sanctuary.
6. Where commercial uses abut residential uses, the Planning Commission may require a greenbelt buffer, berms, or obscuring wall or combination of the aforementioned methods of screening in accordance with Section 27.05 (A)(5). (added 02.19.08)

E. Sign Regulation. All signs shall comply with the standards set forth in Orion Township Sign Ordinance No. 153. (amended 10.08.98, 02.21.06)

F. Lighting Regulations. (amended 04.27.00)

1. A lighting plan shall be submitted with all site plans as set forth in Section 27.11 of this Ordinance. All other Zoning Ordinance regulations shall apply unless otherwise noted in this Ordinance.

2. Exterior site lighting shall be fully shielded and directed downward to prevent off-site glare.

3. Site illumination on properties adjacent to residential properties shall not exceed 0.3 foot-candle along property lines, or 1.0 foot-candle along non-residential property lines. Parking lot lighting shall be governed by Section 27.11.

G. Public Road Access. Any use developed or proposed within this district shall have direct access to a dedicated public road having an existing or proposed right-of-way of at least one hundred twenty (120) feet.

H. Utilities. All utilities servicing the buildings or structures shall be buried underground.

I. Covered Trash Areas.

1. Covered trash receptacles, surrounded on three (3) sides by masonry brick-type walls one (1) foot higher than the receptacle shall be provided in the rear yard of the building or principal use structure.

2. The fourth side of the trash receptacle enclosure shall be equipped with an opaque lockable gate that is the same height as the brick-type wall.

3. The Planning Commission may, at their discretion, waive the requirements for a covered trash receptacle as described herein, if, after considering the nature of the operation being proposed, the Commission determines that the amount of trash generated can be adequately disposed of without use of an outside trash receptacle. (amended 01.30.86)

J. Loading and Unloading

1. Loading and unloading areas shall be located in the rear or side yard of a non-residential district.

2. Loading and unloading areas shall not be located where they will interfere with parking or obstruct ingress and egress.

3. All loading and unloading areas shall be in conformance with the requirements set forth in Section 27.04.

K. Performance Guarantee Requirement. The Planning Commission shall require a performance guarantee to be deposited with the Township Clerk in accordance with the provisions set forth in Section 30.09, to ensure that necessary and required improvements proposed on the site plan will be completed. (amended 08.15.16)

L. Building Type. All principal uses shall be contained within a one-story, free standing building.

M-L. Safety Paths. Construction of safety paths for pedestrian use and use by non-motorized vehicles shall be required in conjunction with the development of all parcels in this zoning district. The safety paths shall conform to the specifications outlined in Section 27.06 and Ordinance No. 97. (amended 01.05.87, 02.03.01)

N-M. Tree Preservation Regulations. The tree permit requirements apply to developments in this District, according to the terms of Section 27.12. (amended 08.03.00)
**LAND USE** (amended 07.16.18)  

<table>
<thead>
<tr>
<th>P = Permitted by Right</th>
<th>S = Special Use</th>
<th>Zoning District</th>
<th>Footnotes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>S</strong> = Special Use permitted within Lapeer Road Overlay District</td>
<td>LI</td>
<td>H</td>
<td></td>
</tr>
<tr>
<td><strong>Equipment repair and sales</strong></td>
<td>S*</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Eating and Drinking Establishments</strong></td>
<td>S</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Restaurant (no drive-thru or carry-out)</td>
<td>S</td>
<td>H</td>
<td></td>
</tr>
<tr>
<td>Restaurants, including drive-through restaurants</td>
<td>S*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor café</td>
<td>S</td>
<td>D</td>
<td></td>
</tr>
<tr>
<td>Outdoor patio</td>
<td>P</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td><strong>General Retail</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Showrooms for retail activities associated with fabrication, assembly processing, or wholesaling.</td>
<td>S*</td>
<td>H</td>
<td></td>
</tr>
<tr>
<td><strong>General Service</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Printing, copying, or shipping stores</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotels and motels</td>
<td>S*</td>
<td>H</td>
<td></td>
</tr>
<tr>
<td>Financial and insurance service (banks, credit unions, etc. with or without drive-through)</td>
<td>S*</td>
<td>H</td>
<td></td>
</tr>
<tr>
<td><strong>Civic and Institutional</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public utility buildings</td>
<td>S</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>Electric and gas transformer/regulator stations</td>
<td>S</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>Churches</td>
<td>S*</td>
<td>H</td>
<td></td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor storage as a principal use, in accordance with Section 27.19.</td>
<td>P, S</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Pet Crematorium</strong></td>
<td></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>
<td></td>
</tr>
<tr>
<td><strong>Accessory Uses</strong></td>
<td></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>G</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>
<td></td>
</tr>
</tbody>
</table>

**Section 16.02 – Footnotes to the Use Matrix** (amended 02.01.16. 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. Restaurants serving food and beverages for consumption within the building, but not having the character of a carry-out, drive-in, or drive-through facility, subject to the following conditions:

1. The site shall abut an existing or proposed major thoroughfare having a minimum right-of-way of one hundred twenty (120) feet.

2. Provision shall be made for vehicular access from abutting industrial or commercial zoned land.
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.

7. Churches.

8. Veterinary clinics and animal boarding.

9. Automobile dealership, repair, service center, and used car facilities.


11. Uses similar to the above, in accordance with Section 27.02(E), and which will not create adverse impacts to surrounding uses.

I. A Pet Crematorium is allowed under the following conditions:

0. Pet crematoria shall be for domesticated pets only.

1. Gross leasable floor area of any single pet crematorium shall not exceed 3,000 square feet.

2. Pet crematoriums shall not be used for the disposal of any waste materials.

3. Pet crematoriums shall be for the disposal of pet crematoriums other than those used for the disposal of pet crematoriums.

4. Pet crematoriums shall not emit any visible air emissions nor emit any smoke emissions nor generate odors which are discernable beyond their lot lines.

5. The applicant or applicant's representative for a pet crematorium shall, in the case of new construction, make a presentation of the Planning Commission on the proposed cremation equipment including emission control devices and chimney stack height. Such presentation shall include plans for ongoing emission monitoring and performance testing and documentation that all emissions fall within accepted industry practices and meet all applicable state and federal air quality standards. In the case of use of an existing building, the information shall be provided to Planning Department Staff.

6. Pet crematoriums shall be constructed, installed, operated and maintained in accordance with all manufacturers' specifications and all applicable federal, state, and local permits that have been obtained.

7. A pet crematorium may provide a room(s) for private viewing of the cremation by members of the pet's family but may not be used to conduct public or private funeral services.

8. The applicant shall identify and provide copies of any certifications that will be required to operate the pet crematorium from both a facility standpoint and operations standpoint.

9. The pet crematorium shall at all times be in compliance with all local, state, and federal law, ordinances and regulations.

10. A pet’s remains may not be stored on the property for more than five (5) days.

Section 16.03 - Required Conditions (amended 02.01.16)

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)
Section 24.00 – Preamble (amended 04/04/05)

The Recreation 2 (REC-2) District is intended to provide areas for the development of recreational uses that are located primarily out-of-doors. The provisions set forth herein are intended to encourage outdoor recreational uses that cannot easily be provided in the already urbanized portions of the community. Furthermore, the provisions are intended to take full advantage of the land in its natural state by encouraging the protection and preservation of open spaces. It is further intended that these districts have direct access onto an existing or proposed collector or major thoroughfare. When, and if, land so classified and zoned shall pass out of the possession of a public owner and into the possession of a private owner, the Township Planning Commission and/or Township Board may initiate a rezoning of the parcel(s) in accordance with the procedures listed in Section 30.04 of this Ordinance.

Section 24.01 – 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 27.02E, provided that such uses will not create adverse impacts to surrounding uses.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation Uses</td>
<td></td>
</tr>
<tr>
<td>Archery ranges, batting cages</td>
<td>P</td>
</tr>
<tr>
<td>Tennis court</td>
<td>P</td>
</tr>
<tr>
<td>Country clubs, golf courses, including “par three” golf driving ranges, miniature golf</td>
<td>P</td>
</tr>
<tr>
<td>Beaches and/or swimming pools</td>
<td>P</td>
</tr>
<tr>
<td>Historical sites and monuments</td>
<td>P</td>
</tr>
<tr>
<td>Public stables with a minimum size of forty (40) acres</td>
<td>P</td>
</tr>
<tr>
<td>Public parks to include township, county, regional, and state facilities</td>
<td>P</td>
</tr>
<tr>
<td>Private parks, picnic parks, campgrounds</td>
<td>S</td>
</tr>
<tr>
<td>Day camps</td>
<td>S</td>
</tr>
<tr>
<td>Hunting and fishing preserves</td>
<td>S</td>
</tr>
<tr>
<td>Firing ranges</td>
<td>S</td>
</tr>
<tr>
<td>Skating rinks</td>
<td>S</td>
</tr>
<tr>
<td>Ski hills</td>
<td>S</td>
</tr>
<tr>
<td>Boat livery, marina, boat launching sites</td>
<td>S</td>
</tr>
<tr>
<td>Educational Uses</td>
<td></td>
</tr>
<tr>
<td>Zoological gardens</td>
<td>P</td>
</tr>
<tr>
<td>Botanical gardens</td>
<td>P</td>
</tr>
<tr>
<td>Wildlife sanctuaries</td>
<td>P</td>
</tr>
<tr>
<td>Arboretums</td>
<td>P</td>
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<tr>
<td>Nature centers</td>
<td>P</td>
</tr>
<tr>
<td>Farms</td>
<td>P</td>
</tr>
<tr>
<td>Riding academies with a minimum size of forty (40) acres</td>
<td>P</td>
</tr>
<tr>
<td>Other Land Uses</td>
<td></td>
</tr>
<tr>
<td>Planning Unit Developments (PUD), subject to the standards and approval requirements set forth in Section 30.03.</td>
<td>P</td>
</tr>
<tr>
<td>Accessory Land Uses</td>
<td></td>
</tr>
</tbody>
</table>
## LAND USE Table (added 07.16.18)

<table>
<thead>
<tr>
<th><strong>P = Permitted by Right</strong></th>
<th><strong>S = Special Use</strong></th>
<th><strong>Zoning District</strong></th>
<th><strong>Footnotes</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory buildings and structures customarily incidental to any of the principal uses when located on the same property</td>
<td></td>
<td>REC-2</td>
<td>A</td>
</tr>
<tr>
<td>Miniature golf course, only when a part of a permitted golf driving range or other permitted golf course facility</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Display and sale of sports equipment or products that are related to the principal use.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eating facilities serving food and beverages for consumption within the buildings, but not having the character of a carry-out, drive-in or drive-through restaurant.</td>
<td>S</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seasonally used, air-support buildings as a non-permanent cover for a Principal Use Permitted</td>
<td>S</td>
<td></td>
<td>B</td>
</tr>
<tr>
<td>Outside storage per Section 27.19</td>
<td></td>
<td></td>
<td>P</td>
</tr>
</tbody>
</table>

## Uses Not Permitted

- Any use which is primarily located in an enclosed building on a relatively small tract of land, such as racquetball, squash, or handball courts.
- Any use that would be incompatible with adjacent land uses or the Township Master Plan because the use generates excessive traffic or noise, alters or destroys the natural terrain, creates noxious fumes or other air pollutants, or disturbs the peace, such as: motorcycle and/or auto racing clubs, amusement parks, sports arenas or any sports facility larger than thirty thousand (30,000) sq. ft., race tracks (animal or motorized)
- Arcades
- Bowling alleys

### Section 24.02 – Footnotes to Use Matrix (added 07.16.18)

**A.** The total gross area of all accessory buildings shall not exceed one thousand five hundred (1,500) square feet of area, unless approved by the Planning Commission. The Planning Commission shall determine the maximum permitted size of each accessory use, based on the following criteria:

1. The size of accessory uses shall be directly related to the number of people or land use the permitted principal or special land use is intended to serve.

2. Accessory uses shall be designed to minimize destruction or disturbance to the natural environment and to surrounding properties.

**B.** Subject to the following conditions:

1. The area of the lot covered by the air-support building shall be included in the computation of the maximum percentage of lot coverage permitted (ten percent (10%)) but need not be limited to a maximum size of thirty thousand (30,000) square feet.

2. The height of the building may exceed the maximum height permitted in the district, provided that it does not exceed sixty (60) feet and provided that the Planning Commission finds that one or more of the following conditions apply:
   - The character of existing or future uses in the area is such that the height permitted would not be injurious to the district and environs;
   - There are natural or other features that mitigate against the impact of the increased height;
   - Details as to exterior and interior lighting, fencing and other site improvements shall be reviewed and approved by the Planning Commission in order to protect the public health, safety and general welfare. Applicant shall submit details relating to these items.
27.05 Landscaping, Fences and Walls

1. Location and Purpose. Entranceway structures shall be permitted in any required yard area for the purpose of indicating the entrance to a subdivision, multiple-family development, mobile home park, industrial park, office park, or similar planned development containing several buildings that are related in purpose.

   Entranceway structures shall be subject to the provisions concerning corner clearance, set forth in Section 27.03.

2. Signage. Signage on entranceway structures shall be limited only to the name and address of the subdivision, park, or development.

3. Construction and Design. Any entranceway structure shall be constructed of permanent, durable materials and shall be designed so as to be compatible with the architecture of surrounding development.

4. Site Plan. Prior to issuance of a building permit for any entranceway structure, a site plan shall be submitted to the Planning Commission for review and approval. The site plan shall include an elevation drawing and a cross-section of the proposed structure. The site plan shall show the relationship of the entranceway to the right-of-way of the intersecting roads and/or driveways.

H. Residential Fence and Wall Regulations.

Where permitted or required in this Ordinance, fences and walls in residential districts shall be subject to the provisions set forth in this section:

1. Lot Enclosures. Fences and walls used to enclose a lot shall be no higher than four (4) feet in height and shall be located on the lot line.

2. Privacy or Decorative Fences and Walls. Fences and walls erected primarily for privacy or decoration shall not be located within any required yard setback area and shall not exceed six (6) feet in height.

3. Corner Clearance. No fences or walls shall be erected, established or maintained on any corner lot so as to obscure the view of drivers in vehicles approaching the intersection. All specifications concerning corner clearance as set forth in Section 27.03 shall be complied with.

4. Large Lots Excluded. Fences and walls shall be excluded from the provisions of this section if such lots have an area of more than two (2) acres, have frontage of at least two hundred (200) feet, and are not part of a recorded plat.

5. Fences Enclosing Public Areas. Fences, walls or other protective barriers that enclose parks, playgrounds, or other public landscaped areas shall not exceed ten (10) feet in height. The Planning Commission may authorize a fence, wall, or protective barrier of additional height, with or without barbed wire, where necessary, to protect public utility or municipal installations in a residential district.

6. Wall Specifications. Walls shall be erected on a concrete foundation which shall have a minimum depth of forty-two (42) inches below grade. The foundation shall be at least four (4) inches wider than the wall to be erected.

7. Fence Specifications. Fences constructed of chain link, wood, vinyl or other similar materials are permitted. Posts shall be sunk into the ground at least three (3) feet.

8. Barbed Wire Prohibited. Barbed wire, spikes, nails, or any other sharp-pointed intrusions shall be prohibited on top or on the sides of any fence, wall, or protective barrier, except that barbed wire cradles consisting of no more than three (3) strands of wire may be placed on top of fences enclosing public utility buildings.
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- Buildings containing two (2) or more dwelling units
- Planned Unit Developments (Subject to Section 30.03)
- Any principal use involving outdoor sales, or outdoor displays greater than 1,000 sq. ft.
- Any condominium development (Subject to 30.01G)

If the Building Department determines that a site plan is required, an applicant may request that this determination be referred to the Planning Commission for their review. The Planning Commission may consider a request for an administrative review and determine that an administrative review in accordance with Section 30.01D is acceptable and that it meets the criteria for minor modifications as identified in Section 30.01D.

C. Procedures and Requirements. The site plan must be submitted in compliance with the following procedures and requirements:

1. Applicant. The owner of an interest in land for which site design approval is sought, or the designated agent of the owner, shall file the application for site plan review with the Township. (amended 05.18.09)

2. Issuance of Building Permit. A building permit shall not be issued until the submitted site plan is approved in accordance with the procedures and standards set forth herein.

3. Application Forms and Documentation. The application for site plan review shall be made on such forms as shall be prescribed by the Planning Commission. The application shall be accompanied by the necessary fees and documents as provided herein. (amended 05.18.09)

4. Site Plan Review Fees. Site plan review fees shall be established by resolution of the Township Board and set forth in the Township fee schedule.

5. Pre-Application Conference or Planning Commission Review. In order to facilitate processing of a site plan in a timely manner, the applicant is encouraged to request a pre-application site plan conference. The purpose of such a conference is to provide information and guidance to the applicant that will assist in preparation of the site plan. No formal action shall be taken on a site plan at a pre-application conference. There shall be no fee for a pre-application conference. An applicant shall also have the option of a brief review by the Planning Commission, subject to the availability of time on the agenda as determined by the Chairperson of the Planning Commission. (amended 05.18.09)

6. Submission to Township. The application materials for site plan review shall be submitted to the Township in accordance with the application data requirements set forth in Section 30.01 (E). Application materials must be submitted at least three (3) weeks prior to the next available Planning Commission meeting. In addition, the following requirements shall be met (amended 06.15.00, 05.18.09):

a. The number of copies of the site plan, as specified on the Site Plan Application, as well as an electronic copy of the same, shall be submitted to the Planning Department, as well as an original of all documents. Nineteen (19) copies of the site plan shall be submitted to the Clerk with the original copy of the application, to provide for review by the Fire Department, Water and Sewer Department, Building Department, Planner, Engineer, and Planning Commission.

b. The applicant shall deliver one copy of the application plus two (2) copies of the site plan to each of the following agencies:

1) the Road Commission for Oakland County and/or Michigan Department of Transportation,

2) the Oakland County Water Resource Commissioner’s Office,

3) the Oakland County Health Department,

4) all applicable utility companies, including the Detroit Edison Company.
17) Landscape plan, including location and type of shrubs, trees, and other live plant material.

18) Location, sizes, and types of existing trees that are four (4) inches or greater in caliper, measured twelve (12) inches above grade, except that trees listed as Prohibited Plant Material need be shown only if they measure twelve (12) inches or greater in caliper. Only trees that measure twelve (12) inches or greater in caliper need be shown in wooded areas, clusters, or hedgerows, provided that the boundaries and predominant species of such area, are indicated.

19) All existing and proposed easements.

20) Designation of fire lanes.

c. Building and structure details, including:

1) Location, height, and outside dimensions of all proposed buildings or structures, including all mechanical equipment placed on the roof. (amended 08.06.07)

2) Building floor plans.

3) Total floor area.

4) Location, size, height, and lighting of all proposed signs.

5) Obscuring walls or berm locations with cross sections, where required.

6) Building elevations, drawn to a scale of one (1) inch equals four (4) feet, or to another scale approved by the Enforcement Officer and adequate to determine compliance with the requirements of this Ordinance.

7) Sections, elevations/ color perspective drawings/photos or other visual aids showing architectural quality. Drawings shall also indicate final color schemes for exterior surfaces. (added 01.02.07)

8) Information on building materials, and complimentary color schemes. This shall include presentation of material sample boards. Material sample boards shall be presented at the time of consideration by the Planning Commission. (added 01.02.07)

9) Details of windows, recesses, roof over hangs, awnings, gables, soffitt, roof design and roofing materials. (added 01.02.07)

10) Location and screening of roof mounted or ground mounted mechanical equipment or transformers and methods/materials used for screening. All such equipment shall be screened to minimize its visibility from adjacent roadways and abutting property lines. Screening shall be at least one (1) foot above the height of the mechanical equipment or transformers. The screening material shall be compatible with the building material and general architecture. Landscape materials or other screening structures shall not interfere with ventilation or access for maintenance. (added 01.02.07, amended 08.06.07)

11) Information on masonry materials, siding or other materials, and patterns used for building exterior. (added 01.02.07)

d. Information concerning utilities, drainage, and related matters, including:

1) Location of sanitary sewers and septic systems, existing and proposed.

2) Location and size of watermains, well sites, and building service, existing and proposed.

3) Location of hydrants, existing and proposed.
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4) Location of storm sewers, existing and proposed.
5) Indication of site grading, drainage pattern, and other stormwater control measures.
6) Stormwater drainage and retention calculations.
7) Location of gas, electric, and telephone lines, above and below ground.
8) Indication of applicability and compliance with requirements of Orion Township Wetlands Protection Ordinance No. 107.
9) Assessment of potential impacts from use, processing, or movement of hazardous materials or chemicals, if applicable.

c. Information pertinent to multiple-family residential development, including:
   1) The number and location of each type of residential unit (one-bedroom units, two-bedroom units, etc.)
   2) Density calculations by type of residential unit (dwelling units per acre).
   3) Floor plans of a typical building, with square feet of floor area.
   4) Building elevations of a typical building.
   5) Garage and/or carport locations and details.
   6) Dedicated road or service drive locations.
   7) Community building location, dimensions, floor plans, and elevations.
   8) Swimming pool fencing detail, including height and type of fence, if applicable.
   9) Location and size of recreation and open space areas.
  10) Indication of type of recreation facilities proposed for recreation areas.

f. General Notes:

1) If a plan must be modified after review by consultants or per directive from the Planning Commission or Board of Trustees, a listing of the changes to the plan must be provided with the plans as well as a signed statement that no other changes were made to the plan besides those listed. In addition, the revision date on each page with a change shall be updated with the revision date.

f. 2) If any of the item listed above are not applicable to a particular site plan, the applicant shall specify on the site plan which items do not apply, and furthermore, why the items are not applicable.

F. Standards for Site Plan Approval. The Planning Commission shall grant site plan approval only if the site plan meets all applicable standards set forth in the Ordinance, and only upon a finding that the site design will not, on the basis of the facts known at the time of submission of the site design, have an unduly harmful external impact on surrounding property owners or on the Township as a whole. The Planning Commission may, as a basis for making such a finding, require whatever site design modifications it deems necessary, including the provision of additional site design amenities not specifically required by this Ordinance. In addition, the Planning Commission shall use the following criteria in evaluating a site plan:

1. Adequacy of Information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).
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7. Amendment of Condominium Documents. Any amendment to a Master Deed or bylaws that affects the site plan, or any conditions of approval of the site plan, shall be reviewed and approved by the Township Attorney and Planning Commission before any building permit may be issued, where such permit is required. The Planning Commission may require its review of an amended site plan if, in its opinion, such changes in the Master Deed or bylaws require corresponding changes in the site plan.

8. Relocation of Boundaries. Relocation of boundaries between adjoining condominium units, if permitted in the Condominium Documents, as provided in Section 48 of the Condominium Act, shall comply with all regulations of the zoning district in which it is located and shall be approved by the Planning Commission. These requirements shall be made a part of the bylaws and recorded as part of the Master Deed.

9. Subdivision of Condominium Lot. Each condominium lot that results in a subdivision of another condominium lot, if such subdivision is permitted by the condominium documents, as provided in Section 49 of the Condominium Act, shall comply with all regulations of the zoning district in which it is located, and shall be approved by the Planning Commission. These requirements shall be made a part of the condominium bylaws and recorded as part of the Master Deed.

Section 30.02 – Special Land Use Procedures and Standards

A. Intent. These special land use procedures and standards are instituted to provide consistent and uniform guidelines for the Planning Commission to follow in arriving at any special land use decision over which it has jurisdiction. Special land uses are uses that may be permitted in a district, but only if certain specified conditions are met, and only after review and approval by the Planning Commission. The review procedures and conditions for approval are intended to provide protection for adjacent uses and ensure full compliance with the standards contained herein and other applicable local ordinances and State and Federal laws.

B. Procedures and Requirements. The following procedures and requirements shall be complied with in the review and approval of special land uses:

1. Applicant. The owner of an interest in land for which special land use approval is sought, or the designated agent of the owner, shall file the application for special land use approval with the Township. The applicant shall also have the option of a pre-application meeting with staff and consultants or the option of a brief pre-application review with the Planning Commission prior to submittal of a formal application. The scheduling of a brief review by the Planning Commission shall be subject to the availability of time on the agenda or determined by the Chairperson of the Planning Commission. (amended 05.18.09)

2. Issuance of Building Permit. A building permit shall not be issued until the submitted special land use and subsequent site plan review (see Section 30.01) is approved by the Planning Commission in accordance with the procedures and standards set forth herein. (amended 10.01.07)

3. Application Forms and Documentation. The application for special land use approval shall be made on such forms as shall be prescribed by the Planning Commission. The application shall be accompanied by the necessary fees and documents as provided herein. (amended 05.18.09)

4. Review Fees. Fees for special land use review shall be established by resolution of the Township Board and set forth in the Township fee schedule.

5. Submission to Township. The number of copies, as specified on the Special Land Use Application, as well as an electronic copy of the same, shall be submitted to the Planning Department, as well as an original of all documents. Nineteen (19) copies and one (1) original of the application materials for special land use approval shall be submitted to the Township at least four (4) weeks prior to a scheduled Planning Commission meeting to provide for review by the Fire Department, Water and Sewer Department, Building Department, Planner, Engineer, and determine Planning Commission meeting availability. The applicant shall also deliver one (1) copy of the special land use request to each of the following agencies: (amended 10.01.07, 05.18.09)

a. The Road Commission for Oakland County and/or Michigan Department of Transportation.

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D. **Required Signage.** An applicant requesting a special land use, shall construct and install a sign indicating the requested special land use. The sign shall be installed no less than fifteen (15) days prior to the scheduled public hearing. The sign shall be installed on the parcel(s) requested for special use consideration and shall be clearly visible from an adjoining roadway. The sign shall not be placed within a public right of way, nor shall the sign obstruct clear vision for motorists. (added 10/01/07)

The sign shall comply with the following sign specifications:

- Black letters on white background.
- Size: minimum 4 ft. (vertical) by 6 ft. (horizontal).
- Signs face must be exterior plywood, aluminum, or similar material.
- Wording shall be as follows:

```
SPECIAL LAND USE PROPOSED
For more information call:
Charter Township of Orion
Building Department
(248) 391-0304 ext. 159
```

- (min. 8” high letters)
- (min. 3” high letters)
- (min. 4” high letters)
- (min. 4” high letters)

- Sign support system must be structurally sound and mounted with 4”x4”s or “u” channel steel posts. The posts shall be set in the ground at least 30” below the surface. The bottom of the sign shall be no less than three (3’) above the ground level.

Special Land Use signs shall be removed within:

- Seven (7) days of action by the Planning Commission.
- Seven (7) days of withdrawing special land use application.
- Failure to remove sign within this period may result in removal of the sign by the Township, following notice and an opportunity to cure, at the owner’s expense.

The Planning Commission may waive or modify the requirement for special land use signage. A waiver may be requested where one (1) or more of the following factors exist:

- The proposed special use involves an expansion of an existing special land use.
- The proposed special use does not abut residential uses.
- The proposed special use will have limited impacts associated with traffic, noise, hours of operation or other site factors.
- Other factors as identified by the Planning Commission.

**Section 30.03 – Planned Unit Development (PUD)**

A. **Intent.** A Planned Unit Development (PUD) may be applied for in any zoning district. The granting of a PUD application shall require a rezoning by way of amendment to this Ordinance upon the recommendation of the Planning Commission and approval of the Township Board. The procedure for rezoning is that which is authorized by the Zoning Enabling Act (Public Act 110 of 2006, as amended), as contained in Section 503.

It is the intent of this section to authorize the use of Planned Unit Development (PUD) regulations as an alternative to traditional subdivisions or other developments and for the purpose of: encouraging the use of land in accordance with its character and adaptability; conserving natural resources, natural features and energy; encouraging innovation and greater flexibility in land use planning and design; providing enhanced housing, employment, shopping, traffic circulation, and recreational opportunities for the people of this Township; encouraging a less sprawling form of development; and ensuring compatibility of design and use between neighboring properties. The PUD is designed to give the Township and applicant more flexibility than would be allowed under the existing zoning, encouraging development of the property according to its unique characteristics.
The Building Planning Department shall, if requested, contact the requisite parties and schedule the meeting to be held in the Township Hall. In addition to the applicant and/or applicants representatives, the following persons may be in attendance: Township Zoning/Planning Administrator and/or Planning Coordinator, Building Official, Director of Public Works, Fire Chief, and Township Planning and Engineering consultants. The applicant shall present at such conference, or conferences, at least a sketch plan of the proposed PUD, as well as the following information:

a. Total size of the project.

b. A statement of the number of residential units, if any.

c. The number and type of non-residential uses.

d. The size of the area to be occupied by each type of use.

e. The known deviations from ordinance regulations to be sought.

f. The number of acres to be preserved as open or recreational space.

g. All known natural features or historic features to be preserved.

During the pre-application conference, a prospective applicant may request that the PUD be considered as a Minor PUD. The Minor PUD will be subject to the same standards and submittal requirements as a Major PUD. However, a Minor PUD will allow a concurrent review of a Concept Plan (Section 30.03 (G)(5) and a Final Plan (Section 30.03 (G)(6). *(added 01.22.13)*

Eligibility for a Minor PUD review shall be subject to the following guidelines *(added 01.22.13)*:

a. Proposed PUD uses, including single-use or mixed-use developments.

b. Traffic impacts, including, traffic generation and level of service of existing road system.

c. Impact on natural resources such as woodlands, wetlands, and natural areas.

d. Potential impacts on adjoining property owners.

Township representatives attending the pre-application conference shall consider the request for a Minor PUD review and shall consider the above guidelines in determining eligibility for a Minor PUD. Township representatives shall then inform the prospective applicant if the project is eligible for Minor PUD consideration. *(added 01.22.13)*

If the Township representatives determine that the project is eligible for Minor PUD, a concurrent submittal of the Concept PUD plan (Section 30.03 (G)(5) and Final PUD plan (Section 30.03 (G)(6) shall be submitted. Eligibility for Minor PUD consideration shall not in any way imply or commit approval of the Final PUD by the Planning Commission or Township Board. *(added 01.22.13)*

2. **Informal Planning Commission Review.** A prospective applicant may also request a brief review with the Planning Commission regarding a proposed PUD. The scheduling of a brief review by the Planning Commission shall be subject to the availability of time on the agenda as determined by the Chairperson of the Planning Commission. *(added 05.18.09)*

3. **Signage.** An applicant requesting a PUD shall construct and install a sign indicating the requested PUD. The sign shall be in accordance with Section 30.04 (H) of the Zoning Ordinance. *(added 10.01.07)*
4. **Procedures.** The procedures for PUD approval are summarized in the PUD process flow chart found at the end of this section.

5. **Concept Plan.** Following the optional pre-application conference, the applicant shall submit a Concept Plan and application for the proposed PUD.

   a. Information Required. The Concept Plan for a PUD shall contain, at a minimum, the following information set forth below. Any of the following requirements may be waived by the Planning Commission when determined to be unnecessary, not applicable, or premature at this stage of review, given the nature, size, and scope of the development.

   1) A narrative description of the project, discussing the market concept of the project, and explaining the manner in which the criteria set forth for eligibility and design have been met.

   2) Provide evidence of compatibility with the Master Plan and the adjacent uses.

   3) An explanation of why the submitted PUD plan is superior to a plan that could have been prepared under strict adherence to related sections of this Ordinance.

   4) Applicant’s name, address, and telephone number.

   5) The name of the proposed development.

   6) Common description of the property and complete legal description.

   7) Dimensions of land, including width, length, acreage, and frontage.

   8) Existing zoning and current land use of the property under consideration and zoning and current land use of all adjacent properties.

   9) General location of all existing structures, roadways, and natural features including, but not limited to, contours at two (2) foot intervals, lakes, streams, wetlands and/or other watercourses, specimen trees and/or stands of trees on and within one hundred (100) feet of the subject site.

   10) Name, address, city and phone number of the firm or individual who prepared the plan; and the owner of the property.

   11) Superimposed on the existing conditions drawing or by transparent overlay on such drawing or on a recent aerial photograph of the site, the general location of all proposed buildings, roadways, parking areas, and any other changes proposed to be made on the subject property. The drawing shall also indicate proposed preliminary spot grades in sufficient number to show the general intent of proposed grading, with emphasis on grading to be done in areas of existing natural features such as existing vegetation, trees, slopes or wetlands.

   12) Traffic studies, in accordance with Section 27.14, if required by the Planning Commission or Township Board.

   13) The density plan as set forth in Section 30.03 (C)(4).

   14) Layout of proposed structures, parking lots, landscaping, driveways and other site improvements.

   b. Submittal. The Concept Plan, with the number of copies specified on the PUD Application, as well as an electronic copy of the same, shall be submitted to the Planning Department, as well as an original of all documents. The Concept Plan and application for a PUD shall be submitted to the Township Building Department, and it shall be put on the next available Planning Commission agenda, provided the Township received it by noon at least four (4) weeks prior to the meeting. Upon submittal, the Planning Commission staff shall also set a date for the joint public hearing. (amended 08/06/07, 05/18/09)
10) If the applicant desires to build the PUD in phases, then the phasing plan shall be a part of the Final Plan submittal documents, in accordance with the following:

Since the benefits and impact of a development on the community shall be considered as a whole, the applicant shall seek Final Plan approval of the project in its entirety. Construction of the development may be proposed to be completed in phases provided that the project must be so designed that each phase, when completed, shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the PUD and the residents of the surrounding area. During construction or completion of initial phases, all future phases shall be maintained.

11) The PUD Master Deed, Bylaws, and Exhibit B (if applicable) shall be submitted for review and approval in conjunction with the Final Plan.

12) Easement and Rights-of-Way Instruments shall be submitted for review and approval in conjunction with the Final Plan.

13) A separate delineation of all deviations from this Ordinance that would otherwise be applicable to the uses and development proposed in the absence of this PUD section.

14) A utility master plan for the entire PUD site shall be provided which includes the location and size of all public and private utilities, utility services, storm sewers, basins, and necessary easements.

15) A specific schedule of the intended development and construction details, including phasing or timing.

16) A specific schedule of the general improvements to constitute a part of the development, including, without limitation, lighting, signage, the mechanisms designed to reduce noise, utilities, and visual screening features.

17) A specification of the exterior building materials with respect to the structures proposed in the project.

18) Proposed street names as approved by the Township Fire Chief and the Road Commission for Oakland County.

19) Signatures of all parties having an interest in the property.

b. Submittal. The applicant shall submit the Final Plan and application for a PUD to the Township Building Planning Department within twelve (12) months of Concept Plan approval, otherwise the Concept Plan approval becomes null and void. The Planning Commission may, however, issue a waiver for greater periods of time if it is determined to be appropriate, as a condition of Concept Plan approval. Such extension and request of waiver shall be made prior to the expiration date.

The Final Plan shall be put on the next available Planning Commission agenda, provided the Township received it by noon at least four (4) weeks prior to the meeting. (amended 05.18.09)

c. Consultant Review. The Planning Commission shall refer the Final Plan, Master Deed, Bylaws, Exhibit B, and Easements and Rights-of-Way Instruments to the Building Department, Assessor's Office, Township Attorney, Planning and Engineering consultants for review and comment. The plan shall be reviewed for compliance with the Concept Plan approval and Section 30.03 (G)(5).

d. Planning Commission Action. The Planning Commission shall review the Final Plan and shall take one of the following actions (amended 07.07.14):
Section 30.04 – Amendments to the Zoning Ordinance

A. Initiation of Amendment. Text amendments may be proposed by any governmental body or any interested person or organization. Map amendments may be initiated by any governmental body or any persons having a freehold interest in the subject property, or a possessor 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.

B. Application for Amendment. (amended 07/16) An application for an amendment to this Ordinance, whether it is a text amendment or an amendment to change the zoning classification of a particular property, shall be filed with the Chief Building Officer / Enforcement Officer / Planning Department on such forms and accompanied by such fees as may be specified by the Township Board. The application and any supporting documentation shall be forwarded by the Building Planning Department to the Planning Commission for study and recommendation.

1. Each application for an amendment to change the zoning classification of a particular property shall include statements addressing the following: (amended 05/22/97)
   
a. An explanation of why the rezoning is necessary for the preservation and enjoyment of the rights of usage commonly associated with property ownership.
   
b. An explanation of why the existing zoning classification is no longer appropriate.
   
c. An explanation of why the proposed rezoning will not be detrimental to surrounding properties.

2. Applications for amendments that are intended to change the zoning classification of a particular property shall be accompanied by a plot plan and description of the zoning request. Information required shall include the following: (amended 11/07/11)
   
a. Applicant's name, address, and telephone number.
   
b. Scale of plot plan, northpoint, and dates of submission and revisions.
   
c. Zoning classification of petitioner's parcel and all abutting parcels.
   
d. Existing lot lines, building lines, structures, parking areas, driveways, and other improvements on the site and within one hundred (100) feet of the site. Aerial imagery or photographs with parcel data/or property lines should be submitted.
   
e. Existing use of the property.
   
f. Right-of-way widths of all abutting streets and alleys.
   
g. Tax parcel identification number and/or legal description with acreage calculation.
   
h. Listing of all existing street addresses within the property.

   If any of the items listed are not applicable to a particular plot plan, the applicant shall specify on the plot plan which items do not apply, and furthermore, why the items are not applicable.

3. Additional Information Requirements. The Planning Commission or Building Department may require additional items of information which are pertinent to the analysis of a zoning map amendment. This information includes the following: (added 11/07/11)
   
a. Listing of known easements, including utility easements, drainage easements, etc.
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30.04 Amendments to the Zoning Ordinance

b. Information regarding existing sanitary systems and/or septic systems and adequacy or feasibility of service.

c. Information regarding existing water mains, well sites, and adequacy or feasibility of service.

d. The location of regulated wetlands or floodplains.

d-e. A Traffic Impact Study (see 27.14, C. 2)

C. Evaluation by the Township. The Charter Township of Orion shall base its decision regarding a zoning map amendment upon findings of fact and review of the criteria contained in Section 30.04 (D) (4). The Township shall also evaluate a rezoning request based upon the information provided by the applicant as required by this section, including information pertaining to utilities such as water and sanitary service, natural features such as wetlands, and easements. It is the responsibility of a rezoning applicant to fully investigate the feasibility for development. It is also the responsibility of the applicant to fully understand all possible site development constraints, including but not limited to wetlands, floodplains, easements, and on-site utilities. A successful rezoning does not necessarily guarantee or commit the Township to provide full extension of utility services such as water and sanitary sewer service to those sites or parcels without these services. *(added 11.07.11)*

D. Action by the Planning Commission. *(amended 08.06.07)*

1. Public Hearing. The Planning Commission shall hold at least one (1) public hearing on each application for an amendment at such time and place as shall be established by the Planning Commission.


   a. Notice of the public hearing shall be published in a paper of general circulation in the Township. In addition, written notice must also be sent by mail or personal delivery to the owners of the property for whom approval is being considered, and to all persons to whom real property is assessed within three hundred (300) feet of the property and to the occupants of all structures within three hundred (300) feet of the property, regardless of whether the property or structure is located within the Township. Notice must be given not less than fifteen (15) days prior to the public hearing. If the name of the occupant is not known, the term “occupant” may be used is making notification. In addition, notice must also be given to each electric, gas and pipeline utility company, any telecommunication service provider, each railroad operating within the district or zone affected, and the airport manager of each airport, that registers its name and mailing address with the Clerk for the purpose of receiving such notice.

   b. The notice shall do all of the following:

      1) Describe the nature of the request.

      2) Indicate the property that is the subject of the request. The notice must include a listing of all street addresses within the property. If there are no street addresses, other means of identification may be used.

      3) State when and where the request will be considered.

      4) Indicate when and where written comments will be received concerning the request.

      5) Finally, the notice must also include the places and times at which the proposed text and any maps of the amendments may be examined.

   c. If the proposed amendment involves the rezoning of eleven (11) or more parcels, the notice need not be sent to owner(s) of the property in question, nor are three hundred (300) feet notices required. Also, individual addresses need not be included in the Notice.
2) Indicate the property that is the subject of the request. The notice shall include a listing of all existing street addresses within the property. If there are no street addresses, other means of identification may be used.

3) State when and where the request will be considered.

4) Indicate when and where written comments will be received concerning the request.

b. If eleven (11) or more adjacent properties are proposed for rezoning, the Township Board shall give notice of the proposed rezoning in the same manner as required under Section (5)(a), above, except that no individual addresses are required to be listed under Section (5)(a)(ii).

6. A Zoning Ordinance amendment shall be considered approved upon a majority vote of the members of the Township Board.

7. A Zoning Ordinance amendment shall take effect upon the expiration of seven (7) days after publication, as required below.

8. An amendment to the Zoning Ordinance for purposes of confirming a provision of the Ordinance to the decree of a court of competent jurisdiction as to any specific lands may be adopted by the legislative body and the notice of adopted amendment published without referring the amendment to any other Board, Commission, or agency provided for under this Ordinance.

F. Effect of Denial of Amendment. No application for a map amendment which has been denied by the Township Board shall be re-heard unless there have been changes in the facts, evidence, and/or conditions in the case. Determination of whether there have been such changes shall be made by the Planning Commission at the time the application is submitted for processing. (amended 08.15.85)

G. Notice of Amendment Adoption. Following adoption of a Zoning Ordinance amendment by the Township Board, the Zoning Ordinance amendment shall be filed with the Township Clerk, and a notice of adoption shall be published in a newspaper of general circulation in the Township within fifteen (15) days after adoption. The notice shall include the following information:

1. Either a summary of the regulatory effect of the amendment including the geographic area affected, or the text of the amendment.

2. The effective date of the ordinance amendment.

3. The place and time where a copy of the ordinance may be purchased or inspected.

H. Required Signage. An applicant requesting a zoning map change, or PUD, shall construct and install a sign indicating the requested change of zoning. The sign shall be installed no less than fifteen (15) days prior to the scheduled public hearing. The sign shall be installed on the parcel(s) requested for rezoning and shall be clearly visible from an adjoining roadway. The sign shall not be placed within a public right of way, nor shall the sign obstruct clear vision for motorists. (added 10.01.07)

The sign shall comply with the following sign specifications:

- Black letters on white background.
- Size: minimum 4 ft. (vertical) by 6 ft. (horizontal).
- Signs face must be exterior plywood, aluminum, or similar material.
- Wording shall be as follows: found within the Rezone Application.
• Sign support system must be structurally sound and mounted with 4"x4"s or "u" channel steel posts. The posts shall be set in the ground at least 30" below the surface. The bottom of the sign shall be no less than three (3') above the ground level.

Rezoning or PUD signs shall be removed within:

• Seven (7) days of approval by Township Board.
• Seven (7) days of withdrawing rezoning or PUD application.
• Seven (7) days of denial of rezoning request or PUD request by Township Board.
• Failure to remove sign within this period may result in removal of the sign by the Township, following notice and an opportunity to cure, at the owner's expense.

Section 30.05 – Conditional Rezoning *(added 07.06.09, 11.01.16)*

A. Intent.

It is recognized that there are certain instances where it would be in the best interests of the Township, as well as advantageous to property owners seeking a change in zoning classification, that certain conditions could be proposed by property owners as part of a request for rezoning. It is the intent of this section to provide a process consistent with the provisions of Section 405 of the Michigan Zoning Enabling Act (MCL 125.3405) by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request.

B. Application and Offer of Conditions.

1. An owner of land may voluntarily offer in writing conditions relating to the use and/or development of land for which a rezoning is requested. The offer shall be contained in a proposed Conditional Rezoning Agreement, as described in this section, below. This offer or any additional offer may be made either at the time the application for rezoning is filed or may be made at a later time during the rezoning process; however, the offer shall in all events be considered by the Planning Commission prior to being acted upon by the Township Board.

2. The required application and process for considering a rezoning request with conditions shall be the same as that for considering rezoning requests made without any offer of conditions, except as modified by the requirements of this section. Prior to submission of a formal application, applicants are encouraged to request and attend pre-application meetings with the Township staff.

3. The owner's offer of conditions may not authorize uses or development not permitted in the requested new zoning district. The owner must state in the application the new zoning district under which the conditional rezoning will be reviewed and evaluated.

4. The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which the conditional rezoning is requested. The provisions to allow conditional rezoning shall not be construed to allow rezoning by exception.

5. Conditional rezoning shall not alter any of the various zoning requirements for the uses in question, i.e., parking, landscaping, lot area, lot width, building height, setbacks, lot area coverage, etc. Conditional rezoning shall not grant zoning variances of any kind. Any zoning variance must follow the provisions of section 30.07 of this Zoning Ordinance and can be obtained by separate application only after the conditional
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30.06 Appeals

Section 30.06 – Appeals

A. Scope of Appeals. An appeal may be taken to the Zoning Board of Appeals by any person, firm, or corporation, or by any office, department, board, or bureau aggrieved by a decision of the Enforcement Officer, the Planning Commission, or other administrative officer or body charged with enforcement of this Ordinance, except that decisions or actions with regards to special land uses shall not be subject to appeal to the Board of Appeals. An appeal from any decision or action of the Enforcement Officer, the Planning Commission, or other administrative officer or body shall be taken not later than thirty (30) days after the start of construction or alterations or a change in use authorized by any permit or certificate issued by the Enforcement Officer, or within thirty (30) days after the decision or action complained of has been taken. Any petitioner shall appear in person or be represented by a duly authorized agent or attorney.

B. Stay of Proceedings. An appeal shall stay all proceedings in furtherance of the action appealed from unless the Enforcement Officer certifies to the ZBA, after the notice of appeal has been filed, that by reason of the facts stated in the appeal notice a stay would cause imminent peril to life and property. In such case, the proceedings shall not be stayed other than by a restraining order which may be granted by the ZBA or by the circuit court, on application, and upon notification of the Enforcement Officer, and on due cause shown.

C. Appeal Procedures.

1. Appeals of any nature in which ZBA action is sought shall be commenced by a person filing an "Application for Appeal" on such forms and accompanied by such fee as may be specified by the Township Board. The Application for Appeal shall specify the grounds upon which the appeal is based and shall be signed. Applications involving a request for a variance shall specify the requirements from which a variance is sought and the nature and extent of such variance. Applications involving a specific site shall be accompanied by a plot plan prepared in accordance with the following standards: (amended 01.24.85)

a. Where the application involves a single-family residential use, the following information shall be included on all plot plans, where applicable:

1) Applicant's name, address, and telephone number.
2) Scale, northpoint, and dates of submission and revisions.
3) Zoning classification of petitioner's parcel and all abutting parcels.
4) Existing lot lines, building lines, structures, parking areas, driveways, and other improvements on the site and within one hundred (100) feet of the site.
5) Proposed lot lines and lot dimensions, and general layout of proposed structures, parking areas, driveways, and other improvements on the site.
6) Dimensions, centerlines, and right-of-way widths of all abutting streets and alleys.
7) If any of the items listed are not applicable to a particular plot plan, the applicant shall specify on the plot plan which items do not apply, and furthermore, why the items are not applicable.

b. Where the application involves multiple-family or non-residential uses, the following information shall be included on all site plans, where applicable:

1) Applicant's name, address, and telephone number.
2) Scale, northpoint, and dates of submission and revisions.
3) Zoning classification of petitioner's parcel and all abutting parcels.
4) Existing lot lines, building lines, structures, parking areas, driveways, and other improvements on the site and within one hundred (100) feet of the site.

5) Proposed lot lines and lot dimensions, and general layout of proposed structures, parking areas, driveways, and other improvements on the site.

6) Dimensions, centerlines, and right-of-way widths of all abutting streets and alleys.

7) Location of existing drainage courses, flood plains, lakes and streams, and woodlots.

8) All existing and proposed easements.

9) Location of sanitary systems and/or septic systems, existing and proposed.

10) Location and size of water mains, well sites, and building service, existing and proposed.

11) Identification and seal of architect, engineer, land surveyor, or landscape architect who prepared plans.

12) If any of the items listed are not applicable to a particular site plan, the applicant shall specify on the site plan which items do not apply, and furthermore, why the items are not applicable.

c. Where an application involves a variance sought in conjunction with a regular site plan review, the application data requirements for site plan review as set forth in Section 30.01 (E) shall be complied with.

The Enforcement Officer, Planning Department shall forward all Applications for Appeal, along with any supporting documents or site plans, to the ZBA.

2. The ZBA shall fix a reasonable time for the hearing of appeals. Notice of the hearing shall be published in a paper of general circulation in the Township. Notice shall also be sent to the applicant and owner of the property, for which approval is being considered. Notice shall further be sent to all persons to whom real property is assessed within three hundred (300) feet of the property and to all structures within three hundred (300) feet of the property regardless of whether the property or occupant is located within the Township. Notice shall be given not less than fifteen (15) days before the appeal will be considered. The notice shall (amended 01.16.86, 08.06.07):

a. Describe the nature of the appeal.

b. Indicate the property which is the subject of the appeal. The notice shall include a listing of all existing street addresses within the property. If there are no street addresses, other means of identification may be used.

c. State when and where the request will be considered.

d. State when and where written comments will be received concerning the appeal.

e. Any petitioner shall appear in person or be represented by a duly authorized agent or attorney.

D. Decision of the Zoning Board of Appeals. The ZBA shall thereafter reach its decision within sixty (60) days from the hearing of the appeal. The ZBA may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination of the Enforcement Officer, Planning Commission, or other administrative officer or body, and may issue or direct the issuance of a permit. To that end, the ZBA shall have all the power of the officer or body from whom the appeal was taken. The decision of the ZBA shall be final; however, a person aggrieved by the decision of the Zoning Board of Appeals may appeal to the circuit court. (amended 08.06.07)
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Administrative Procedures & Standards

30.11 Permits to Construct, Move, Alter or Change Use

Such other information concerning the lot or adjoining lots or other matters as may be essential for determining whether the provisions of this Ordinance are being observed.

B. Preliminary Application. The Enforcement Officer may accept a preliminary application and a lesser number of submitted documents than those listed above in situations where a basic clarification is desired ahead of proceeding with further technical work; and the Enforcement Officer may, on such preliminary submittal, take the formal action of tentative denial or tentative approval.

C. Issuance of a Permit. If the proposed construction, moving, alteration, or change of use set forth in the application is in conformity with the provisions of this Ordinance, the Enforcement Officer shall issue a permit. If an application for such permit is denied, the Enforcement Officer shall state in writing an appropriate form the reason for denial. The denial form shall be forwarded to the applicant. Issuance of a permit shall in no case be construed as waiving any provisions of this Ordinance.

D. Valid Period of Permit. A building permit issued pursuant to the provisions of this Ordinance and/or the Orion Township Building Code shall be good for one (1) year from date of issue. Failure to begin work authorized by the permit within six (6) months from date of issue shall cause the permit to become null and void.

E. Inspection of Completed Work. The holder of any building permit for the construction, erection, alteration, repair, or moving of any building, structure, or part thereof shall notify the Orion Township Building Official, or his designated representative, immediately upon completion of the work authorized by such permit for the necessary inspection. This provision includes the final inspection. After receiving a final approved inspection, an application shall be made in writing on forms furnished by the Orion Township Building Department for a Certificate of Occupancy.

F. Temporary Use Permits. (amended 03.09.00, 07.07.03, 02.16 10, 06.04.12, 01.06.14)

Temporary use permits may be considered by the Township for the following uses:

Outdoor Display and Sales
Open Air Business

1. Initial Application and Procedures for Review

   a. Outdoor Display and Sales

      1) Temporary use permits may be issued administratively by the Building Planning Department for Outdoor Display and Sales for the marketing of goods or products which do not exceed ten percent (10%) of the principal building area or greater than one thousand (1,000) square feet (whichever is less). This shall exclude Outdoor Display and Sales areas normally allowed as a principal use within the GB zoning district.

      2) Outdoor Display and Sales shall only be conducted on a parcel of land owned or leased by the operators displaying and selling goods. Proof of ownership or lease shall be furnished to the Township upon request.

   b. Open Air Business

      1) The Zoning Board of Appeals shall have the authority to review and approve an Open Air Business involving seasonal display of goods such as Christmas trees, pumpkins, fireworks, etc. This shall exclude lumber yards, outdoor garden shops, or other outdoor sales normally allowed within permitted zoning districts.

      2) Temporary use permits may be issued for Open Air Business. The Zoning Board of Appeals shall have the authority to specify conditions, including duration of use and hours of operation, in order to ensure compliance with this Ordinance. Property owners and residents within three hundred (300) feet of the zoning lot on which the proposed Open Air Business is to be located shall be notified at

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Administrative Procedures & Standards

30.11 Permits to Construct, Move, Alter or Change Use

f. An Open Air Business shall only be conducted on the following commercially zoned properties: RB, GB, BIZ or on non-residential institutional sites, such as churches or schools, within residential zoning districts.

g. The above listed regulations for Open Air Business shall exclude a permitted agribusiness such as farm markets, fruit and vegetable stands as permitted in Section 5.02.

h. A record of temporary use Open Air Business permits granted by the Zoning Board of Appeals shall be maintained by the Building-Planning Department. Each file shall include at least the following: the original application, the terms of approval of the initial application, and any written complaints received by the Township regarding the use.

i. The Zoning Board of Appeals shall review the file for the temporary use/Open Air Business prior to a decision on renewal of a permit.

j. The temporary use/Open Air Business shall not be transferable to another individual, entity or corporation.

k. The owner of the property on which the temporary use/Open Air Business is requested shall jointly sign the application for temporary use or shall provide written permission for use of the property as a temporary use. The property owner shall jointly be responsible for all property clean up.

l. The Open Air Business site and associated structures for sales or storage of goods shall not be used as living quarters or as a temporary dwelling.

m. The Zoning Board of Appeals and or the Building-Planning Department shall require a performance guarantee in the form of cash or letter of credit to insure compliance with the conditions of a temporary use permit for Open Air Businesses. (amended 04.15.16)

4. Renewal Of Temporary Sales Permits

a. Once a temporary use permit for Open Air Business has been granted, the use may be reinstated only by way of a new application and review by the Zoning Board of Appeals in accordance with Section 30.11F.

b. Renewal of Outdoor Display and Sales permits may be issued through the Building-Planning Department.

Section 30.12 – Nonconformities

All nonconforming uses, structures, sites, or lots shall be subject to the provisions set forth in Section 27.01 of this Ordinance.

Section 30.13 – Certificates of Occupancy

A. Scope of Application. No building or addition thereto, constructed after the effective date of this Ordinance, and no addition to a previously existing building shall be occupied, and no vacant land shall be used for any purpose until a Certificate of Occupancy has been issued by the Enforcement Officer. No change in a use shall be made until a Certificate of Occupancy has been issued by the Enforcement Officer. Every Certificate of Occupancy shall state that the use of occupancy complies with the provisions of this Ordinance. Certificates of Occupancy, as required by the Orion Township Building Code, shall also constitute Certificates of Occupancy, as required by this Ordinance.

B. Application. Applications for Certificates of Occupancy shall be submitted to the Enforcement Officer.

C. Issuance of Certificates of Occupancy. Certificates of Occupancy shall be issued, if so requested by the owner, for existing buildings, structures, or parts thereof, or for existing uses of land if, after inspection, it is found that
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Brown Road Innovation Zone

c. Standardized, pre-engineered metal sided industrial buildings shall be prohibited unless approved by the Planning Commission.

d. Primary building entrances should be clearly defined and recessed, or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.

e. Greenbelts for Use Group A, B, and C shall be 20’ in width. The greenbelt for Use Group D shall be 30’ in width.

8. Landscaping/Greenbelts/Buffers/Screening Elements. All landscape features of the site shall conform to the requirements set forth in Section 27.05 as well as the regulations listed in Section 34.02 R. 34.03 T.

9. Site plan applications shall comply with the submittal requirements of Section 30.01.

10. Interior Access Roads. New roads providing interior access to two (2) or more lots shall provide a right of way of at least sixty-six (66) feet. Interior access roads having connections with either Joslyn Road, Brown Road or Jordan Road shall be provided with entry area improvements including enhanced landscaping (Figure 34.4) and masonry knee walls as depicted in accompanying figures (Figure 34.2 and 34.3). Each side of the entry area and designated right of way shall contain a minimum of the following features (added 07.17.17):

   a. 4 ornamental or shade/street trees

   b. 12 shrubs

   c. 24 lineal feet of 30” high knee wall

   d. Knee wall and landscaping shall comply with the sight visibility and corner clearance requirements of Section 27.03G.

Figure 34.2
Interior Road Entrance Area Example
3. Site illumination on properties adjacent to residential properties shall not exceed 0.3 foot-candle along property lines, or 1.0 foot-candle along non-residential property lines. Parking lot lighting shall be governed by Section 27.11.

4. Ornamental lighting shall be provided within the greenbelt adjacent to Brown Road. Specifically, lights within this area shall be compatible with the DTE “North Yorkshire” poles (Figure 34.5) and fixtures. Compatibility shall be determined during site plan review. All lights shall be spaced 125' apart and shall be 48.5' in height and shall be on the north side of the safety path and outward (towards road) facing. *(added 07.17.17)*

5. Lighting fixtures within the interior portion of the BIZ district and not within the greenbelt of Brown, Joslyn or Jordan Roads shall be bronze color, shoebox style LED on a square pole. *(added 07.17.17)*

**Figure 34.5**
*BIZ (Brown Rd.) Fixture Lighting Standards*

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**H. Knee Wall.** Where required, a 30" high knee wall as illustrated in Figures 34.2 and 34.3 shall be installed. The knee wall shall adhere to the following standards. *(added 07.17.17)*

- Decorative knee wall shall be located within the greenbelt, parallel to the R.O.W. and adjacent to the entry planting.

- Columns shall be located at each end of the fence with a brick base and limestone cap.

<table>
<thead>
<tr>
<th>Item</th>
<th>Material Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick Column</td>
<td>Belden, Face Brick, Century Reds</td>
</tr>
<tr>
<td>Limestone Cap</td>
<td>Limestone Cap, 4” thick</td>
</tr>
</tbody>
</table>

- Columns shall be have an overall height of 36 inches with a wall height of 2 feet 6 inches.

- Maintenance and repair of the knee wall shall be the responsibility of the property owner.

**I. Public Road Access.** Any use developed or proposed within this district shall have direct access to a dedicated public or private road. Access management requirements for driveways, curb cuts, and traffic shall comply with Section 27.14.
The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, March 4, 2020 at 7:05pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:
Justin Dunaskiss, Chairman
John Steimel, BOT Rep to PC
Don Gross, Commissioner
Scott Reynolds, Vice-Chairman
Don Walker, PC Rep to ZBA
Joe St. Henry, Secretary
Judy Ryan, Commissioner

PLANNING COMMISSION MEMBERS ABSENT:
None

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

OTHERS PRESENT:
Debra Walton
Planner & Zoning Director Girling gave an overview of the text amendments. She noted, that it was the text amendments with changes to all the articles, that the Chair had listed. Article #2, they altered definitions related to signs. Article #5 and 6, they added a reference to an existing footnote to a use, related to stables. Article #14, they removed the language only allowing a one-story building. Article #16, added the use and criteria for a pet crematorium. Article #24, added the use of batting cages, and miniature golf. Article #27, added language related to plans submittal. Removed text related to signage requirements. Removed detailed information on required sign for rezones, and special land uses. Changed the directive to talk to the Planning & Zoning, versus, talking to the Building Department. Added references to another section, as it relates to the need for a traffic study for a rezone. Articles#30 and #34, changing incorrect section references and added more detail on the specifications for, and the placement of streetlights within BIZ. There were other changes that they discussed previously that were clerical, and she did not include them, because they do not require a public hearing; they can simply be changed.

Chairman Dunaskiss asked if there were any members of the public that would like to speak? There were none.

Chairman Dunaskiss asked if any members of the Planning Commission had any comments? There were none.

Chairman Dunaskiss closed the Public Hearing at 7:08pm.

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion
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PLANNING COMMISSION MEMBERS ABSENT:
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CONSULTANTS PRESENT:
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PC/ZBA Recording Secretary
Charter Township of Orion

Planning Commission Approval Date
8. UNFINISHED BUSINESS

A. PC-2019-38. Text Amendment to Ordinance #78, Articles 2, 5, 6, 14, 16, 24, 27, 30, and 34.

Chairman Dunaskiss asked Planning & Zoning Girling if she had anything else that she would like to add? Planning & Zoning Girling replied, nothing.

Chairman Dunaskiss asked if Planner Fazzini had anything to add or highlight? Planner Fazzini replied, no.

Chairman Dunaskiss asked if the Commissioners had any comments? Commissioner Gross stated that they had discussed this previously, and it did comply with the previous comments and discussion. It also complied with the Planning Directors' desires to make the ordinance more efficient.

Moved by Commissioner Gross, seconded by Vice-Chairman Reynolds, that the Planning Commission recommend to the Township Board to approve and adopt, PC-2019-38, for the Initiated Text Amendment to Zoning Ordinance No. 78, Articles 2, 5, 6, 14, 16, 24, 27, 30 and 34, of the zoning ordinance.

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

B. PC-2020-05. Text Amendment to Ordinance #78, RM-1 and RM-2.

Chairman Dunaskiss asked Planner Fazzini for an overview of the amendments.

Planner Fazzini stated that at the last meeting they took their comments on the (RM-1) and (RM-2) Districts, and they will address those at the next meeting.

Planner Fazzini said that in their packets they received excerpts from nearby communities on what their requirements are for their multiple-family districts, which are comparable to the (RM-1) and (RM-2) Districts in Orion Township.

Planner Fazzini added that there was a handout that was provided that tries to assimilate those standards in a way that they could relate to Orion Township standards. That is something that they could consider prior to the next meeting, as they think about what changes are appropriate to the (RM-1) and (RM-2) Districts.

Planner Fazzini started with Addison Township. He stated that Addison Township has the (MD) Multiple Dwelling District and noted that they have a maximum density cap of six and a half (6.5) dwelling units per acre. That is an overriding density cap that is similar to what Orion Township has now, six (6) dwelling units per acre in the (RM-1) District. Addison Township's minimum floor area is comparable to Orion Township, the efficiency is less. The one (1) bed and two (2) bed are the same as what is proposed, and the three (3) bed is the same as what Orion Township currently has. They have a ground floor lot coverage of 25% in Addison Township and is equal to what Orion Township requires now. The relationship between maximum density, minimum lot area, and the minimum floor area, varied depending on what type of development they are getting. They don't have a minimum lot area currently. Taking the mix of bedroom unit types, that a developer proposes, and giving them a calculation that they have to have a certain size parcel to do the mix, that they want to do. It is more of a land-based density requirement, depending on the mix. The minimum floor area is something that they currently have, and that is something that they can compare easily to other communities. They can also see that with
Agenda Item Summary

To: Charter Township Of Orion Board of Trustees
From: Tammy Girling
Meeting Date: May 4, 2020
Memo Date: April 27, 2020
Subject: Request for consideration under Zoning Ordinance #78, Article XXVII

REQUEST
Township Board of Trustees approval, under Zoning Ordinance #78, Article XXVII, Section 27.01, C, 3, paragraph 2, to permit the combination of nonconforming lots into building sites less than the size requirement of the Ordinance.

REASON
Zoning Ordinance #78, Article XXVII, Section 27.01, C, 3, paragraph 2, provides that the Board of Trustees may, at its sole discretion permit the combination, in whole or in part, of nonconforming lots of record into building sites less than the size requirements provided in the Ordinance.

PROCESS
The Board of Trustees considers the request under Zoning Ordinance #78, Article XXVII, Section 27.01, C, 3, paragraph 2.

BUDGET - Financial Item? Yes X 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)
CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES
REQUEST TO COMBINE NONCONFORMING LOTS OF RECORD

NOTICE TO APPLICANT:
The following application must be completed and filed with the Township at least ten (10) days prior to a scheduled Township Board meeting in order to request the combining of nonconforming lots of record into building sites less than the size requirements provided in the Zoning Ordinance. Regular meetings of the Township Board are held on the first and third Mondays of each month at 7:00 p.m. at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

I(We), the undersigned, in accordance with Section 27.01(C3) of the Zoning Ordinance, do hereby request that the Board of Trustees permit the combining of the nonconforming lots of record described below into building site(s), even though said building site(s) will not meet the size requirements of this Ordinance.

1. NAME & ADDRESS OF APPLICANT:
   Mat + Diane Kunskis
   535 Cushing Rd
   Lake Orion MI Zip 48360
   Phone (248) 790-1343

2. NAME & ADDRESS OF PROPERTY OWNER IF DIFFERENT FROM ABOVE
   Phone

Proof of ownership should be included in application (deed, land contract, option or similar document). If the applicant is not the owner of record, a letter of authority or Power of Attorney must be included as part of this application.

3. LENGTH OF OWNERSHIP BY CURRENT PROPERTY OWNER:
   ___________YEARS_________MONTHS

4. PROPERTY DESCRIPTION:
   a. If the property is part of a recorded plat complete the following:
      Location or address of property: East of 535 Cushing
      Side of street (north, south, east, west) East
      Nearest cross streets: Indianwood + Cushing
      Subdivision name: Kunskis Brookside
      Section No.: 3
      Sidwell No.: 09-03-378-039
      Frontage: 34.14 existing feet; Depth: 130.81 existing + feet
      4.13 Requested
   b. If the property is in acreage (not part of a recorded plat) provide the following:
      Sidwell No: _________________________ Total Acreage __________
      Complete legal description (may be typed on back or attached)
   c. Total Area of Site to be Built Upon: ________sq. ft.
      Frontage: ___________ feet depth: ___________ feet
5. **ZONING CLASSIFICATION:**
   Subject Property
   North
   East
   South
   West

6. **OWNERSHIP OF ADJOINING PROPERTY:** Do you own or have control over any properties adjoining the site on which you intend to build upon?
   - No
   - Yes (Describe properties)

7. **AVAILABILITY OF PUBLIC SANITARY SEWERS:**
   - Sewers Available
   - Sewers Not Installed

8. **VARIANCE REQUIREMENTS:** Will it be necessary to request a variance(s) from the Zoning Board of Appeals?
   - YES
   - NO

9. **TEN (10) COPIES OF A PLOT PLAN SHOWING THE LOT(S) IN QUESTION AND THE GENERAL INTENDED LAYOUT MUST BE INCLUDED IN THE APPLICATION. THESE PLANS ARE MADE A PART OF THE PETITION AND SHOULD BE DRAWN TO SCALE IN ACCORDANCE WITH THE ORION TOWNSHIP ZONING ORDINANCE.**

   [Signature]
   4/27/2020
   [Date]

   ================================
   THE FOLLOWING SECTION IS TO BE COMPLETED BY THE TOWNSHIP:
   DATE REC'D
   REC'D BY
   FILING FEE
   P2 -

   **TOWNSHIP BOARD ACTION:** The request to combine nonconforming lots of record is:
   - GRANTED
   - DENIED (give reasons)

   [Meeting Date]

   [Signature of Township Clerk]
   [Date]

   CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES

114
April 27, 2020

Orion Township
2525 Joslyn Rd
Lake Orion, MI 48360

Attn: Board of Trustees

Re: Lot 4 Cushing Street

Dear Members of the Board,

Below are the answers to the provisions required in accordance with Section 27.01(c) of the Zoning Ordinance:

A. Yes, there is the ability for a building to fit on both properties as noted on the drawings with the setbacks.

B. Lot 4 will meet the 50’ wide requirement.
   The Pine Island lake access will be approximately 27’ +/- at the driveway. The Pine Island lot consists of approximately 1.23 acres and can support a new home and has existing structures currently.

C. Lot 4 will have sewer.
   Pine Island has existing septic and is approximately 1.23 acres.

Thank you for your consideration,

Mat Dunaskiss
Deputies responded to the 3000 block of Walton Park Dr for a harassment complaint. A 27-year-old resident reported her ex-boyfriend was threatening her and has a history of violence. Deputies interviewed the suspect and he was belligerent and highly intoxicated; Deputies served the man with a trespass notice and warning.

At 10:09 PM Deputies responded back to the victim’s residence after the man was observed at the home he had been warned to stay away from. Deputies searched the area and were unable to locate the suspect, however deputies discovered evidence the man was again at the home and the victim reported receiving over 50 phone calls and text messages from the suspect after Deputies advised the suspect not to come to the victim’s residence. The victim received a text message from the suspect to "come to the window", The victim heard a banging noise on the window, and she ran into the bathroom and called 911. Deputies responded to the suspects home and observed the hood of the suspect’s vehicle was warm to the touch and obviously recently driven. The suspect was lodged at the Oakland County Jail for window peeing and trespassing.

Deputies responded to the 3300 block of Park Meadow on a PPO Violation. Upon their arrival, Deputies observed an 18-year-old suspect with an active PPO hiding on the side of...
the protected party's residence. Deputies gave the suspect verbal orders to come out and talk, the suspect fled on foot.

Deputies pursued the man and were able to deploy a taser at which time the suspect was taken safely into custody without further incident. The suspect was lodged at the Oakland County Jail pending charges of PPO Violation & Felony Resist & Obstructing. **UPDATE:** On 04/07/2020, warrant authorized and signed by 52-3 District Court Magistrate Soma for the offense of: **Count#1.** Felony: Resisting & Obstructing. The case report was also forwarded to 6th Circuit Court Judge McDonald referencing the Personal Protection Order Violation.

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**20-70803  4/7/2020  8:06 PM  Assist Medical / Death Investigation**

Deputies and the Orion Township Fire Department responded to the 700 block of Kimberly Drive, located inside the Kimberly Apartment Complex. The caller advised the Sheriff's Operations Center that the victim's general health had been declining and he refused to seek medical attention. The caller had been trying to get her husband to her vehicle so that she could drive him to the hospital, but he had collapsed on the sidewalk where he expired. Star Paramedics from the Orion Township Fire Department were administering CPR to the victim. Paramedics provided telemetry to McLaren-Oakland Hospital where a physician pronounced the 50-year-old male, resident of Orion Township deceased. A Detective responded to the scene to begin his death investigation protocols. The Oakland County Medical Examiner's Office was notified of the victim's death. The Medical Examiner's Office advised that they would not be responding and authorized the release of the decedent to a local funeral home.

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**20-71071  4/7/2020  3:43 AM  Assist Medical / Death Investigation**

Deputies and the Orion Township Fire Department responded to the 500 block of Kimberly Drive, located inside the Kimberly Apartment Complex, on an unresponsive 60-year-old male, resident of Orion Township. The caller advised the Sheriff's Operations Center that the victim had gone to the bathroom and had collapsed. Upon their arrival, Deputies found Paramedics from the Orion Township Fire Department administering CPR to the victim. Paramedics were unsuccessful in reviving the victim. The victim had several health issues. Paramedics provided telemetry to McLaren-Oakland Hospital where a physician pronounced the victim deceased. A Detective responded to the scene and began his investigation. The Oakland County Medical Examiner's Office was notified of the victim's death. The Medical Examiner's Office advised that they would not be responding and authorized the release of the decedent to a local funeral home.
**20-71493  4/8/2020  4:28 PM  Intoxicated Disorderly Conduct Arrest**

Deputies responded to 2755 S Lapeer (Red Roof Inn) on an intoxicated disorderly subject. Responding Deputies arrived and located a highly intoxicated 42 year old Lapeer man. An investigation revealed the intoxicated man became upset with management because he could not find his key to his room. A manager reported the suspect tried to choke him and tried taking the phone away when he attempted to call 911. The victim refused to press charges for assault. The suspect submitted to a PBT and registered a .37 BAC. The suspect was served a formal trespass notification that he was not welcome back onto the property and cited for disorderly conduct. Due to the suspect’s high level of alcohol intox, he was transported to Ascension Hospital in Rochester Hills to detox and released with a citation.

**20-71929  4/9/2020  5:11 AM  Breaking & Entering Arrests**

Deputies responded to 33 Starling Hill for a possible Breaking & Entering Complaint. An eyewitness observed juveniles entering a trailer that he believed to be vacant and owned by the mobile home park. Responding Deputies searched and located 4 Juveniles inside the home. Deputies Identified the juveniles and released them to their parents. Deputies made contact with management of the mobile home and confirmed the juveniles were not allowed to be inside. Management also identified approximately $250.00 worth of damage. Deputies completed a Juvenile Petition for charges to the prosecutor's office.

**20-74316  4/12/2020  3:48 PM  Shooting/ Accidental Shooting**

Deputies and the Orion Township Fire Department were dispatched to the 1300 block of Silverbell Road for a shooting which had just occurred. The caller stated his son-in-law was shot in the leg by an unknown person while standing in the driveway of the residence. The caller stated a black Dodge Durango was seen in the area when the shooting occurred.

Deputies searched the area for suspect and vehicle, however the evidence at the scene did not match the victim story. The victim, a 23-year-old resident of Lexington MI, was treated for non-life-threatening injuries when the bullet passed thru his leg.

A Detective responded to the residence and deputies also located additional evidence. A bullet and casing, along with two more .25 caliber bullets, were recovered from the victim’s vehicle in the driveway. Upon further questioning, the victim admitted to shooting himself in the leg while trying to unload the pistol. The victim was transported to the hospital by
his wife for treatment. The handgun and bullet was collected for forensic testing while the case remains open.

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. Tipsters can remain anonymous.
Oakland County Sheriff's Office
Orion Township Substation

Weekly "Calls for Service" Summary:

Time period: 4-13-2020 to 4-19-2020

- Calls for service - 371
- Felony Arrests - 1
- Misdemeanor Arrests - 2
- Accidents - 4

20-74904 4/13/2020 2:05 PM        Larceny from Vehicle

Deputies responded to the 1200 block of Walloon Way for a Larceny from automobile report. A 51-year-old resident reported that she parked her vehicle inside the garage with the door open. She then observed her vehicle's door unlocked and ajar. A neighbor then noticed a change purse and other items in their yard. The victim reported the change purse contained change and dollar bills, totaling approximately $3.00 and multiple gift cards taken from the vehicle.

20-74965 4/13/2020 3:57 PM        Larceny from Vehicle

Deputies responded to the 1000 block of Key West for a Larceny from automobile report. A 55 year old male resident reported at 11:00 am, he observed his driver's door ajar and papers thrown around the inside of the vehicle. The victim reported his garage door opener was taken but nothing else was missing. The victim reported the vehicle was left unlocked. Deputies instructed the resident to reprogram his garage door.

20-75196 4/13/2020 11:38 PM        UPDATE: Deputies Locate Theft Suspects

Deputies responded to the 3400 block of Sussex in Oakland Township for a suspicious person whom the caller believed was breaking into vehicles. Responding deputies located and connected multiple juveniles to recent thefts. Deputies recovered stolen property subsequently closing seven larceny reports in NE Oakland County to include thefts in Orion Township. A juvenile Court petition was completed on the juveniles.
Deputies responded to the 500 block of Flintridge for a call of a person who called 911 stating she was despondent and had nothing to live for. Deputies responded and made the resident safe. Deputies determined the resident had ingested a large amount of pain and sleeping pills. Deputies contacted FD and EMS and then completed a mental health protocol at which time the resident was safely transported to a local hospital for treatment. Family members were notified, and the resident was provided care for the temporary issues she was experiencing.

Orion Deputies were alerted that an intoxicated Brandon Township man had fled his residence after his wife called 911 to report Domestic Violence. An Orion Township Deputy located the BOL vehicle and followed it, observing the license did not match the Red pick-up truck. Deputies safely stopped the vehicle on Baldwin near Mill Lake Road and observed signs the driver had been drinking and the man also stated he had 4-5 beers. Deputies conducted sobriety tests and the driver registered a BAC of .179, consistent with the all information and observations. The driver was placed under arrest and transported for a blood test prior to being safely lodged at the Oakland County Jail. Charges are pending for OUIL 3rd, Improper Plate and Driving on a suspended license. Brandon Township Deputies are handling the domestic violence complaint in that area.

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.
Oakland County Sheriff's Office
Orion Township Substation

Weekly "Calls for Service" Summary:

Time period: 4-20-2020 to 4-26-2020

- Calls for service - 388
- Felony Arrests - 0
- Misdemeanor Arrests - 2
- Accidents - 4

20-80572  4/21/2020  06:30 AM  Breaking & Entering Report

Deputies responded to the 300 block of Casmer for a breaking and entering complaint. A 65-year-old resident reported an unknown suspect(s) stole a shotgun, crossbow, knife and a hatchet from his detached Garage. The victim last saw items in his garage around 6PM the previous day. He discovered his garage door open around 6AM this morning. He checked the garage and found items missing. The homeowner reported the door was not locked. Deputies found no signs of forced entry. This incident is under investigation.

20-81795  4/22/2020  7:00PM  Runaway Child – Located / K-9 Assist

Deputies responded to the 1000 block of Silver bell for a runaway complaint. A 51-year-old resident reported that her 10-year-old son became upset and ran away from the home at approximately at 3 PM. The 10-year-old entered a large wooded area and family members could not locate the child. Deputies called out a K-9 unit and Deputies began searching the area. Deputies were able to locate the 10-year-old hiding in the woods and returned him to the residence. Due to the cold temperatures, Deputies determined that the child needed to be checked by EMS. Subject was cleared by EMS and he was turned over to his parents.

200082591  04/23/2020  8:38PM  Domestic Assault – Arrest

Deputies responded to a 911 call in the 3000 block of Westlyn for a domestic assault. A 22-year-old male was arguing with his 45-year-old Aunt and it turned physical when he
punched her in the face and threw her to the ground. The suspect then grabbed a piece of glass and left the house and went to the garage. Upon arrival, Deputies made the scene safe and interviewed he all parties involved. Based upon the victim's statements and evidence, the 22-year-old suspect was placed under arrest for Domestic Assault and lodged at the Oakland County Jail pending prosecutor review. The 22-year-old man was charged with Domestic Assault and arraigned in the 52-3 District Court.

20-83663  4/25/2020  111:37 PM  Assist Barricaded Gunman / OCSO SWAT Team Assist

Deputies were dispatched to assist the Lake Orion Police Department in the 450 block of Hauxwell Drive for a barricaded gunman. A 52-year-old man was reported to be intoxicated and had just gotten into a verbal altercation with his parents. The parents were able to safely exit the residence, but the 52-year-old man stayed inside armed with a shotgun and refused to exit. The Lake Orion Police Department requested the assistance of the OCSO SWAT Team. Police contained the man to the home while a negotiator and SWAT Team members arrived on scene. The SWAT Negotiator was able to safely talk the responsible out of the residence where he was taken into custody without incident.

20-83671  04/25/2020  11:55AM  Disorderly Conduct – Trespassing

Deputies were dispatched to the area of Silver bell and Squirrel (Jesse Decker Park) for a disorderly conduct / trespassing complaint. Investigation revealed that a 37-year-old resident of Pontiac was giving tennis lessons on the parks tennis courts, tying up all the courts. An Orion Twp resident approached the individual and advised he was in violation of the governs stay at home order and alerted Township officials who arrived on scene and the subject became argumentative and aggressive. Deputies arrived and the subject was advised that he would be banned from the tennis courts for one year and should he return he would be ticketed.

20-84290  04/26/2020  11:27AM  Domestic Assault – Arrest

Deputies responded to a 911 call in the 3000 block of Mt. Vernon for a domestic assault. A 17-year-old male was arguing with his 51-year-old mother and it turned physical when he pushed her up against the wall and stated that he should smash her head against the wall. Based upon the victim's statements and the evidence, the 17-year-old suspect was placed under arrest for Domestic Assault and lodged at the Oakland County Jail pending prosecutor review.
Deputies responded to the 100 block of Sparrow Hill Dr for a Home Invasion Report. A 28-year-old resident reported an unknown suspect(s) broke into the house between the hours of 2:30 pm & 3:30 pm. The homeowner reported 3 bottles of CBD oil and a pack of cigarettes were stolen from the residence. Deputies arrived and found forced entry into a back window of the residence. Deputies requested an Evidence Tech to process the scene for evidence. This incident is under investigation.

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.
To: Orion Township Board of Trustees

From: Penny S. Shults, Clerk

Meeting Date: May 4, 2020

Memo Date: April 30, 2020

Subject: Electronic Bid Procedures

REQUEST
Receive and file electronic bidding procedures under the current Covid-19 State of Emergency.

REASON
Due to the current Covid-19 State of Emergency, a review of the bid process was necessary.

PROCESS
Electronic bids will be able to be submitted following the outlined guidelines.

BUDGET
If yes, fill out information below:

<table>
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<tr>
<th>Financial Item?</th>
<th>Project/Grant Tracking?</th>
<th>Expected Invoice Date:</th>
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<th>Reviewed by Budget Director?</th>
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<th>Description</th>
<th>Budget Amount</th>
<th>Cost</th>
<th>Remaining Budget</th>
</tr>
</thead>
</table>

RECOMMENDATION (Motion)
Board action would be to receive and file electronic bidding procedures under the current Covid-19 State of Emergency.