

**CHARTER TOWNSHIP OF ORION  
CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES AGENDA  
MONDAY, OCTOBER 18, 2021 - 7:00 PM  
ORION COMMUNITY CENTER  
1335 JOSLYN ROAD  
LAKE ORION, MI 48360**

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1. CALL TO ORDER	
2. INVOCATION AND PLEDGE	
3. CITIZEN OF THE MONTH	
4. PRESENTATION - Flooding Response	
5. APPROVAL OF BILLS	2
6. PUBLIC COMMENT (3 minutes or less) *Board does not respond during public comment	
7. APPROVAL OF AGENDA	
8. CONSENT AGENDA	
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B. Community Survey	218
11. PUBLIC COMMENT	
12. BOARD MEMBER COMMENT	
13. 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.*

10/18/2021

## INVOICES

### Total Checks

Non Board Bills	10/13/2021	\$106,694.22
Board Bills	10/18/2021	\$574,221.76

<b>Total Invoices</b>		<b>\$680,915.98</b>
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<b>Total Invoice Disbursements</b>		<b>\$680,915.98</b>
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## PAYROLL

### Total Gross

Regular Pay	10/13/2021	\$240,083.47
FICA Expenses		\$14,806.09
Benefit Expenses		\$78,729.71

<b>Total Payroll Disbursements</b>		<b>\$333,619.27</b>
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<b>Grand Total Disbursements</b>		<b>\$1,014,535.25</b>
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Due to the conversion to the Pooled Cash Fund, total disbursements include refunds from deposits, bonds & escrows which are not expenses to the township. The payroll check register shows deductions that are not expenses to the township.

Prepared by Melissa Bardecki



**CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES  
MINUTES, REGULAR MEETING, MONDAY, OCTOBER 4, 2021**

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**1. CALL TO ORDER.** The Charter Township of Orion Board of Trustees held a regular meeting on Monday, October 4, 2021 at Orion Center, 1335 Joslyn Road, Lake Orion, MI 48360.

**BOARD MEMBERS PRESENT:** Chris Barnett, Penny Shults, Donni Steele, Brian Birney, Julia Dalrymple, and Kim Urbanowski

**BOARD MEMBERS ABSENT:** Mike Flood (*with notice*)

**OTHERS PRESENT:**

Jerry Richards	Richard Benoit	David Cipriano
Josh Yates	Gary Robert	Darren Ofiara
Kati DeMattia	Lynn Hargrave	

**2. INVOCATION AND PLEDGE.** Pastor Josh Yates gave the invocation, followed by the Pledge of Allegiance by Supervisor Chris Barnett.

**3. RECOGNITION.** Supervisor Barnett honored retiring Lieutenant Dan Toth and recognized Lieutenant Darren Ofiara.

**4. APPROVAL OF BILLS.** Moved by Treasurer Steele, seconded by Clerk Shults to authorize payment of bills in the amount of \$1,532,159.96 and payrolls in the amount of \$363,767.30, for a total disbursement of funds in the amount of \$1,895,927.26, as presented. AYES: Steele, Birney, Dalrymple, Urbanowski, Barnett, Shults ABSENT: Flood NAYS: None MOTION CARRIED

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

**6. APPROVAL OF AGENDA.**

Moved by Clerk Shults, seconded by Trustee Birney to approve the agenda, as presented.  
MOTION CARRIED

**7. CONSENT AGENDA.**

**A. Minutes – Board Workshop, September 20, 2021.** Approve, as presented.

**B. Minutes – Regular Meeting, September 20, 2021.** Approve, as corrected.

**C. Contract – Sherwood Auction Services.** Approve the contract with Sherwood Auction Services and allow the Supervisor to execute the agreement.

**D. Agreement – Aramark Refreshment Services.** Authorize the Township Supervisor to enter into a three-year agreement with Aramark for refreshment services at the Municipal Complex and Sheriff Substation.

**E. Development Agreement for Parcel Number 09-26-300-014.** Approve the Development Agreement with Milosch Leasing & Rental Inc. to govern its development of parcel number 09-26-300-014 and authorize the Township Supervisor to execute same.

**F. Purchase – Server Upgrade.** Authorize the purchase of a server upgrade as quoted by I.T. Right in an

**CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES  
MINUTES, REGULAR MEETING, MONDAY, OCTOBER 4, 2021**

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amount not to exceed \$17,460.00.

**G. Award Bid – Custodial Contract.** Award bid for Custodial Services to AmeriClean and enter into a three-year agreement for a total annual amount of \$72,620.52, to start with the completion of the Municipal Complex.

**H. Award Bid – Friendship Park Tennis/Pickleball and Orion Center Trailhead Projects.** Award the bid for paving the Friendship Park Tennis/Pickleball Courts and Orion Center Trailhead parking lot to Asphalt Specialists at a total cost not to exceed the \$410,000.00 budgeted for these projects.

**I. PC-2021-78, The Woodlands PUD, Set Joint Public Hearing Date.** Receive and file Board notice regarding proposed joint public hearing for OC-2021-78, The Woodlands PUD on October 20, 2021.

Moved by Clerk Shults, seconded by Trustee Birney to approve the Consent Agenda, as presented.

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

ABSENT: Flood NAYS: None MOTION CARRIED

## **8. PENDING BUSINESS.**

**A. Second Reading Ord. 154 Amendment.** Moved by Clerk Shults, seconded by Trustee Birney to approve the second reading of the amendments to the Orion Township Licensed Marihuana Facilities Ordinance (Ordinance No. 154) and authorize the Township Clerk to certify and file same and hereby set the application period for permits for Medical Marihuana Provisioning Centers to begin on October 6, 2021, and end on November 5, 2021, at 4:00 p.m. AYES: Urbanowski, Barnett, Shults, Steele, Birney, Dalrymple  
ABSENT: Flood NAYS: None MOTION CARRIED

Moved by Clerk Shults, seconded by Trustee Birney to approve the amendments to the Ordinance 154 Permit Application and Ordinance 154 renewal application with any minor amendments recommended by the Township Attorney and approved by the Township Supervisor. AYES: Barnett, Shults, Steele, Birney, Dalrymple, Urbanowski ABSENT: Flood NAYS: None MOTION CARRIED

**B. Oakland County Park Passes Available for 2022.** Moved by Treasurer Steele, seconded by Trustee Birney to receive and file. AYES: Shults, Steele, Birney, Dalrymple, Urbanowski, Barnett ABSENT: Flood  
NAYS: None MOTION CARRIED

**C. Purchase – ARPA Recommendations.** Moved by Clerk Shults, seconded by Trustee Urbanowski to authorize using American Rescue Plan funding for the proposed expenditures in 2021, and authorize the Township Supervisor to execute all required purchase orders and agreements for the requested items. AYES: Steele, Birney, Dalrymple, Urbanowski, Barnett, Shults ABSENT: Flood NAYS: None  
MOTION CARRIED

## **9. REPORTS.**

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

**B. NOTA Proposed 2022 Budget.** Moved by Clerk Shults, seconded by Trustee Birney, to receive and file the NOTA proposed 2022 budget, as presented. MOTION CARRIED

**CHARTER TOWNSHIP OF ORION BOARD OF TRUSTEES  
MINUTES, REGULAR MEETING, MONDAY, OCTOBER 4, 2021**

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**C. Orion Township Public Library 2022 Budget Plan.** Moved by Clerk Shults, seconded by Trustee Urbanowski to receive and file the Orion Township Public Library 2022 budget plan, as presented. MOTION CARRIED

**D. Municipal Complex, September 2021 Executive Report.** Moved by Treasurer Steele, seconded by Clerk Shults to receive and file the September 2021 Municipal Complex Executive report, as presented. MOTION CARRIED

**E. Community Survey.** Presentation of 2021 Community Survey.

**F. Financial Reports.** Moved by Clerk Shults, seconded by Trustee Urbanowski to receive and file the Revenue/Expenditure & Balance Sheet reports, as presented. MOTION CARRIED

**10. PUBLIC COMMENT.** Public Comment was not heard.

**11. BOARD MEMBER COMMENTS.** Board member comments were heard.

**12. ADJOURNMENT.** Moved by Treasurer Steele, seconded by Trustee Urbanowski to adjourn. MOTION CARRIED The meeting was adjourned at 8:18 p.m.

Transcription: J. London

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Penny S. Shults, Clerk

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Chris Barnett, Supervisor  
Charter Township of Orion



## Agenda Item Summary

**To:** Board of Trustees  
**From:** Penny Shults, Township Clerk  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 11, 2021  
**Subject:** Notice of Solicitation - Christ the Redeemer Community Outreach Project

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☒ Consent ☐ Pending

### REQUEST

Attached is a notice from Christ the Redeemer Catholic Church of their intent to collect personal care/hygiene items on behalf of local food pantries as part of a community outreach program to be conducted on Saturday, December 4, 2021.

### REASON

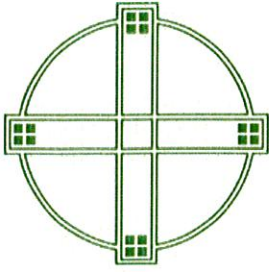
Non-profit groups are requested to notice the Township of their intention; they are generally not subject to the licensing provision of the Ordinance.

### PROCESS

The notice has been provided for consideration.

### RECOMMENDATION (MOTION)

Board action would be to receive and file the notice of solicitation from Christ the Redeemer Community Outreach Project, with the Clerk to notify the OCSO of the request.



**Christ the Redeemer Catholic Church**  
*Iglesia Católica Cristo el Redentor*  
2700 Waldon Road • Lake Orion MI 48360  
248-391-1621 • Fax 248-391-3412  
ctredeemer.org

October 1, 2021

Penny Schultz, Clerk  
2525 Joslyn Rd.  
Lake Orion, MI 48360

Dear Penny or Township Staff:

This letter is a request to be put on the agenda for the township meeting.

Christ the Redeemer Catholic Church has organized a parish wide outreach on Saturday, December 4th. Over 300 of our parishioners will be going into the community helping others by working on projects to help the community including: wrapping gifts to donate to local non- profits, writing letters to our troops( Operation Gratitude) and bagging candy.

Collecting food/hygiene items for Catholic Community Response Team is one project. We will be collecting from several local subdivisions; Keatington, Keatington Cedars, Rolling Meadows, Creekside, Orion Oaks, Forest Springs, Millcrest, Mill Creek, Keatington Meadows and the Preserves. There will be groups collecting throughout the day, with the project concluding by 4:00 p.m.

Flyers will be distributed the week before alerting residents of the collection and asking for their support. A copy of the flyer is attached.

Thank you for your support in this important project. Feel free to contact me if you have any questions.

*Karen Swietlik*

*Christian Service Coordinator*

*(248) 391-1621 ext. 17*



## ST. NICHOLAS PROJECT

*Peter 4:10 "As each has received a gift, use it to serve one another,  
as good stewards of God's varied grace."*

In this season of giving, Saturday, December 4, members of Christ the Redeemer Catholic Church will spend the day serving in various community outreach projects in the local area as we celebrate the Feast of St. Nicholas. One of the projects is collecting items for Catholic Community Response Team in Pontiac.

We invite you to consider donating: **Laundry Soap-42 oz. or less, Dish Soap, Shampoo and Conditioner, Shaving Cream and Razors, Deodorant, Feminine Products, Bar Soap, Toothpaste, Toothbrushes and Toilet Paper.**



Place your donations in the plastic bag provided and leave on your porch by 8am, Saturday, December 4. Bags will be picked up that day before 4pm. If your items are not picked up, call us and let us know your address and we will pick them up on Monday. We are truly grateful for any amount you can provide.



Christ the Redeemer Catholic Church  
Invites You to Come Worship with Us!

Christmas Mass Schedule:  
Christmas Eve, 4 & 10pm  
Christmas Morning, 11am



Weekend Mass Schedule: Saturday, 5pm; Sunday 9 & 11am



2700 Waldon Rd., Lake Orion • 248-391-1621 •

[www.ctredeemer.org](http://www.ctredeemer.org)



ChristTheRedeemerLakeOrion



## Agenda Item Summary

**To:** Board of Trustees  
**From:** Penny Shults, Township Clerk  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 11, 2021  
**Subject:** Request for Temporary Street Closure - Bald Mountain

☒ Consent ☐ Pending

### REQUEST

Attached please find a request for Board approval to temporarily close off Bald Mountain Rd in the Hi-Hill subdivision on Sunday, October 31, 2021, from 5:00 p.m. to 7:30 p.m. to hold a subdivision Trick or Treat.

### REASON

The subdivision wishes to hold Trick or Treating. They do not plan to have any structures in the road that would not allow for quick passage of emergency vehicles.

### PROCESS

The request has been reviewed by the Fire Chief, DPW Director, and OCSO, and there were no concerns. The application has provided a petition signed by affected residents and a map indication the area affected.

### RECOMMENDATION (MOTION)

Board action would be to adopt the attached resolution allowing the temporary closure of Bald Mountain Rd from 5:00 p.m. - 7:30 p.m. on October 31, 2021, subject to compliance with all Township requirements, and direct the Clerk to forward a copy of the resolution to the Road Commission.



## Charter Township of Orion

2525 Joslyn Rd., Lake Orion, MI 48360

### Request for Street Closure

Date: 09/20/21

Contact Person: Madeline LaFave

Address: 3830 Hi Dale Drive, Lake Orion

Contact Phone # 734-716-9050

Street to be Closed (attach map): Bald Mountain Road from Hi Hill Drive to Hi Valley Drive

Date & Time of Closure: October 31st, 5pm - 7:30 pm

Reason for Closure: Neighborhood Halloween Event (Trick or Treat Street)

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#### Review Comments

Fire Chief \_\_\_\_\_

DPW Director \_\_\_\_\_

OCSD \_\_\_\_\_

Return By: \_\_\_\_\_

for Board Meeting to be held 09/27/21

Return Completed Form & Petitions to:

Orion Township Clerk's Office  
2525 Joslyn Rd.  
Lake Orion, MI 48360



# Petition Temporary Street Closure

We, the undersigned residents of Hi Hill Village Association  
confirm that we are aware of and agree with the requested closure of  
Bald Mountain Rd from Hi Hill to Hi Valley  
on October 31st from 5pm to 7:30pm  
for Trick or Treat Street Event

[illegible]





## Agenda Item Summary

**To:** Board of Trustees  
**From:** Aaron Whatley, Parks & Recreation Director  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 14, 2021  
**Subject:** Parks & Paths Committee Bylaws Amendment

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☒ Consent ☐ Pending

### REQUEST

The request before the board is to adopt the attached changes to the Parks & Paths Committee bylaws. The amendments pertain to the dates of the committee meetings and procedure for amending the bylaws - see attached.

### REASON

The committee unanimously voted for these changes at their last meeting.

### PROCESS

Committee bylaw changes are required to be submitted to the board for approval.

### RECOMMENDATION (MOTION)

Board action would be to adopt the Parks & Paths Committee bylaws amendment, as presented.



# Charter Township of Orion

## Parks & Paths Advisory Committee

### Bylaws

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These Bylaws are intended to state the rules adopted by The Parks & Paths Advisory Committee to conduct its meetings. It is the Committee's intent that in adopting these rules and written uniform procedures for the conduct of its meetings, it will help facilitate the fair sharing of information with the public and the members of the Charter Township of Orion Board of Trustees, hereinafter called the "Board."

#### **Section 1 - Name**

The name of this organization shall be the Parks & Paths Advisory Committee, hereinafter called the "Committee."

#### **Section 2 – Purpose**

The purpose of this Committee is to communicate with, and forward recommendations to the Parks & Recreation Director and/or the Board on programming selection, program coordination, facility development, land acquisition, staffing, funding, construction priorities, and all maintenance of recreation facilities including parks, paths, and trails.

#### **Section 3 - Members**

The Committee shall be composed of seven (7) voting members: All members must be residents of Orion Township. One voting member shall be a Charter Township of Orion Board member. Members shall be of diverse interest and demographics and shall be appointed by the Board. The Committee may appoint non-voting members.

In addition, there shall be two (2) non-voting members. One non-voting member shall be the Orion Township employee responsible for parks & paths. The other non-voting member shall be an "alternate" who meets the same requirements as a voting member. The alternate will become a voting member in the absence of a voting member. The alternate will also automatically become a voting member upon the resignation or removal of a voting member, whereupon the Board shall appoint a new alternate.

Any member of the Committee may be removed by the Charter Township of Orion Board with cause by his/her unexcused absence of three (3) meetings during a single three-year term without notice, the Chairperson may request that a member be asked to resign, with a report to that effect shall be sent to the Township Supervisor along with a request to remove that member from the Committee and any office held by that member shall be vacated.

In the event a vacancy is created within the Committee, either by resignation or an inability to perform the functions of this office, a new alternate replacement will be appointed by the Board to fill that vacancy.

## Section 4 – Offices

**Chairperson:** The Chairperson may establish committees, shall develop the agenda, preside at all meetings, and shall present an annual, mid-year report to the Board.

**Vice-Chairperson:** The Vice-Chairperson shall act in the absence of the Chairperson. The Vice Chairperson shall be responsible for periodically reviewing the condition of parks, paths, and recreation facilities and giving a mid-year report regarding such facilities to the Committee.

**Secretary:** The Secretary shall act in the absence of the Chairperson and the Vice-Chairperson. The Secretary shall keep the minutes of all the Committee meetings and forward a copy of them to the Supervisor's Office. The Secretary shall also keep all other records of the Committee. Upon adoption of the minutes by a majority vote of the Committee, the Secretary shall have the authority to sign all minutes, and these minutes shall become a public record and a copy shall be forwarded to the Township Clerk's office for distribution to the Township Board.

The Charter Township of Orion Board members shall be prohibited from holding an officer position.

## Section 5 - Terms

Terms of members are three years.

The officers of the Committee shall be elected each year for one-year terms, by the Committee, at the first regular meeting in January. The new elected officers are to preside at the next meeting and shall hold office until their successors' are elected and assume office in the next year.

## Section 6 – Meetings

The regular meeting of the Committee shall be held on the third Thursday of ~~even~~ **odd** months beginning at 6:00p.m. Adjourned or special meetings may be held at any time or place established by the Committee. The Chairperson, Parks & Recreation Director, or any four (4) Committee members may call special meetings. Meeting will be limited to two (2) hours in length with a unanimous vote required to extend the meeting.

The Committee shall abide by the provisions of the Open Meetings Act, Public Act 267 of 1976, as amended.

## Section 7 - The Order of Business

A. The order of business for a Regular Meeting shall be:

1. Call to order by the Chairperson
2. Roll Call
3. Determination of a quorum
4. Approval of minutes of last preceding meeting
5. Approval of Agenda
6. Public Comments
7. Pending Business
8. New Business

9. Reports
  10. Committee Comments
  11. Adjournment
- C. The Chairperson shall have the discretion of changing the order of business, with approval of the Committee, whenever it is advisable to do so either before, or during the progress of the meeting.
- D. The order of business for the Annual Meeting, to be the Committee's first regular Meeting in January, shall be:
1. Call to order by the Chairperson
  2. Roll Call
  3. Determination of a quorum
  4. Public Comment
  5. Election of new officers
  6. Regular order of business
  7. Committee Comment
  8. Adjournment

## **Section 8 - Quorum**

For the transaction of ordinary business, at any Regular, Adjourned or Special Meeting, four (4) members shall constitute a quorum. An affirmative vote of at least four (4) members of the Committee shall be necessary in order to make a decision.

## **Section 9 - Amendment of Bylaws**

Changes to these Bylaws may be made or added to by the affirmative vote of five (5) out of seven (7) members. **Bylaw changes shall be submitted to the Orion Township Clerk's office for Board approval.**



## Agenda Item Summary

**To:** Board of Trustees  
**From:** Chris Barnett, Township Supervisor  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 14, 2021  
**Subject:** Create Ordinance 154 Subcommittee

☒ Consent ☐ Pending

### REQUEST

The request is to create a subcommittee to review medical marihuana provisioning center applications and make recommendations to the Board of Trustees.

### REASON

The Orion Township Board of Trustees approved the second reading of Ordinance 154 at the October 4, 2021 Board of Trustees meeting, which included revisions authorizing a limited number of Facilities to be licensed in the Township to provide safe and more conveniently available Medical Marihuana for Township residents that are qualifying patients or primary caregivers. At that time, the Board of Trustees established a 30-day, limited period in which to receive applications. The Board of Trustees established a limit of four medical marihuana provisioning centers to operate in the Township. It is recommended for the Board to establish a subcommittee of Township personnel to review the applications received during the application period, and make a recommendation to the Board of Trustees for award of the permits.

### PROCESS

It is recommended the review committee consist of the following members:

- Trustee Brian Birney
- Trustee Julia Dalrymple
- Planning & Zoning Director Tammy Girling
- Building Official David Goodloe
- Chief of Staff Samantha Timko
- Assistant to the Clerk Jillian London
- Representative from the Kelly Firm, Township Attorney

Following the closing of the 30-day application window, the subcommittee will convene to review all the applications received, utilizing the standards included in Ordinance 154, Article X, and will bring to the Board recommendations for award of the four available permits. Following Board decision, the applicants will seek site plan approval following established Township processes and procedures within the Zoning Ordinance.

### RECOMMENDATION (MOTION)

The recommended motion is to create an Ordinance 154 Subcommittee consisting of the Township personnel identified in this memo, and charge the subcommittee with review of the permit applications received for Medical Marihuana Provisioning Centers and provide the Board of Trustees with their recommendation of the four establishments to receive the available permits.

**CHARTER TOWNSHIP OF ORION  
COUNTY OF OAKLAND  
STATE OF MICHIGAN**

**RESOLUTION TO ESTABLISH AN ORDINANCE NO. 154  
SUBCOMMITTEE**

At a regular meeting of the Township Board of the Charter Township of Orion, Oakland County, Michigan (the “Township”), held on October 18, 2021.

PRESENT:

ABSENT:

The following Resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_:

**WHEREAS**, on October 4, 2021, the Township approved the Second Reading of its Ordinance No. 154 (Licensed Marihuana Facilities Ordinance), which designated Medical Marihuana Provisioning Centers as an allowable use within the Industrial Park “IP” District, subject to Township and State approval; and

**WHEREAS**, the Township shall only accept applications between the dates of October 6, 2021, and November 5, 2021, until 4:00 p.m. (the “Application Period”); and

**WHEREAS**, upon close of the Application Period, the Township has thirty (30) days to approve up to four (4) medical marihuana provisioning center permits and intends to consider applications for the permit(s) at its November 15, 2021, meeting; and

**WHEREAS**, the Township Board of Trustees intends to create a Subcommittee for purposes of making a recommendation to the Board of Trustees with regard to the medical marihuana provisioning center permits to be issued, with such recommendation being based upon the criteria set forth herein;

**WHEREAS**, those applications that are incomplete (*i.e.*, missing information or documentation) and/or those applications that do<sup>18</sup> not meet the location requirements set forth in



Ordinance No. 154 (Art. VI) shall not be recommended for approval by the Subcommittee to the Board of Trustees unless the Township has not received at least four (4) applications that comply with the Ordinance location requirements; and

**WHEREAS**, the remaining applications shall be ranked by the Subcommittee based upon the number of criteria met in Section X of Ordinance No. 154; and

**WHEREAS**, such Subcommittee members shall include the Building Official, Director of Planning and Zoning, a Township employee to be selected by the Township Supervisor, a Township employee to be selected by the Township Clerk, and two (2) of the elected Trustees of the Orion Township Board of Trustees.

**NOW, THEREFORE, BE IT RESOLVED** that the Charter Township of Orion does hereby establish an Ordinance 154 Subcommittee for purposes of providing recommendations to the Board of Trustees with regard to the applications received during the Application Period; and

**BE IT FURTHER RESOLVED**, the Subcommittee shall meet between the last date of applications, November 5, 2021, and November 15, 2021; and

**BE IT FURTHER RESOLVED**, the Ordinance 154 Subcommittee shall provide recommendations to the Board of Trustees with regard to the issuance of Ordinance No. 154 Permits to Medical Marihuana Provisioning Centers; however, such recommendations shall not be binding on the Board of Trustees; and

**BE IT FURTHER RESOLVED**, the Ordinance No. 154 Subcommittee shall evaluate Medical Marihuana Provisioning Centers as set forth herein, and the Subcommittee may within its discretion, recommend more than four (4) applications to the Board of Trustees for consideration; however, the number of permits approved by the Board of Trustees for Medical Marihuana Provisioning Centers shall not exceed four (4) permits.

**RESOLUTION DECLARED ADOPTED.**

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTENTIONS: \_\_\_\_\_

**CERTIFICATION**

STATE OF MICHIGAN       )  
  ) ss.  
COUNTY OF OAKLAND     )

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Charter Township of Orion, Oakland County, Michigan, on October 18, 2021, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 18<sup>th</sup> day of October, 2021.

\_\_\_\_\_  
Clerk Penny Shults  
Charter Township of Orion



# Charter Township of Orion

2525 Joslyn Rd., Lake Orion MI 48360  
www.oriontownship.org

Phone: (248) 391-0304

## Agenda Item Summary

**To:** Board of Trustees  
**From:** Chris Barnett, Township Supervisor  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 13, 2021  
**Subject:** Purchases - ARPA

☒ Consent ☐ Pending

### REQUEST

The request is to authorize ARPA purchases.

### REASON

A list of ARPA purchase recommendations was provided to the Township Board on October 4, 2021. At that time, the Board requested to see the detailed quotes of the items being requested for purchase.

### PROCESS

Below are ARPA purchases being requested for Board approval:

- \$10,890.00 – Touchless timeclock embedded with an RFID reader to allow employees to use their door access key fobs to clock in and out for the day, instead of their thumbprint and passcode, which is the current process. The attached quote was obtained from our current timekeeping provider to ensure the equipment will work with the Township's timekeeping system. **PO # - 21-0597**
- \$38,573.01 – Laptop and remote computing equipment, to allow employees to work remotely as needed. The quote was obtained from Dell utilizing public purchasing contract pricing. Note – the \$4,185.70 for the five OptiPlex 3280 AIO will be charged to the Municipal Building Fund as part of the budgeted owner-procured items, not the ARPA fund. **PO # - 21-0598**
- \$9,436.00 – Touchless soap dispensers and paper towel dispensers at the Municipal Complex and Sheriff substation. This pricing was obtained through the Municipal Complex construction project bidding process.
- \$41,800.00 – Replacement digital sign at the Orion Center for enhanced public communication. Pricing was obtained through the Municipal Complex construction project bidding process. **PO # - 21-0602**
- \$57,320.00 – Digital sign at the Municipal Complex for enhanced public communication. Pricing was obtained through the Municipal Complex construction project bidding process. **PO # 21-0570**

### BUDGET

Fund Name:	258 - Disaster Contingency
Purchase Order Number:	Multiple
Budget Adjustment Needed:	<input type="checkbox"/>

Project/Grant Tracking?	<input type="checkbox"/>
Expected Invoice Date:	11/1/2021
Reviewed by Budget Director:	<input checked="" type="checkbox"/>

	AMENDED BUDGET	AVAILABLE BALANCE	COST	REMAINING BUDGET
2021 Federal Funding	\$750,000	\$178,952.85	\$158,019.01	\$20,933.84



# Charter Township of Orion

2525 Joslyn Rd., Lake Orion MI 48360  
www.oriontownship.org

Phone: (248) 391-0304

Item Description	Vendor Name	PO Number	ACCOUNT NUMBER/NAME	COST
Touchless Timeclock	Ascentis Corporation	21-0597	258-426-930.000 – Repairs & Maint. - Bldg	\$9,075
			258-426-807.000 - Data Processing	\$1,815
Laptops & Remote Computing Equipment	Dell	21-0598	258-426-740.000 - Operating Supplies	\$38,573.01
Touchless Soap Dispensers & Paper Towel Dispensers	Cunningham Limp	N/A	258-426-930.000 – Repairs & Maint. - Bldg	\$9,436
Replacement Digital Sign – Orion Center	Signgraphix, Inc	21-0602	258-426-977.00 - Capital Outlay - Equipment	\$41,800
Digital Sign – Municipal Complex	Signgraphix, Inc	21-0570	258-426-977.00 - Capital Outlay - Equipment	57,320

## RECOMMENDATION (MOTION)

The recommended motion is to authorize using American Rescue Plan funding for the proposed expenditures and authorize the Township Supervisor to execute all required purchase orders and agreements for the requested items.

**Effective Date:** 09-27-2021  
**Number of Individuals:** 142  
**Client Name:** THE CHARTER TOWNSHIP OF ORION  
**Contact:**  
**Shipping Address:** 2525 Joslyn Rd  
 Lake Orion, MI 483601951

**Quotation Valid Until:** 10-17-2021

**Sales Representative:** Jack Teske  
**Phone:**

**Subscription Start Date:** 10-01-2021  
**Subscription End Date:** 09-30-2023

### Products and Services Selected

Product	Quantity
NT8000 Black - HID Proximity	3
Gold Annual Hardware Maintenance	1
<b>Add On PIPM*:</b>	\$0.00
<b>Total Annual Recurring SaaS Fees:</b>	\$0.00
<b>Total One-Time Fees:</b>	\$9,075.00
<b>Total Clock Rental/Flex Clock Cost per Month (if applicable):</b>	\$0.00
<b>Total Annual Maintenance Fee (if applicable):</b>	\$1,815.00
<b>First Year Total:</b>	<b>\$10,890.00</b>

*\*The amount shown has been rounded for display purposes. As many as eight decimal places may be present in the actual amount. The totals for this order were calculated using the actual amount and are the true and binding totals for this Order.*

### Agreement and Execution

LIMITATION OF LIABILITY. EXCEPT WITH RESPECT TO LIABILITIES ARISING OUT OF EITHER PARTY'S INDEMNIFICATION OBLIGATIONS, IN NO EVENT SHALL EITHER PARTY (OR ANY OF ITS OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, SUBSIDIARIES, AFFILIATES, OR AGENTS), BE LIABLE FOR ANY DIRECT INDIRECT, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES, (INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOST BUSINESS OPPORTUNITY, OR BUSINESS INTERRUPTION) RESULTING FROM OR IN CONNECTION WITH CLIENT'S USE OF THE TEMPERATURE READING AND VOICE CONTROL FEATURES OF HARDWARE BOUGHT OR LEASED BY CLIENT, REGARDLESS OF WHETHER THE PARTY WAS ADVISED OF THE POSSIBILITY OF SUCH LOSSES OR DAMAGES, OR SUCH LOSSES OR DAMAGES

WERE OTHERWISE FORESEEABLE, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE.

*A description of the Services and related use rights referenced in this Add-On Order Form (as well as other Ascentis Service offerings not purchased hereunder) is available at <https://www.ascentis.com/wp-content/uploads/2021/09/service-descriptions-Product-Descriptions-9.2021.pdf> (the "Services Description"). All purchases of Services, products or equipment hereunder are governed by the Agreement between Client and Ascentis.*

*Total First Year Fees are due net 15 days, or as aligned with your original and initially set payment schedule, whichever comes first, from the date that this Order Form is executed by Client. Late fees may apply to overdue accounts. These Fees do not include applicable sales taxes or hardware delivery. Data Exports require payment in advance.*

*By signing below, Client agrees that the terms of the Agreement, including its existing billing method, renewal and renewal term, and payment method, shall apply to the products or services referenced on this Order Form. Client has accepted and caused this Order Form to be executed by its duly authorized representative as of the Effective Date set forth above.*

**Client Legal Name:** THE CHARTER TOWNSHIP OF ORION

**By:**

**Printed Name:**

Chris Barnett

**Title:**

Chief Assistant

**Date:**

**Ascentis Corporation**

**By:**

**Printed Name:**

**Title:**

**Date:**

## PRICE QUOTATION

*(Valid for 30 days)*

Quote no.: 25503

Client: CHARTER TOWNSHIP OF ORION  
1335 Joslyn Road  
Lake Orion, MI 48360

Date: September 20, 2021

Project: Orion Center Monument Sign

Attention: Aaron T. Whatley

Design no.: A-2361

Presented by: Anne Vinstra

It is our pleasure to submit this quotation to manufacture and install new faces and electronic message centers for the monument sign located at the Orion Center. The faces shall have a painted finish with applied vinyl graphics. They shall be mechanically fastened to the existing structure using concealed fasteners. The new electronic message centers shall be 24"H x 84" Wide with fill color graphics and an 8mm pixel pitch to match the other message centers in Orion Township. The existing faces and EMCs shall be removed at the same time as the new faces and EMCs are installed.

Prices:

2 – New Faces for Existing Monument Sign	\$37,400.00
(2) 28"H x 90-1/4" Wide Header Panels	
(2) 24"H x 84" Wide Full Color 8mm EMCs	
(2) 18"H x 90-1/4" Wide Bottom Panels	
Installation Materials	125.00
Design Services	325.00
Installation	<u>3,950.00</u>
Total	\$41,800.00

Cost Savings Option: 10mm Full Color Electronic Message Centers (for this option subtract this amount from the above total)	- \$3,817.00
--	--------------

Allowance for Permit Fees and City Approval Costs (Not included in the above total)	\$0.00
--	--------

Allowance for Engineered Drawings (Not included in the above total)	\$0.00
--	--------

## PRICE QUOTATION

*(Valid for 30 days)*

Quote no.: 25503

Client: CHARTER TOWNSHIP OF ORION  
1335 Joslyn Road  
Lake Orion, MI 48360

Date: September 20, 2021

Project: Orion Center Monument Sign

Attention: Aaron T. Whatley

Design no.: A-2361

Presented by: Anne Vinstra

Terms: All invoices are due within 30 days of the invoice date unless prior arrangements have been made.

- Conditions:
1. Permit costs, engineer sealed drawings, variance fees, and other city approval costs shall be charged to the allowance amount as stated above. Final costs for these items will be reflected in the final invoice for the project.
  2. Additional charges may be incurred if the artwork provided requires design work to prepare the image for manufacturing.
  3. Colors shall be determined from manufacturer's standard selection unless custom PMS colors have been specified in the design drawings.
  4. Client to provide PMS (Pantone) color reference number codes or paint brand reference number codes. Paint brand reference codes will be computer matched for manufacturing.
  5. Miss Dig will be notified to mark underground utilities for exterior ground sign installations along roadways. Identification of other underground utilities, not marked by Miss Dig, including sprinkler lines, is the responsibility of the property owner or tenant. SignGraphix is not responsible for damage done to utilities/sprinkler lines that have not been marked.
  6. 277 or 120 Volt primary electrical service is by others.
  7. Please be advised that the National Electrical Code (NEC 2005) establishes specific regulations regarding installation of conductors and equipment for electric signs, as described on Article 600. The NEC requires each sign to have it's own dedicated circuit rated at 20 AMPS in accordance With Article 600.5 (A). It is the responsibility of the purchaser to furnish electrical circuits and equipment that fully comply with the requirements of the NEC.
  8. Installation is based on "normal" soil conditions (in a landscaped area) free of any unseen obstructions below ground. "Winter Conditions" (i.e., snow removal, frozen ground, ice, etc) may result in additional cost to client.
  9. Installation prices are based on our ability to run electrical service from each letter, through the exterior building wall and into a clear and open working area behind the wall in order to connect the sign wiring to the primary electrical from the building.
  10. Installation of exterior vinyl requires temperatures of above 50°.
  11. Due to ultraviolet degradation and aging of the original paint, an image of the existing vinyl copy may be seen when the vinyl is removed and replaced, known as "ghosting."
  12. Installation price does not include repair or replacement of existing electrical components including, but not limited to lamps, ballasts, transformers, etc.
  13. Removal of existing exterior signs and installation of new exterior signs could result in landscape damage. Any landscape repairs needed would be by others and are not included in this contract. This includes any damage done to underground sprinkler systems.
  14. Prices are contingent upon performing all of the work as specified above.
  15. Due to the temperature sensitivity of exterior vinyl, installations will require a temperature of 50 degrees or warmer to properly adhere.



**PRICE QUOTATION***(Valid for 30 days)*

Quote no.: 25503

Client: CHARTER TOWNSHIP OF ORION  
1335 Joslyn Road  
Lake Orion, MI 48360

Date: September 20, 2021

Project: Orion Center Monument Sign

Attention: Aaron T. Whatley

Design no.: A-2361

Presented by: Anne Vinstra

16. Installation cost includes on site delivery. If client does not elect the installation option, the ordered items will be available for pick-up at our office in Clarkston, MI or can be shipped/delivered to the client's location for an additional cost.
17. Painting of exterior signs requires temperatures above 55 degrees for at least three consecutive days.
18. SignGraphix assumes no responsibility for the structural integrity, electrical components, or overall condition of any existing signage.

*We propose to manufacture and install or furnish the items described in this proposal, subject to the terms and conditions set forth above. Prices charged for services rendered and/or items manufactured are quoted based on supporting documents including, but not limited to design drawings, sign schedules, site plans, etc.*

**Design drawings and message schedules must be signed by client and returned with this signed quotation as graphic approval.**

**Due to the custom nature of this order, a 50% deposit is required.**

Charter Township of Orion

SIGNATURE \_\_\_\_\_ DATE ACCEPTED \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

PO/CONTRACT NUMBER \_\_\_\_\_ (email or fax copy of PO to office)



## Budget Tracking Sheet

Last Update: September 28, 2021

Name of Project: Orion Township Hall

Item	Description of Work	Cost	Accepted Y/N	Approved Total	Contingency
Beginning Contingency Balance					\$ 500,000
<b>Approved Items:</b>					
1	Credit for Trench Footing & Sheriff Station	\$ (21,080)	Y		21,080
2	Additional 4" Conduit from Scrips to Township Hall	9,515	Y		(9,515)
3	Sheriff Department wainscot options				
	Shipping	1,000	Y		(1,000)
	A+B = 300lf				
	Acrovyn	12,250	Y		(12,250)
4	Bullen #3				
	Blocking for columns & added door install	2,734	Y		(2,734)
	lighting control added	3,872	Y		(3,872)
	one line electrical changes	2,970	Y		(2,970)
	door 228 glass light (glass only)	132	Y		(132)
	Door 228 (supply) & head height adjustments	2,228	Y		(2,228)
	VE Item Coordination				
5	Additional DTE Manhole	21,890	Y		(21,890)
	(possible additional cost for smaller manhole)				
6	Bulletin #4 / 5 / Locker room Sketch				
	Electrical Changes (generator, service receptacles, FPB-20	3,533	Y		(3,533)
	Sheriff's station duct work modifications	24,420	Y		(24,420)
	Additional Bulkhead per Sketch	1,962	Y		(1,962)
7	Increase PSAN size from 2" to 3"		NC		
8	Board Room trench footing credit		No impact		
9	RFI # 84				
	(3) Additional Boiler Exhaust Mufflers per returned submittal	6,050	Y		(6,050)
10	Dens Element Premium	8,250	NC		
11	Door 22A modifications				
	Hardware	418	Y		(418)
	Glass	1,568	Y		(1,568)
12	Shower enclosures	8,400	Y		(8,400)
	Shower wall tile	3,170	Y		(3,170)
13	Revised Drinking fountain		NC		
14	(5) EV Chargers	49,802	Y		(49,802)
15	Cost to provide Electric rough in within burnished block	8,250	Y		(8,250)

16	Additional insulation and concrete for original snowmelt area's			
	Colored concrete area	10,890	Y	(10,890)
	Standard concrete area's	9,174	Y	(9,174)
17	Sally Port Carbon Monoxide System			
	Fans, sensors panels	10,010	Y	(10,010)
	Electrical	1,485	Y	(1,485)
	Louver, Siding, Interlock Doors	1,500	Y	(1,500)
18	Sheriffs Station Canopies			
	Additional 110 LF and (3) stubs for DP connections	3,500	Y	(3,500)
	Relocation of Light Fixtures	1,000	Y	(1,000)
	Mapes Canopies (12-14w lead time)	17,685	Y	(17,685)
	Optional 3rd Canopy	6,753	Y	(6,753)
19	Additional Gas line to Balcony and basement patio	1,559	NC	
20	Change (1) lav in Sheriff's Station to (1) Urinal	607	NC	
21	Add Acrovyn to Room 225B	2,057	Y	(2,057)
22	RFI #078 - auto soap dispenser	2,924	Y	(2,924)
23	Upgraded Kitchen Faucets (Moen)	1,906	NC	
24	Attic Insulation			
	Sheriff's station	7,678	Y	(7,678)
25	Office 148 / 149 carpet modifications		NC	
26	Additional Urinal Screen @ SS	505	NC	
27	Added masonry wall 169 (detail 12 on 502)	5,175	Y	(5,175)
28	Add 2 ADA door operators	10,962	Y	(10,962)
29	Additional colored concrete	8,030	Y	(8,030)
30	Additional Mailbox along plaza drive	2,670	Y	(2,670)
31	Additional Gas Lines to patios	6,300	Y	(6,300)
32	Motion activated paper towel dispensers	6,512	Y	(6,512)

Total Items In Change Order No. 1 \$ 270,213 -

Previous Contract Amount 16,854,000

Change In Contingency (257,389)

Revised Contract Amount \$ 16,854,000

Revised Contingency Amount \$ 242,611

The Contract Time For This Work Will Be Increased by 25 days.

**Pending Items:**

1	RFI # 109 - Door Swing for 018A	TBD
2	Modification to Electrical room 024	TBD
3	Final Coordination of the mechanical room	TBD
4	Sheriff's station door frames	TBD
5	Vanity Aprons	6,530 Pending
6	Attic Insulation Township hall	18,464 Pending
7	HVAC Curb Adaptors (internal review underway)	
8	Kennedy Industries antenna move Additional scope requested & performed by Orion Township	26,602
9	Reduced Gas Line size per RFI #133 Mega Press Fittings (If Approved)	(8,600) Y
10	Flat Black Dryfall above woodwork ceilings	7,150 Y
11	Additional room in basement	7,277 Y
12	Ceiling rm 102 & 105	1,381 Y

# **Declined Items**

1	Sheriff Department wainscot options			
	Acrovyn	37.50	Declined	
	Hardtop Formica	48.50	Declined	
	Korogard-Koroseal	40.00	Declined	
	A = 145lf			
	Acrovyn	6,438	Declined	
	hardtop Formica	8,033	Declined	
	Korogard-Koroseal	6,800	Declined	
	A+B = 300lf			
	hardtop Formica	15,550	Declined	
	Korogard-Koroseal	13,000	Declined	
2	SP-2 upgrade	6,425	Declined	
3	Pathway to Scripps			
	Earthwork & Grading		TBD	
	Concrete options		TBD	
	Asphalt options		TBD	
	Credit for Spiral in Locker Room			
	~ HVAC Credit	(3,000)	Pending	
	~Carpentry Credit	(885)	Pending	
	~paint adjustment	1,250	Pending	
	~ budget for K13 in Men's Room only.	4,000	pending	
4	Architectural Fabrication			
	(3) Helios Canopies	21,473	Pending	
5	Plaza Covered Walkway (budget)		Conceptual Budget	
	Additional 300 sf of snow melt	10,560		
	Additional concrete and insulation	3,300		
	Foundations	7,800		
	Lighting & Light Fixture Allowance	3,800		
	Fascia & Panels	7,500		
	Roofing	7,500		
	Structural Steel	70,200		
	Paint underside	1,000		
	Planning Range		\$110,000 - 130,000	
6	Server Room 170 split system			
	Split system	8,800	N	
	Power Feed	2,530	N	
	Frame / Flashing / misc.	1,155	N	
7	Additional snow melt areas			
	Concrete & Snowmelt cost			
	Add area 1B (appx 375sf)	14,190	N	-
	Add area 2 (appx 1100sf)	24,530	N	-
	Add area 3 (appx 1650sf)	21,890	N	-
	Additional equipment for increased snowmelt per SES			
	(1) Boiler, (1) pump, (2) pump size increases	68,750	N	
	SES Engineering - by others	2,800	N	
	AKA additional services by others	TBD		

## PRICE QUOTATION

(Valid for 30 days)

Quote no.: 25340.3

Client: ORION TOWNSHIP  
2323 Joslyn Road  
Orion Township, MI 48360

Date: August 10, 2021

Project: Signage Updates

Attention: Scott Reynolds

Design no.:

Presented by: Anne Vinstra

It is our pleasure to submit this quotation to manufacture and install interior and exterior signage for the new Orion Township Municipal Complex located 2323 Joslyn Road.

### Prices:

6 – Sets of 3-1/2"H x 1/4" Brushed Aluminum Letters (drawing no. A-2286)	\$1,602.00
4 – Sets of 6"H x 1/4" Brushed Aluminum Letters (drawing no. J-1122)	2,280.00
1 – 12"H x 66"L Suspended Board Room Sign (drawing no. J-1122)	880.00
1 – 42" Diameter Board Room Wall Logo (drawing no. A-2289)	2,980.00
1 – 36" Supervisor's Lobby Wall Sign (drawing no. A-2316)	2,980.00
24 – 4"H x 10"L Board Room Desktop Signs (drawing no. J-1126)	1,104.00
14 – 9"H x 7"L Restroom & Stair Signs (drawing no. J-1127)	2,150.00
11 – 2"H x 8"L Utility Room Signs	649.00
2 – 12"H x 9"L In Fire Emergency Signs (drawing no. J-1127)	420.00
15 – 3"H x 5"L Exit Plaques (drawing no. J-1127)	510.00
5 – 10"H x 14"L Emergency Plan Maps (drawing no. A-2293)	400.00
15 – Sets of 5"H Exterior Vinyl Door Numbers	58.00
1 – Joslyn Rd. Monument Sign w/8mm EMC - <b>Existing Concrete Bases</b> (J-1107)	57,320.00
1 – Scripps Rd. Monument Sign - <b>Existing Concrete Bases</b> (A-2281)	14,920.00
3 – Secondary Entrance Sign - <b>Existing Concrete Bases</b> (drawing no., A-2282)	17,250.00
Installation Materials	370.00
Design Services	850.00
Installation	<u>18,175.00</u>
Total	\$124,898.00

Allowance for Permit Fees and City Approval Costs

(Not included in the above total)

\$0.00

Allowance for Engineered Drawings

(Not included in the above total)

\$0.00

Terms: All invoices are due within 30 days of the invoice date unless prior

## PRICE QUOTATION

(Valid for 30 days)

Quote no.: 25340.3

Client: ORION TOWNSHIP  
2323 Joslyn Road  
Orion Township, MI 48360

Date: August 10, 2021

Project: Signage Updates

Attention: Scott Reynolds

Design no.:

Presented by: Anne Vinstra

arrangements have been made.

- Conditions:
1. Permit costs, engineer sealed drawings, variance fees, and other city approval costs shall be charged to the allowance amount as stated above. Final costs for these items will be reflected in the final invoice for the project.
  2. Additional charges may be incurred if the artwork provided requires design work to prepare the image for manufacturing.
  3. Colors shall be determined from manufacturer's standard selection unless custom PMS colors have been specified in the design drawings.
  4. Client to provide PMS (Pantone) color reference number codes or paint brand reference number codes. Paint brand reference codes will be computer matched for manufacturing.
  5. Miss Dig will be notified to mark underground utilities for exterior ground sign installations along roadways. Identification of other underground utilities, not marked by Miss Dig, including sprinkler lines, is the responsibility of the property owner or tenant. SignGraphix is not responsible for damage done to utilities/sprinkler lines that have not been marked.
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  12. Installation price does not include repair or replacement of existing electrical components including, but not limited to lamps, ballasts, transformers, etc.
  13. Removal of existing exterior signs and installation of new exterior signs could result in landscape damage. Any landscape repairs needed would be by others and are not included in this contract. This includes any damage done to underground sprinkler systems.
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*(Valid for 30 days)*

Quote no.: 25340.3

Client: ORION TOWNSHIP  
2323 Joslyn Road  
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Date: August 10, 2021

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Attention: Scott Reynolds

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16. Installation cost includes on site delivery. If client does not elect the installation option, the ordered items will be available for pick-up at our office in Clarkston, MI or can be shipped/delivered to the client's location for an additional cost.
17. Painting of exterior signs requires temperatures above 55 degrees for at least three consecutive days.
18. SignGraphix assumes no responsibility for the structural integrity, electrical components, or overall condition of any existing signage.

*We propose to manufacture and install or furnish the items described in this proposal, subject to the terms and conditions set forth above. Prices charged for services rendered and/or items manufactured are quoted based on supporting documents including, but not limited to design drawings, sign schedules, site plans, etc.*

**Design drawings and message schedules must be signed by client and returned with this signed quotation as graphic approval.**

**Due to the custom nature of this order, a 50% deposit is required.**

Orion Township

SIGNATURE

DATE ACCEPTED

PRINTED NAME

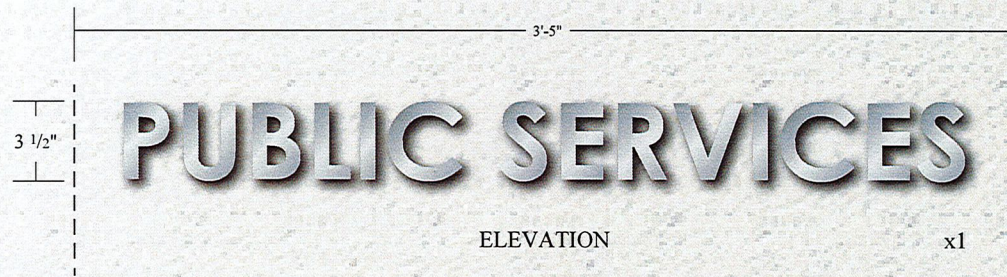
PO/CONTRACT NUMBER \_\_\_\_\_ (email or fax copy of PO to office)

SIGNgraphix

PRESENTED BY Anne Vinstra

SignGraphix, Inc.  
8457 Andersonville Road, Suite H  
Clarkston, MI 48346  
(O) 248.848.1700





x1 BUILDING  
x1 CLERK  
x1 TREASURER

x1 PLANNING  
x1 SUPERVISOR

SIX (6) SETS OF INTERIOR DIMENSIONAL LETTERS - CENTURY GOTHIC BOLD TYPEFACE

Scale: 1-1/2" = 1'



Brushed Aluminum

**sign**graphix

8457 Andersonville Rd, Suite H  
Clarkston, Michigan 48346  
(O) 248.848.1700 (F) 248.848.1722  
www.signgraphix.net

Orion Township Community Hall & Sheriff Station

2323 Joslyn Road Orion Charter Township, MI 48360

DRAWING: 6-15-21 7-30-21  
A-2286 6-16-21  
JOB: 6-23-21J  
25340 6-29-21J

CLIENT SIGNATURE:	34
DATE:	8-18-2021

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ELEVATION  
CENTURY GOTHIC BOLD TYPEFACE

DIMENSIONAL LETTERS AND LOGO

Scale: 3/4" = 1'

**Sign**graphix

8457 Andersonville Rd, Suite H  
Clarkston, Michigan 48346  
(O) 248.848.1700 (F) 248.848.1722  
www.signgraphix.net

Orion Township Community Hall & Sheriff Station

2323 Joslyn Road Orion Charter Township, MI 48360

DRAWING: 6-30-21  
J-1122 7-1-21  
JOB: 7-1-21R  
25340 7-1-21RR

CLIENT SIGNATURE:

*[Signature]*  
35

DATE:

8-18-2021

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ELEVATION

DIMENSIONAL LETTERS AND LOGO

Scale: 3/4" = 1'

**SIGN**graphix

8457 Andersonville Rd, Suite H  
Clarkston, Michigan 48346  
(O) 248.848.1700 (F) 248.848.1722  
www.signgraphix.net

**Orion Township Community Hall & Sheriff Station**

2323 Joslyn Road Orion Charter Township, MI 48360

DRAWING: 6-16-21  
A-2289 6-30-21J  
JOB:  
25340

CLIENT SIGNATURE:

36  
DATE: 8-18-2021

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ELEVATION

#### DIMENSIONAL LETTERS AND LOGO

Scale: 3/4" = 1'

**sign**graphix

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Clarkston, Michigan 48346  
(O) 248.848.1700 (F) 248.848.1722  
www.signgraphix.net

Orion Township Community Hall & Sheriff Station

2323 Joslyn Road Orion Charter Township, MI 48360

DRAWING: 7-30-21  
**A-2316**  
JOB:  
25340

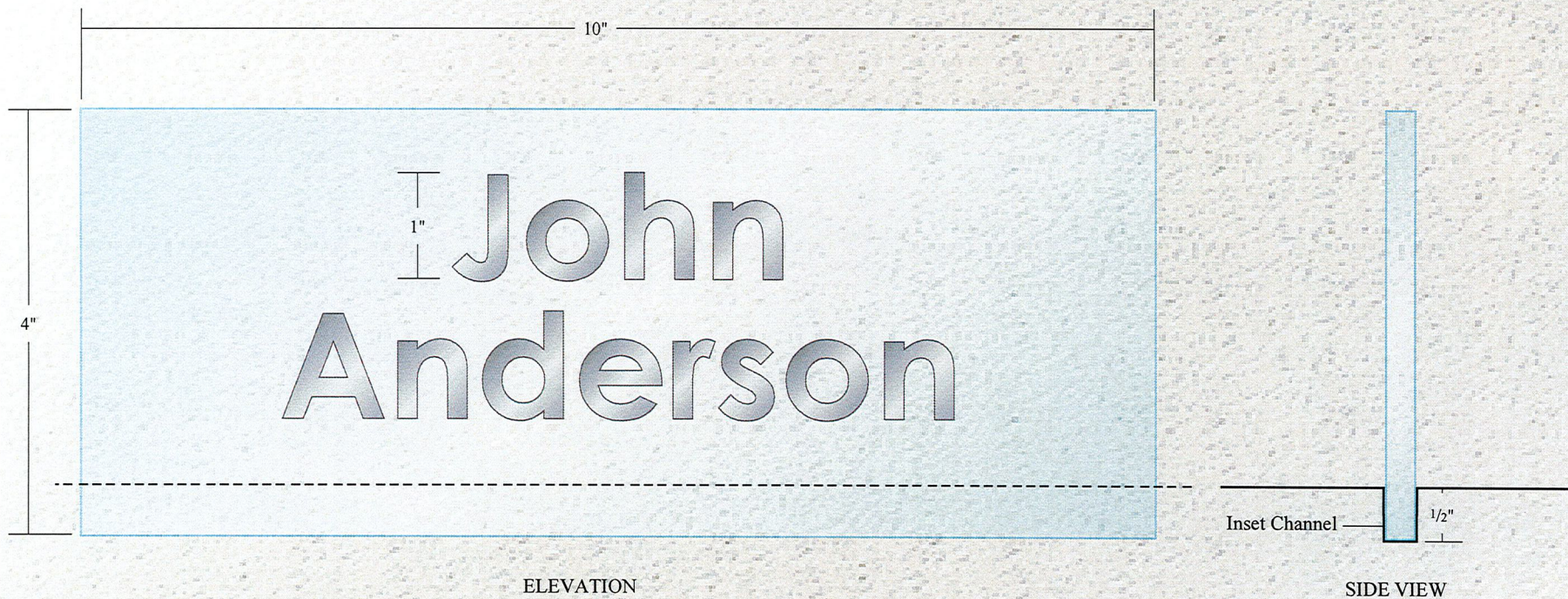
CLIENT SIGNATURE:

DATE:

*[Signature]*  
37  
8-18-2021

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#### SPECIFICATIONS:

- 1/4" thick matte acrylic with applied 3M Satin Aluminum vinyl

ONE (1) FREESTANDING PLAQUE

Scale: 3" = 1'



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Clarkston, Michigan 48346  
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www.signgraphix.net

Orion Township Community Hall & Sheriff Station

2323 Joslyn Rd, Orion Charter Township, MI 48360

DRAWING: 7-2-21  
J-1126 7-30-21A  
JOB:  
25340

CLIENT SIGNATURE:

DATE:

*[Handwritten Signature]*  
38  
8-18-2021

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Scale: 3" = 1'-0"

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DRAWING: 7-06-21  
J-1127 7-15-21  
JOB: 7-30-21A  
25340

CLIENT SIGNATURE

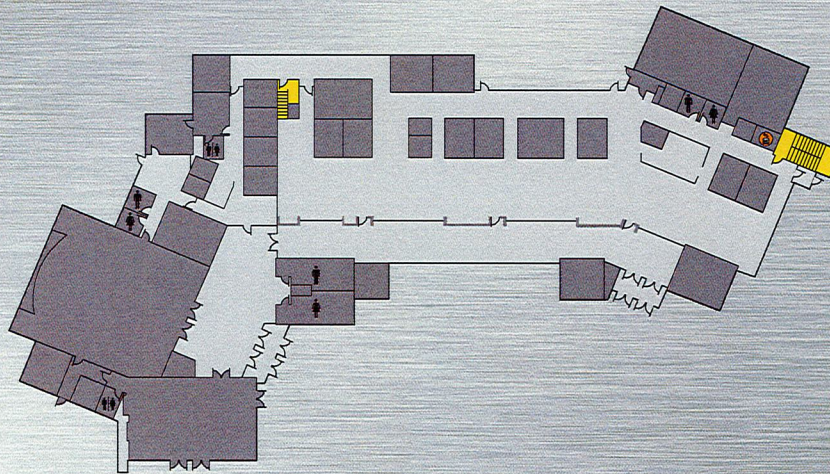
DATE:

*[Signature]*  
8-18-2021

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# EMERGENCY PLAN



## FLOOR 1

- You Are Here
- Exit Route
- Secondary Exit Route
- Stairs
- Elevator
- Restroom
- Storm Shelter
- Fire Extinguishers
- AED
- First Aid

**In Emergency call 911**



### Specifications:

- 3mm Brushed Aluminum Dibond plaques
- Digitally printed graphics
- Radius corners

### INTERIOR EMERGENCY PLAN - FLOOR 1

Scale – 1:2

**SIGN**graphix

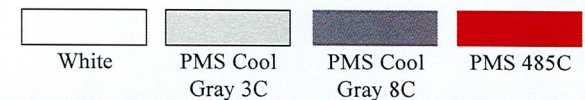
8457 Andersonville Rd, Suite H  
Clarkston, Michigan 48346  
(O) 248.848.1700 (F) 248.848.1722  
www.signgraphix.net

Orion Township

2323 Joslyn Rd. Orion Charter Township, MI 48360

DRAWING: 7-7-21  
A- 2293  
JOB:  
25340

CLIENT SIGNATURE:   
DATE: 8-18-2021

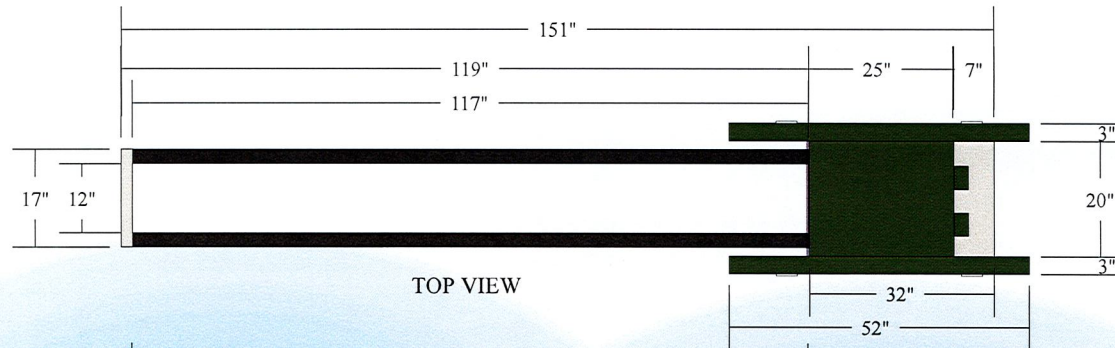


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NIGHT SIMULATION



Scale: 3/8" = 1'

MAIN ENTRANCE GROUND SIGN WITH POURED CONCRETE FOOTING & EXPOSED BASE

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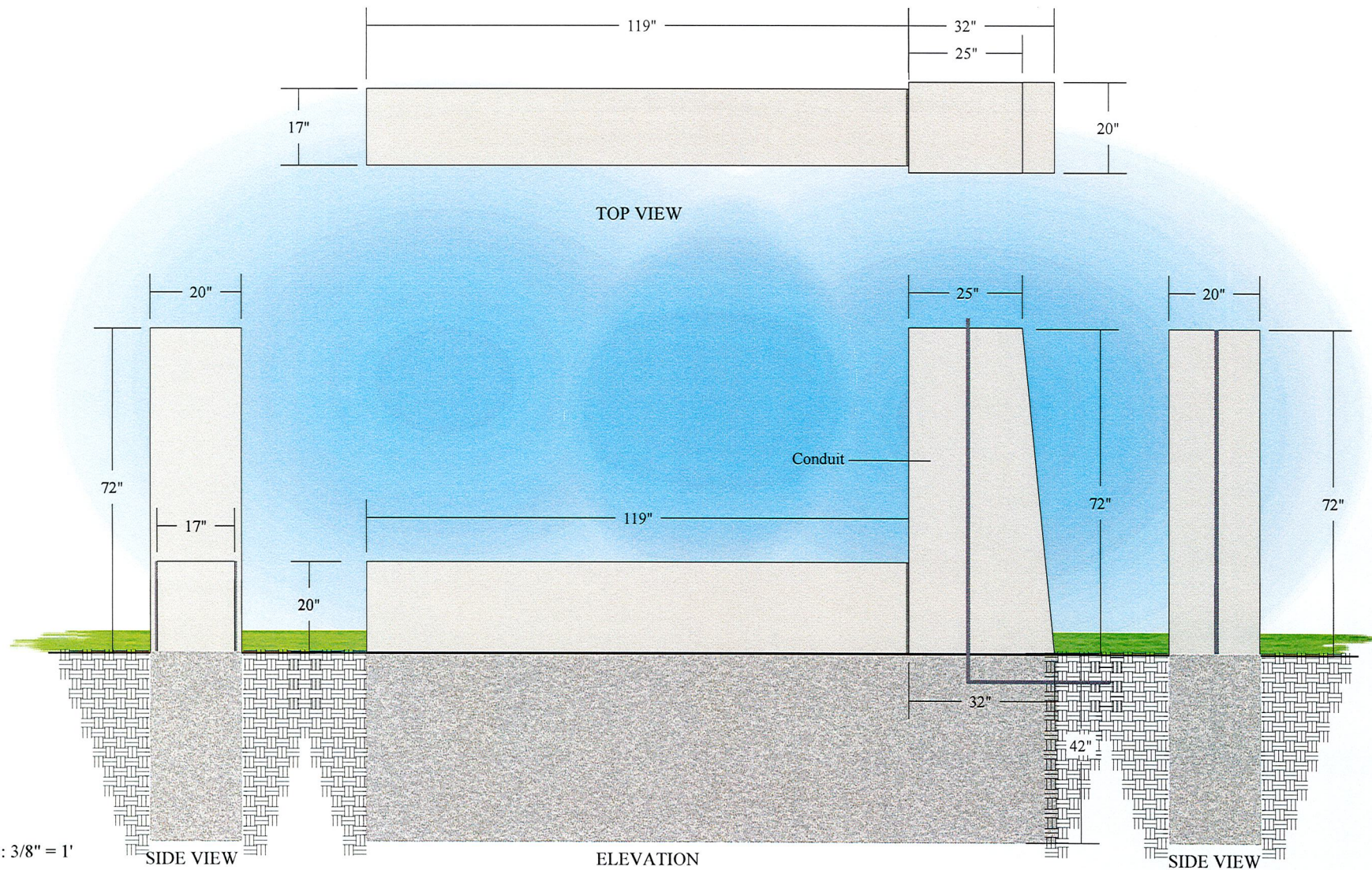
DRAWING: J-1107  
JOB: 25340

6-18-21 7-8-21A 8-5-21A  
6-22-21 7-28-21A 8-6-21A  
6-23-21 7-30-21A  
7-7-21A 8-4-21A

CLIENT SIGNATURE: [Signature]  
DATE: 8-18-2021

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Scale: 3/8" = 1'

MAIN ENTRANCE GROUND SIGN WITH POURED  
CONCRETE FOOTING & EXPOSED BASE

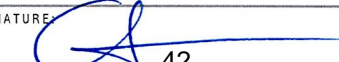
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Orion Township Community Hall & Sheriff Station

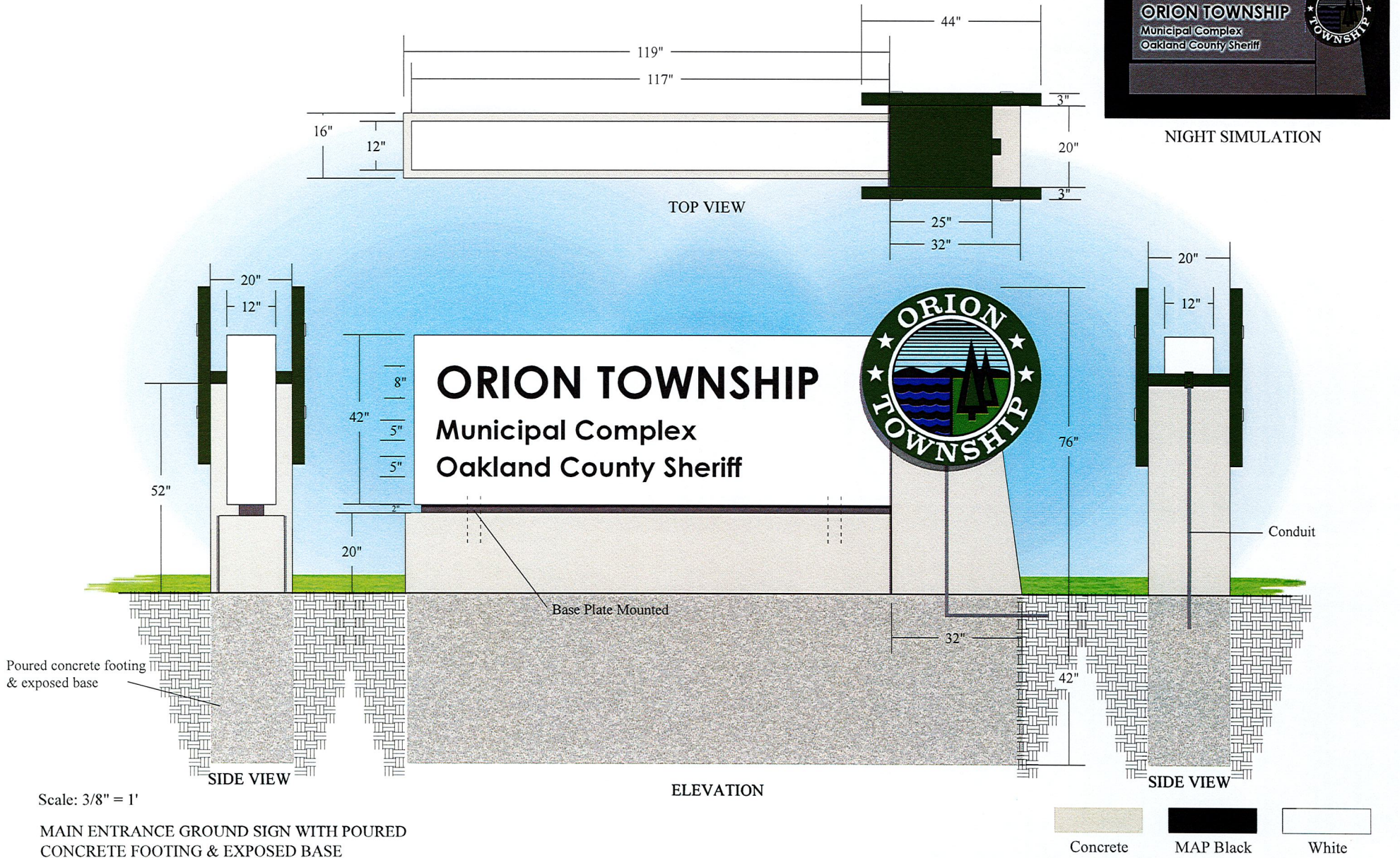
2323 Joslyn Rd. Orion Charter Township, MI 48360

DRAWING: 6-18-21 7-8-21A 8-5-21A  
J-1107 6-22-21 7-28-21A 8-6-21A  
JOB: 6-23-21 7-30-21A  
25340 7-7-21A 8-4-21A

CLIENT SIGNATURE:   
DATE: 8-18-2021

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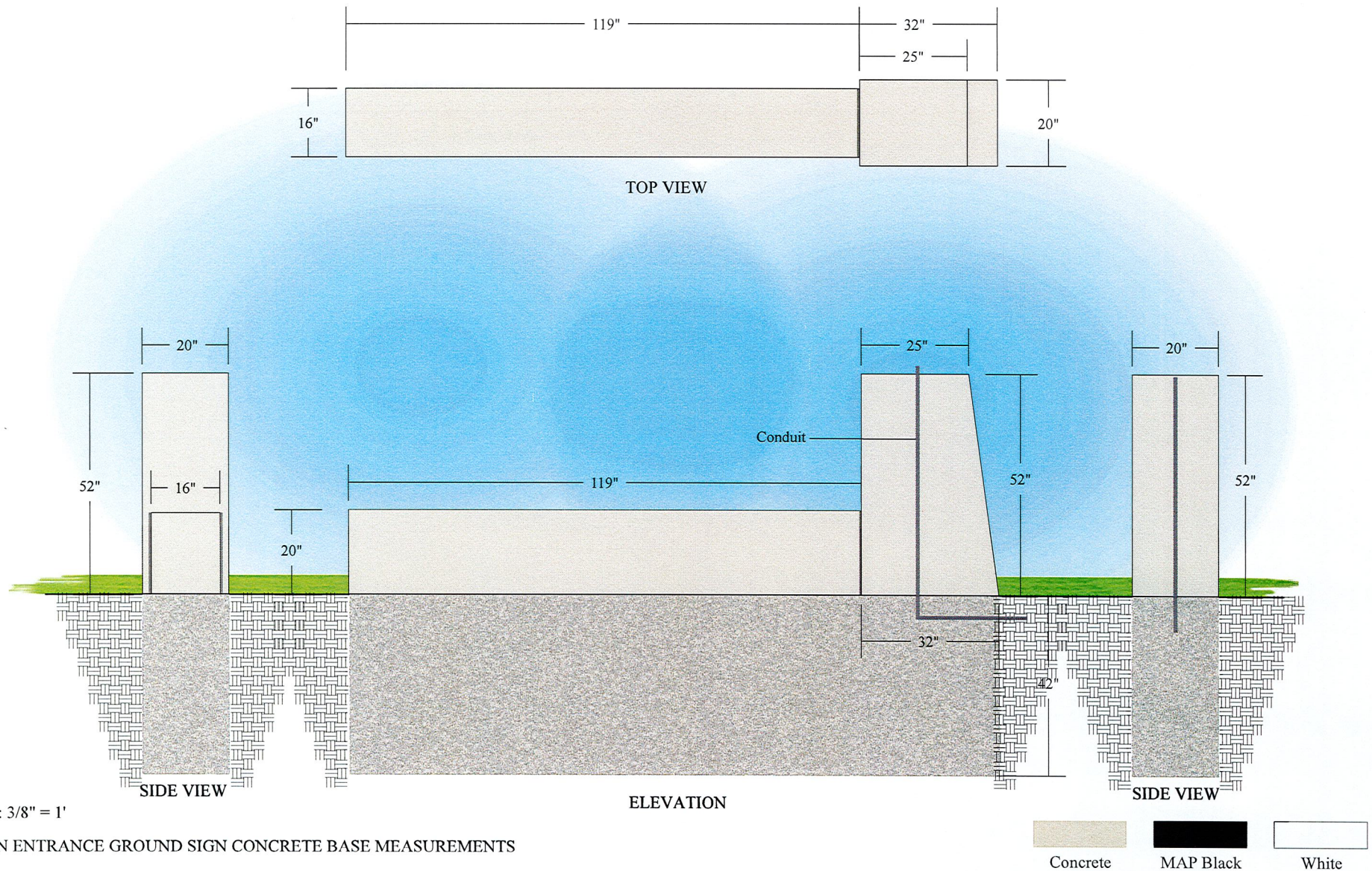
2323 Joslyn Rd. Orion Charter Township, MI 48360

DRAWING: 3-7-21 6-22-21J 7-26-21 8-6-21  
A-2281 6-8-21 6-22-21J R 7-27-21  
6-16-21 6-23-21J 7-30-21  
JOB: 6-18-21J 6-29-21J 8-4-21  
25340 6-21-21J 6-30-21J 8-5-21

CLIENT SIGNATURE: *[Signature]*  
43  
DATE: 8-18-2021

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Scale: 3/8" = 1'

MAIN ENTRANCE GROUND SIGN CONCRETE BASE MEASUREMENTS

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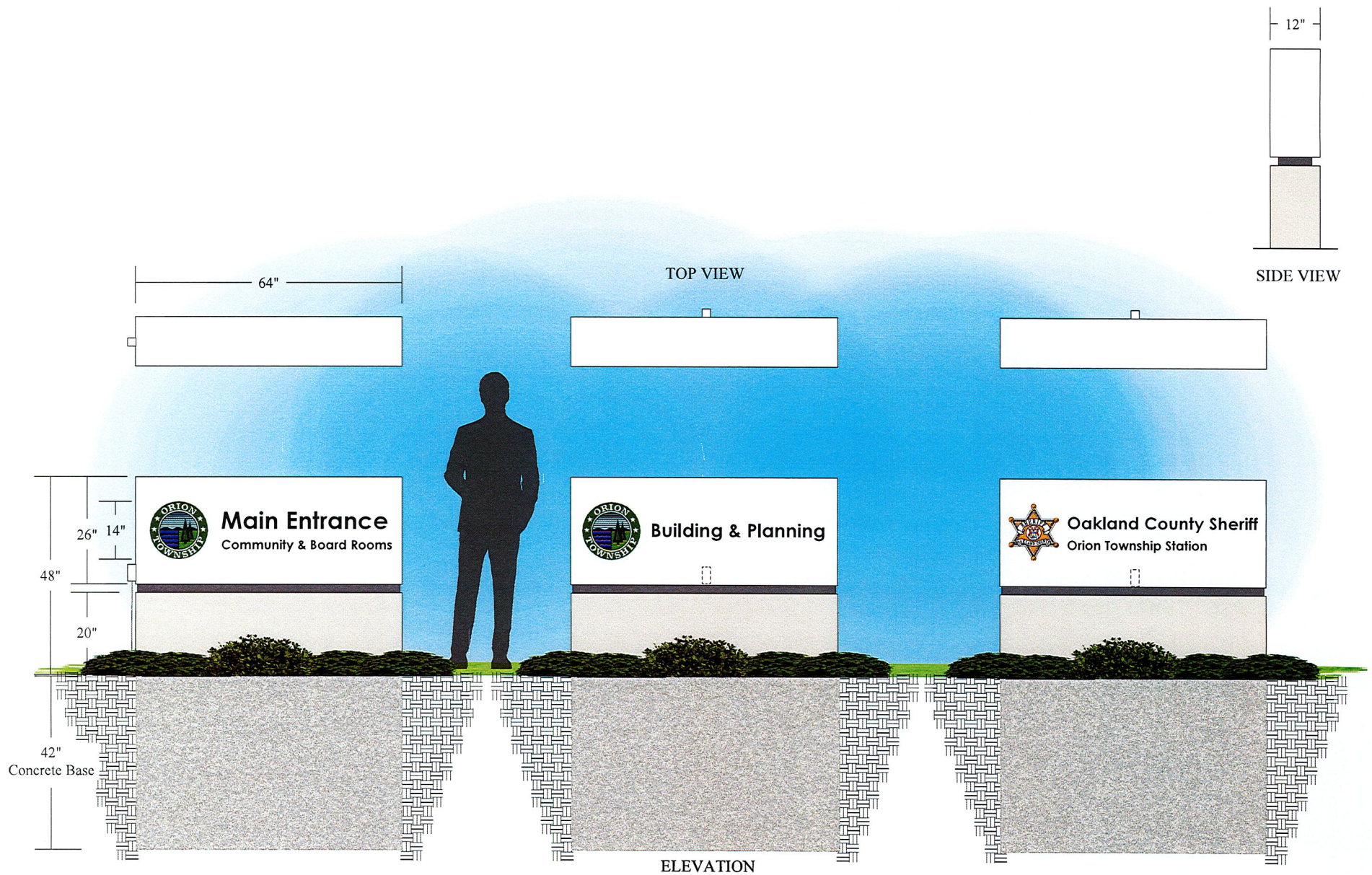
2323 Joslyn Rd. Orion Charter Township, MI 48360

DRAWING: 3-7-21 6-22-21J 7-26-21 8-6-21  
A-2281 6-8-21 6-22-21J R 7-27-21  
6-16-21 6-23-21J 7-30-21  
JOB: 6-18-21J 6-29-21J 8-4-21  
25340 6-21-21J 6-30-21J 8-5-21

CLIENT SIGNATURE: *[Signature]*  
DATE: 8-18-2021

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# BUILDING ENTRANCE ID SIGNS

Scale: 3/8" = 1'

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www.signgraphix.net

**Orion Township Community Hall & Sheriff Station**

2323 Joslyn Rd. Orion Charter Township, MI 48360

**DRAWING:** 6-8-21 6-30-21J 8-4-21  
**A-2282** 6-16-21 6-30-21J2 8-5-21  
6-23-21J 7-28-21 8-6-21  
**JOB:** 6-29-21J 7-30-21  
**25340**

CLIENT SIGNATURE:

DATE:

*[Signature]*  
45  
8-18-2021

Concrete MAP Black White

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## A quote for your consideration

Based on your business needs, we put the following quote together to help with your purchase decision. Below is a detailed summary of the quote we've created to help you with your purchase decision.

To proceed with this quote, you may respond to this email, order online through your [Premier page](#), or, if you do not have Premier, use this [Quote to Order](#).

<b>Quote No.</b>	<b>3000101025610.1</b>	Sales Rep	Betsy Salinas
<b>Total</b>	<b>\$42,758.71</b>	Phone	(800) 456-3355, 6179115
Customer #	21974127	Email	Betsy_Salinas@Dell.com
Quoted On	Oct. 04, 2021	<b>Billing To</b>	ACCOUNTS PAYABLE
Expires by	Oct. 29, 2021		ORION TOWNSHIP
	Dell National Cooperative		2525 JOSLYN RD
Contract Name	Purchasing Alliance-NCPA		LAKE ORION, MI 48360-1951
	Master Agreement		
Contract Code	C000000005600		
Customer Agreement #	NCPA 01-42		
Deal ID	22147789		

### Message from your Sales Rep

Please contact your Dell sales representative if you have any questions or when you're ready to place an order. Thank you for shopping with Dell!

Regards,  
Betsy Salinas

### Shipping Group

Shipping To	Shipping Method
JULIANNE SAVARD ORION TOWNSHIP 2525 JOSLYN RD LAKE ORION, MI 48360-1951 (248) 391-0304	Standard Delivery

Product	Unit Price	Quantity	Subtotal
Dell Latitude 7220	\$1,837.89	8	\$14,703.12
Dell Latitude 3520	\$836.75	23	\$19,245.25
OptiPlex 3280 AIO	\$837.14	5	\$4,185.70
iKey Detachable Keyboard for Dell Rugged Extreme Tablet	\$323.99	8	\$2,591.92
Desktop Dock for the Latitude 12 Rugged Tablet	\$254.09	8	\$2,032.72

---

<b>Subtotal:</b>	<b>\$42,758.71</b>
<b>Shipping:</b>	<b>\$0.00</b>
<b>Environmental Fee:</b>	<b>\$0.00</b>
<b>Non-Taxable Amount:</b>	<b>\$42,758.71</b>
<b>Taxable Amount:</b>	<b>\$0.00</b>
<b>Estimated Tax:</b>	<b>\$0.00</b>

---

<b>Total:</b>	<b>\$42,758.71</b>
---------------	--------------------

## Shipping Group Details

### Shipping To

JULIANNE SAVARD  
ORION TOWNSHIP  
2525 JOSLYN RD  
LAKE ORION, MI 48360-1951  
(248) 391-0304

### Shipping Method

Standard Delivery

	Quantity	Subtotal
<b>Dell Latitude 7220</b>	<b>8</b>	<b>\$14,703.12</b>

Estimated delivery if purchased today:  
Nov. 18, 2021  
Contract # C000000005600  
Customer Agreement # NCPA 01-42

Description	SKU	Unit Price	Quantity	Subtotal
Dell Latitude 7220 Rugged, CTO	210-ATEF	-	8	-
8th Generation Intel Core i5-8365U Processor (4 Core,6MB Cache,1.6GHz,15W)	379-BDQV	-	8	-
Windows 10 Pro English, French, Spanish	619-AHKN	-	8	-
No Microsoft Office License Included – 30 day Trial Offer Only	658-BCSB	-	8	-
Intel Core i5-8365U with u-blox NEO-M8 GPS card 8GB Memory	338-BTPT	-	8	-
No Out-of-Band Systems Management - vPro Disabled	631-ACHF	-	8	-
8GB 2133MHz LPDDR3 Memory	370-AFCZ	-	8	-
M.2 256GB PCIe NVMe Class 40 Solid State Drive	400-BGWQ	-	8	-
11.6", FHD (1920 x 1080), 1000 Nit Outdoor-Readable, AG/AS/AP, Glove-Capable Touchscreen	391-BEVG	-	8	-
Intel Wi-Fi 9560 Driver with Bluetooth	555-BFIU	-	8	-
Intel Dual Band Wireless AC 9560 (802.11ac) 2x2	555-BFJV	-	8	-
No Mobile Broadband Card	362-BBBB	-	8	-
2-cell 34Wh) Lithium Ion Primary Battery	451-BCCD	-	8	-
45 Watt AC Adapter	450-AEHK	-	8	-
No Security Software	650-AAJS	-	8	-
No Media	620-AAOH	-	8	-
US Power Cord	537-BBBL	-	8	-
Latitude Rugged 7220 Getting Started Guide	340-COCF	-	8	-
US Order	332-1286	-	8	-
No Carrying Case	460-BBEX	-	8	-
No Secondary Battery	451-BCOI	-	8	-
SERI Guide (ENG/FR/Multi)	340-AGIK	-	8	-
Custom Configuration	817-BBBB	-	8	-
System Regulatory Label	389-DRXP	-	8	-
Regulatory Label (WLAN)	389-DRXQ	-	8	-
Windows 10 Additional Software	658-BEPO	-	8	-
Shipping Material, Shuttle	340-AQMD	-	8	-
Directship Info Mod	340-CKTD	-	8	-



No Option Included	340-ACQQ	-	8	-
No Mouse	570-AADK	-	8	-
No Removable CD/DVD Drive	429-AATO	-	8	-
ENERGY STAR Qualified	387-BBNJ	-	8	-
BTO Standard shipment Air	800-BBGF	-	8	-
No UPC Label	389-BDCE	-	8	-
5 MP HD IR webcam /8 MP rear camera with Flash and Dual Microphone	319-BBHH	-	8	-
WLAN Chassis No NFC	321-BEZF	-	8	-
Connector for I/O Expansion	750-ABNN	-	8	-
Mini Serial Port	325-BDNX	-	8	-
Hazardous Locations Certification	340-CNKH	-	8	-
No Security	461-AAHD	-	8	-
No AutoPilot	340-CKSZ	-	8	-
No Removable CD/DVD Drive	429-AATO	-	8	-
ProSupport: Next Business Day Onsite, 3 Years	804-0500	-	8	-
Thank you choosing Dell ProSupport. For tech support, visit <a href="https://support.dell.com/ProSupport">//support.dell.com/ProSupport</a>	989-3449	-	8	-
Dell Limited Hardware Warranty Initial Year	997-6988	-	8	-
ProSupport: 7x24 Technical Support, 3 Years	997-6995	-	8	-
		<b>Quantity</b>		<b>Subtotal</b>
		<b>\$836.75</b>	<b>23</b>	<b>\$19,245.25</b>

### Dell Latitude 3520

Estimated delivery if purchased today:  
Oct. 15, 2021  
Contract # C000000005600  
Customer Agreement # NCPA 01-42

Description	SKU	Unit Price	Quantity	Subtotal
Dell Latitude 3520, BTX	210-AYNQ	-	23	-
11th Generation Intel Core i5-1135G7 (4 Core, 8M cache, base 2.4GHz, up to 4.2GHz)	379-BEMW	-	23	-
Windows 10 Pro English, French, Spanish	619-AHKN	-	23	-
No Microsoft Office License Included – 30 day Trial Offer Only	658-BCSB	-	23	-
Intel i5-1135G7, Intel Iris Xe Graphics	338-BZCS	-	23	-
8GB, 1x8GB, DDR4 Non-ECC	370-AFVS	-	23	-
M.2 256GB PCIe NVMe Class 35 Solid State Drive	400-BIJP	-	23	-
Not selected in this configuration	817-BBBC	-	23	-
15.6" HD (1366 x 768) AG Non-Touch, 220nits, Camera & Microphone, WLAN Capable	391-BFVS	-	23	-
Single Pointing Non-Backlit Keyboard, US English, 10 Key Numpad	580-AJMX	-	23	-
No Mouse	570-AADK	-	23	-
WLAN Intel AX201 WLAN + BT Driver (WIFI + Bluetooth)	555-BGMJ	-	23	-
Intel Dual Band Wi-Fi 6 AX201 2x2 802.11ax 160MHz + Bluetooth 5.1	555-BFNI	-	23	-
No Mobile Broadband Card	556-BBCD	-	23	-
4 Cell 54Whr ExpressCharge™ Capable Battery	451-BCUB	-	23	-
65W AC Adapter, 4.5mm Barrel	492-BDBO	-	23	-

No Fingerprint Reader, WLAN Capable	346-BHFL	-	23	-
No Anti-Virus Software	650-AAAM	-	23	-
Foxit PhantomPDF Standard	634-BWQP	-	23	-
OS-Windows Media Not Included	620-AALW	-	23	-
US Power Cord	537-BBBL	-	23	-
Quick Start Guide for 3520	340-CVBG	-	23	-
US Order	332-1286	-	23	-
No Resource USB Media	430-XXYG	-	23	-
No Docking Station	452-BBSE	-	23	-
SERI Guide (ENG/FR/Multi)	340-AGIK	-	23	-
ENERGY STAR Qualified	387-BBPQ	-	23	-
Fixed Hardware Configuration	998-ERGU	-	23	-
Regulatory Label included	389-BEYY	-	23	-
Additional Software	658-BEZX	-	23	-
MIN Packaging TGL	340-CVST	-	23	-
Intel(R) Core(TM) i5 non-vPro Processor Label	389-DXDU	-	23	-
BTS/BTP Smart Selection Shipment (VS)	800-BBQH	-	23	-
EAN label	389-BKKL	-	23	-
Latitude 3520 Bottom Door	321-BGKJ	-	23	-
EPEAT 2018 Registered (Silver)	379-BDTP	-	23	-
No AutoPilot	340-CKSZ	-	23	-
Dell Limited Hardware Warranty Extended Year(s)	975-3461	-	23	-
Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport	989-3449	-	23	-
ProSupport: Next Business Day Onsite, 1 Year	997-6662	-	23	-
ProSupport: Next Business Day Onsite, 2 Year Extended	997-6664	-	23	-
ProSupport: 7x24 Technical Support, 3 Years	997-6673	-	23	-
Dell Limited Hardware Warranty	997-6727	-	23	-

	<b>Quantity</b>	<b>Subtotal</b>
<b>\$837.14</b>	<b>5</b>	<b>\$4,185.70</b>

### OptiPlex 3280 AIO

Estimated delivery if purchased today:

Dec. 22, 2021

Contract # C000000005600

Customer Agreement # NCPA 01-42

Description	SKU	Unit Price	Quantity	Subtotal
OptiPlex 3280 All-in-One BTX	210-AVPP	-	5	-
10th Generation Intel Core i5-10500T (6-Core, 12MB Cache, 2.3GHz to 3.8GHz, 35W)	338-BVDE	-	5	-
Windows 10 Pro English, French, Spanish	619-AHKN	-	5	-
No Microsoft Office License Included – 30 day Trial Offer Only	658-BCSB	-	5	-
8GB (1x8GB) DDR4 non ECC memory	370-AFWE	-	5	-
M.2 256GB PCIe NVMe Class 35 Solid State Drive	400-BEUX	-	5	-
Thermal Pad	412-AALV	-	5	-
Screw for M.2 SATA SSD	50 773-BBBJ	-	5	-



No Additional Hard Drive	401-AADF	-	5	-
Intel Integrated Graphics, Dell OptiPlex	490-BBFG	-	5	-
3280 AIO 21.5" FHD 1920x1080 WVA No Touch Anti-Glare, Camera, Integrated Graphics, 130W Adapter	321-BGLB	-	5	-
130 Watt E4 AC Adapter	450-AHDT	-	5	-
System Power Cord (Philippine/TH/US/Guam)	450-AAPQ	-	5	-
Intel® Wi-Fi 6 AX200 2x2 (Gig+) + Bluetooth 5	555-BFFW	-	5	-
Screw for M.2 SATA SSD	773-BBBJ	-	5	-
Wireless Driver, Intel Wi-Fi 6 AX200 2x2 (Gig+) + Bluetooth 5	555-BFVB	-	5	-
OptiPlex All-in-One Basic Stand	575-BBTI	-	5	-
No Additional Cable Requested	379-BBCY	-	5	-
Dell KB216 Wired Keyboard English	580-ADJC	-	5	-
Dell Optical Mouse - MS116 (Black)	570-ABIE	-	5	-
No Cable Cover	325-BCZQ	-	5	-
SupportAssist	525-BBCL	-	5	-
Dell(TM) Digital Delivery Cirrus Client	640-BBLW	-	5	-
Dell Client System Update (Updates latest Dell Recommended BIOS, Drivers, Firmware and Apps)	658-BBMR	-	5	-
Waves Maxx Audio	658-BBRB	-	5	-
Dell SupportAssist OS Recovery Tool	658-BEOK	-	5	-
Win 10 PKID Label	658-BFDQ	-	5	-
OS-Windows Media Not Included	620-AALW	-	5	-
ENERGY STAR Qualified	387-BBLW	-	5	-
EPEAT 2018 Registered (Silver)	379-BDTO	-	5	-
SERI Guide (ENG/FR/Multi)	340-AGIK	-	5	-
Dell Watchdog Timer	379-BDWG	-	5	-
Quick Setup Guide 3280 AIO	340-CPVI	-	5	-
US Order	332-1286	-	5	-
Print on Demand Label	389-BDQH	-	5	-
Trusted Platform Module (Discrete TPM Enabled)	329-BBJL	-	5	-
EPE Ship Material for Fixed/HAS stand config or no stand config, APCC, FSJ	340-CRMM	-	5	-
Shipping Label	389-BBUU	-	5	-
FCC Label	389-DUYX	-	5	-
FSJ Reg Label for 3280 AIO (Non-Touch)	389-DVET	-	5	-
Intel(R) Core(TM) i5 Processor Label	340-CNBZ	-	5	-
Desktop BTS/BTP Shipment	800-BBIP	-	5	-
No Anti-Virus Software	650-AAAM	-	5	-
Not selected in this configuration	817-BBBC	-	5	-
Non-Touch LCD, Dell OptiPlex AIO	391-BBDM	-	5	-
Fixed Hardware Configuration	998-ETDJ	-	5	-
No Out-of-Band Systems Management	631-ACNI	-	5	-
No AutoPilot	51 340-CKSZ	-	5	-

No External ODD	429-ABGY	-	5	-
No Optane	400-BFPO	-	5	-
Dell Limited Hardware Warranty Plus Service	867-5596	-	5	-
ProSupport: Next Business Day Onsite, 3 Years	867-5624	-	5	-
ProSupport: 7x24 Technical Support, 3 Years	867-5636	-	5	-
Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport	989-3449	-	5	-

			<b>Quantity</b>	<b>Subtotal</b>
<b>iKey Detachable Keyboard for Dell Rugged Extreme Tablet</b>		<b>\$323.99</b>	<b>8</b>	<b>\$2,591.92</b>
Estimated delivery if purchased today: Oct. 13, 2021 Contract # C000000005600 Customer Agreement # NCPA 01-42				

Description	SKU	Unit Price	Quantity	Subtotal
iKey Detachable Keyboard for Dell Rugged Extreme Tablet	AA158359	-	8	-
			<b>Quantity</b>	<b>Subtotal</b>
		<b>\$254.09</b>	<b>8</b>	<b>\$2,032.72</b>

Desktop Dock for the Latitude 12 Rugged Tablet

Estimated delivery if purchased today:  
Feb. 24, 2022  
Contract # C000000005600  
Customer Agreement # NCPA 01-42

Description	SKU	Unit Price	Quantity	Subtotal
Desktop Dock for the Latitude 12 Rugged Tablet	470-ABNJ	-	8	-

<b>Subtotal:</b>	<b>\$42,758.71</b>
<b>Shipping:</b>	<b>\$0.00</b>
<b>Environmental Fee:</b>	<b>\$0.00</b>
<b>Estimated Tax:</b>	<b>\$0.00</b>
<b>Total:</b>	<b>\$42,758.71</b>

## Important Notes

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### Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for thirty days from the date of this Quote. All product, pricing and other information is based on the latest information available and is subject to change. Supplier reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to [Tax\\_Department@dell.com](mailto:Tax_Department@dell.com) or [ARSalesTax@emc.com](mailto:ARSalesTax@emc.com), as applicable.

**Governing Terms:** This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier's affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at [www.dell.com/terms](http://www.dell.com/terms) or [www.dell.com/oemterms](http://www.dell.com/oemterms)), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

**Supplier Software Licenses and Services Descriptions:** Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on [www.Dell.com/eula](http://www.Dell.com/eula). Descriptions and terms for Supplier-branded standard services are stated at [www.dell.com/servicecontracts/global](http://www.dell.com/servicecontracts/global) or for certain infrastructure products at [www.dell.com/en-us/customer-services/product-warranty-and-service-descriptions.htm](http://www.dell.com/en-us/customer-services/product-warranty-and-service-descriptions.htm).

**Offer-Specific, Third Party and Program Specific Terms:** Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on [www.dell.com/offeringsspecificterms](http://www.dell.com/offeringsspecificterms) ("Offer Specific Terms").

**In case of Resale only:** Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

**In case of Financing only:** If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.



# Charter Township of Orion

2525 Joslyn Rd., Lake Orion MI 48360  
www.oriontownship.org

Phone: (248) 391-0304

## Agenda Item Summary

**To:** Board of Trustees  
**From:** Aaron Whatley, Parks & Recreation Director  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 13, 2021  
**Subject:** Purchase - ARPA - Aerial Service Truck

☒ Consent ☐ Pending

### REQUEST

The request before the board is to authorize the purchase of a 2022 Chevrolet Silverado with 40' Aerial Service Truck (commonly referred to as a 'bucket truck.')

### REASON

This vehicle will allow the Township staff to help keep the exterior of the facilities clean, keep up on parks maintenance that may be out of reach, and put notifications on light pole banners.

### PROCESS

The pickup truck will be purchased through the Oakland County purchasing program. The total cost for the new vehicle is \$125,679. This vehicle is budgeted for in 2022 (budget not yet adopted) but due to the vehicle shortage, needs to be ordered as soon as possible, in order to receive it in 2022. If approved, this expense will hit the 2022 budget.

This truck was originally budgeted for in the Facilities & Grounds budget for 2022, but because it will help keep the facilities and parks clean and will allow the Township to put community notifications on the light pole banners it will qualify for ARPA funding.

### BUDGET

Fund Name:	101 - General
Purchase Order Number:	21-0606
Budget Adjustment Needed:	<input type="checkbox"/>

Project/Grant Tracking?	<input type="checkbox"/>
Expected Invoice Date:	1/1/2022
Reviewed by Budget Director:	<input checked="" type="checkbox"/>

ACCOUNT NUMBER/NAME	AMENDED BUDGET	AVAILABLE BALANCE	COST	REMAINING BUDGET
258-426-978.000 - Capital Outlay Vehicles	\$125,679	\$125,679	\$125,679	\$0

### RECOMMENDATION (MOTION)

Board action would be to authorize the purchase of the 2022 Chevrolet Silverado with 40' Aerial Service Truck at a total cost not to exceed \$125,679.



**Todd Wenzel Buick GMC**

Paul Roop | 734-713-1064 | paul\_roop@hotmail.com

## **Orion Township**

**Prepared For:** Patrick Ross

248-391-0304x3526

pross@oriontownship.org

Vehicle: [Fleet] 2021 Chevrolet Silverado MD (CK56403) 4WD Reg Cab Work Truck

## **Oakland County - Orion Township**

### **2022 Chevrolet C5500 with 40' Aerial Service Truck**

<b>Price</b>	<b>\$125,679.00</b>
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## Todd Wenzel Buick GMC

Paul Roop | 734-713-1064 | paul\_roop@hotmail.com

Vehicle: [Fleet] 2021 Chevrolet Silverado MD (CK56403) 4WD Reg Cab Work Truck (✔ Complete)

### Selected Model and Options

#### MODEL

CODE	MODEL
CK56403	2021 Chevrolet Silverado MD 4WD Reg Cab Work Truck

#### COLORS

CODE	DESCRIPTION
GAZ	Summit White

#### OPTIONS

CODE	DESCRIPTION
R7N	5500 HD Series (Included and only available with (GZX) 17,500 lb. GVWR, (GZJ) 18,000 lb. GVWR or (GZG) 19,500 lb. GVWR.)
GZG	GVWR, 19,500 lb. (8845 kg) (Silverado 5500 HD 4WD models require one of the following combinations: (1) (FTB) 7.5k front axle and (FTV) 7.5k front suspension and (HD2) 13.5k rear axle and one of the following rear suspensions: (GR4) 13.5k rear suspension, (91B) 13.5k LiquidSpring prep single volume rear suspension or (91C) 13.5k LiquidSpring prep stacked volume rear suspension. (2) (FTB) 7.5k front axle and (FTV) 7.5k front suspension and (HD1) 15k rear axle or (J27) 15.5k rear axle and one of the following rear suspensions: (GR4) 13.5k rear suspension, (FU7) 15.5k rear suspension, (91B) 13.5k LiquidSpring prep single volume rear suspension, (91C) 13.5k LiquidSpring prep stacked volume rear suspension, (91D) 15.5k LiquidSpring prep single volume rear suspension or (91E) 15.5k LiquidSpring prep stacked volume rear suspension.)
R6G	26,000 lb. GCWR (11,793 kg) (Requires 26k GCWR transmission (MWA, MWB, MIU, MIA, MH1, MG0, MIX, MF0, MA6 or MB6).)
L5D	Engine, Duramax 6.6L Turbo-Diesel V8, B20-Diesel compatible 350 hp @ 2700 rpm, 700 lb.-ft. torque @ 1600 rpm (STD)
PTO	Power Take Off, engine control provisions Access is available on left-hand and right-hand side
MIU	Rugged Duty Service Transmission, Automatic close-ratio 6 SPD with double overdrive, Allison, A1700RDS ratios: 3.10 1ST, 1.80 2ND, 1.40 3RD, 1.00 4TH, 0.70 5TH, 0.61 6TH Rugged Duty Series, 19.5K GVW & 26K GCW Max., requires PTO and park pawl, On/Off Highway. Available with GVWs less than or equal to 19.5K (Requires (C7Y) 14,001 lb. GVWR, (C5B) 15,000 lb. GVWR, (C7P) 16,000 lb. GVWR, (C7R) 16,500 lb. GVWR, (GZX) 17,500 lb. GVWR, (GZJ) 18,000 lb. GVWR or (GZG) 19,500 lb. GVWR. Requires (R6G) 26,000 lb. GCWR (11,793 kg).)
092	Rear axle, 4.30 ratio Max road speed: 75 MPH
FTB	Front axle, 7,500 lb., Dana Spicer 60-256, single-reduction, front driving
HD2	Rear axle, 13,500 lb. (6,124 kg) Dana Spicer S14-110, single reduction
GR4	Rear suspension, 13,500 lb. (6,123 kg) multi-leaf, vari-rate (Not available with (GL4) 11,000 lb. (4,999 kg) rear axle.)

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Data Version: 14703. Data Updated: Sep 15, 2021 12:33:00 AM PDT.





## Todd Wenzel Buick GMC

Paul Roop | 734-713-1064 | paul\_roop@hotmail.com

Vehicle: [Fleet] 2021 Chevrolet Silverado MD (CK56403) 4WD Reg Cab Work Truck (✔ Complete)

### OPTIONS

CODE	DESCRIPTION
ED9	Wheelbase, 165" (419.1 cm), 84" CA (Requires (F0C) 49" axle to end of frame, (F0D) 63" axle to end of frame or (F0K) 91" axle to end of frame. Requires (PCJ) Vocational Specific Heavy Suspension Package, when ordering (FTA) 7,000 lb. Front axle/(FK6) 7,000 lb. Front suspension or (FTL) 8,000 lb. Front axle/(FSN) 8,000 lb. Front suspension or (FU7) 15,500 lb. rear suspension.) (STD)
1WT	Work Truck Preferred Equipment Group includes standard equipment
PWQ	Wheels, 19.5" x 6.75", steel, Black painted, 8-holes, hub piloted (STD)
XMF	Tires, front 225/70R19.5G traction blackwall Goodyear Max Axle Load: 7,940 lb. (Requires (YMF) rear 225/70R19.5G traction blackwall Goodyear tires.)
YMF	Tires, rear 225/70R19.5G traction blackwall Goodyear Max Axle Load: 15,000 lb.
9L3	Spare tire delete (STD)
ZY1	Paint, solid
GAZ	Summit White
AE7	Seats, front 40/20/40 split-bench, 3-passenger driver and front passenger recline with outboard head restraints and center fold-down armrest with storage. Vinyl has fixed lumbar and cloth has manually adjustable driver lumbar. (STD)
H2R	Dark Ash seats with Jet Black interior accents, Cloth seat trim
IOB	Audio system, 7" diagonal color touch-screen with Chevrolet Infotainment AM/FM stereo with seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones. (Includes (UQ3) 6-speaker audio system. Not available with (TG5) Single slot CD/MP3 player.)
K05	Engine block heater
G86	Axle, limited slip, Dana Spicer Truetrac, torque proportioning limited slip
7Y8	Batteries, heavy-duty dual 1300 cold-cranking amps includes battery box mounted to left side under cab
5D4	Aerial Work Platform Vocational Package: Provides calibrations specific to chassis with an upfit consisting of an Aerial Lift, Bucket or Boom Lift. (Not available with (ANC) Shuttle Bus Package, (ANK) School Bus (Non-Conforming) Package, (PCH) Motorhome Package or (YF2) Emergency Service Package. Requires (PTO) Power Take Off.)
UY7	Trailer provisions, trailering wire harness only, trailer combined (Stop/Tail/Turn) connection socket and harness mounted at rear of frame. (Requires (JL1) Trailer brake controller.)
JL1	Trailer brake controller, integrated (Requires (UY7) Trailer provisions.)
V76	Recovery hooks, front, frame-mounted, black (Not available with (T3A) front bumper with 4" extension.)
F0D	Axle to End of Frame, 63" (Requires Wheelbase (ED9) 165", (ER2) 189" or (ED5) 201".)
F59	Front stabilizer bar
G68	Shock Absorbers, rear
FNP	Front fender extension, painted body color (Not available with (FNX) Black front fender extension.)

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Data Version: 14703. Data Updated: Sep 15, 2021 12:33:00 AM PDT.



## Todd Wenzel Buick GMC

Paul Roop | 734-713-1064 | paul\_roop@hotmail.com

Vehicle: [Fleet] 2022 Chevrolet Silverado MD (CK56403) 4WD Reg Cab Work Truck (✔ Complete)

### OPTIONS

CODE	DESCRIPTION
5DX	Electrical Provisions, rear of cab, upfitter, body builder wiring includes Sealed Connectors for Tail/Amber Turn/Marker/Backup/Accessory Power/Ground and Sealed Connector for Stop/Turn
UQ3	6-speaker audio system (Included and only available with (IOB) 7" diagonal color touch-screen with Chevrolet Infotainment.)
—	Bluetooth for phone, personal cell phone connectivity to vehicle audio system (Included and only available with (IOB) 7" diagonal color touch-screen with Chevrolet Infotainment.)
UVC	Rear Vision Camera, display integrated into Radio (Shipped loose in cab for upfitter installation.)
R9Y	Fleet Free Maintenance Credit. This option code provides a credit in lieu of the free oil changes, tire rotations and inspections for one maintenance service during 1st year of ownership. The invoice will detail the applicable credit. The customer will be responsible for all oil change, tire rotations and inspections costs for this vehicle. (Requires one of the following Fleet or Government order types: FBC, FBN, FCA, FCN, FEF, FLS, FNR, FRC or FGO.) *CREDIT*
VQ1	Fleet Processing Option

### Options Total

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**Mi-Deal Contract #071B7700166**

**1) VERSALIFT SST-36-NE NON-INSULATED, END MOUNTED TELESCOPIC AERIAL**

40' WORKING HEIGHT, EQUIPPED AS FOLLOWS:

- PLATFORM CAPACITY OF 350 LBS.
- 24"X 30"X 42"PLATFORM OPEN TO CURBSIDE WITH LH HINGED DOOR
- MANUAL 180 DEGREE POSITIONER
- (PLATFORM MUST BE POSITIONED BEFORE UNIT IS ELEVATED)
- REMOTE HAND HELD CONTROL WITH 30' CORD
- GFCI OUTLET AT BOOM TIP
- EMERGENCY POWER
- RUBBER TUBE PLATFORM REST
- FULL BODY HARNESS AND LANYARD
- REAR TORSION BAR
- CHELSEA PTO & PUMP 3 GPM HYD SYSTEM
- HOUR METER TO RECORD AERIAL/PTO HOURS

**1) READING STEEL SERVICE BODY TO INCLUDE THE FOLLOWING:**

- 132" LONG

-30" STEEL TAILSHELF WITH CURBSIDE REAR WALK UP STEPS

-WHITE POWDER COAT FINISH

-LED LIGHTING PACKAGE

-BU ALARM

-REAR MUD FLAPS

**1) POWER BRIGHT PURE SINE WAVE 2200 WATT INVERTER (LOCATION TBD)**

-WIRED TO GFCI OUTLET AT BOOM TIP

**2) AMBER GRILLE STROBES**

**2) REAR LED REAR AMBER STROBES**

**1) CANNON REAR HITCH W/ BRACING TO REAR OF TRUCK**

-OEM ELECTRIC BRAKE CONTROLER

-SAFETY CHAIN D-RINGS

-BH8-2000 PINTLE BALL COMBINATION HITCH

-7 WIRE FLAT PIN TRAILER PLUG



# Charter Township of Orion

2525 Joslyn Rd., Lake Orion MI 48360  
www.oriontownship.org

Phone: (248) 391-0304

## Agenda Item Summary

**To:** Board of Trustees  
**From:** Aaron Whatley, Parks & Recreation Director  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 13, 2021  
**Subject:** Purchase - Facilities & Grounds Truck with Utility Crane

☒ Consent ☐ Pending

### REQUEST

The request before the board is to authorize the purchase of a 2022 GMC Sierra 2500 pickup truck.

### REASON

This vehicle will act as a replacement for the currently owned 2013 GMC 2500HD pickup truck and follow the fleet rotation schedule.

### PROCESS

The pickup truck will be purchased through the Oakland County purchasing program. The total cost for the new vehicle is \$63,398; a \$10,000 credit for trade in of the current vehicle brings the cost down to \$53,398. This vehicle is budgeted for in 2022 (budget not yet adopted) but due to the vehicle shortage, needs to be ordered as soon as possible, in order to receive it in 2022. If approved, this expense will hit the 2022 budget.

Additionally, the trade in appraised values are subject to change depending on condition, mileage, and market conditions at the time of actual trade in. This could cause the net cost to fluctuate minimally so the recommendation would be to allow a cost not to exceed the budgeted \$58,000.

### BUDGET

Fund Name:	101 - General
Purchase Order Number:	21-0604
Budget Adjustment Needed:	<input type="checkbox"/>

Project/Grant Tracking?	<input type="checkbox"/>
Expected Invoice Date:	1/1/2022
Reviewed by Budget Director:	<input checked="" type="checkbox"/>

ACCOUNT NUMBER/NAME	AMENDED BUDGET	AVAILABLE BALANCE	COST	REMAINING BUDGET
101-265-978.000 – Capital Outlay Vehicles	\$58,000	\$58,000	\$53,398	\$4,602

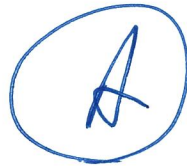
### RECOMMENDATION (MOTION)

Board action would be to authorize the purchase (with trade in) of the new GMC Sierra 2500 pickup truck for the Facilities & Grounds department, at a total net cost not to exceed \$58,000 as budgeted.



## Todd Wenzel Buick GMC

Paul Roop | 734-713-1064 | paul\_roop@hotmail.com



## Orion Township

**Prepared For:** Patrick Ross

248-391-0305x3526

pross@oriontownship.org

Vehicle: [Fleet] 2022 GMC Sierra 2500HD (TK20903) 4WD Reg Cab 142" Pro

## Oakland County / Orion Township

**Price** **\$63,398.00**

Includes Service body with Crane  
Boss VXT V-plow with deflector  
Strobe Light Package  
4-corner and roof strobe lights





## Todd Wenzel Buick GMC

Paul Roop | 734-713-1064 | paul\_roop@hotmail.com

Vehicle: [Fleet] 2022 GMC Sierra 2500HD (TK20903) 4WD Reg Cab 142" Pro (✔ Complete)

### Selected Model and Options

#### MODEL

CODE	MODEL
TK20903	2022 GMC Sierra 2500HD 4WD Reg Cab 142" Pro

#### COLORS

CODE	DESCRIPTION
GAZ	Summit White

#### OPTIONS

CODE	DESCRIPTION
ZW9	Pickup bed, delete includes capped fuel fill, (SFW) Back-up alarm calibration, (9J4) rear bumper delete, (9L3) spare tire delete and spare tire carrier delete. (Requires long bed model and 17" or 18" wheels.) *CREDIT*
FE9	Emissions, Federal requirements
L8T	Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline, (401 hp [299 kW] @ 5200 rpm, 464 lb-ft of torque [629 N-m] @ 4000 rpm) (STD)
MYD	Transmission, 6-speed automatic, heavy-duty (STD)
JGB	GVWR, 10,250 lbs. (4649 kg) (STD) (Included and only available with TC20753 model and (L8T) 6.6L V8 gas engine with 18" or 20" wheels, or TK20903 model and (L8T) 6.6L V8 gas engine with 17" wheels.)
GT4	Rear axle, 3.73 ratio (Requires (L8T) 6.6L V8 gas engine.)
1SA	Pro Preferred Equipment Group includes standard equipment
PYN	Wheels, 17" (43.2 cm) painted steel, Silver (STD)
QXT	Tires, LT265/70R17E all-terrain, blackwall (Included with (X31) X31 Off-Road Package.)
GAZ	Summit White
AE7	Seats, front 40/20/40 split-bench with upper covered armrest storage with fixed lumbar
H1T	Jet Black, Cloth seat trim
IOR	Audio system, GMC Infotainment System with 7" diagonal color touch-screen AM/FM stereo with seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; featuring wired Android Auto and Apple CarPlay capability for compatible phones (STD)
ZLQ	Fleet Convenience Package includes (AQQ) Remote Keyless Entry, (K34) cruise control, (QT5) EZ Lift power lock and release tailgate and (DBG) outside power-adjustable vertical trairling with heated upper glass; also includes (AXG) power windows, express up/down driver, (AED) power windows, express down passenger and (AU3) power door locks (Not available with (PCI) Convenience Package. Note: (DBG) outside power-adjustable vertical trairling with heated upper glass can be upgraded to (DWI) trailer mirrors.)

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Data Version: 14691. Data Updated: Sep 13, 2021 11:37:00 PM PDT.



## Todd Wenzel Buick GMC

Paul Roop | 734-713-1064 | paul\_roop@hotmail.com

Vehicle: [Fleet] 2022 GMC Sierra 2500HD (TK20903) 4WD Reg Cab 142" Pro (✔ Complete)

### OPTIONS

CODE	DESCRIPTION
VYU	Snow Plow Prep/Camper Package includes (KW5) 220-amp alternator, includes increased front GAWR on Heavy Duty models, (NZZ) skid plates (transfer case and oil pan), pass through dash grommet hole and roof emergency light provisions. Contact GM Upfitter Integration at <a href="http://www.gmupfitter.com">www.gmupfitter.com</a> for plow installation details and assistance. Note: if ordered for Camper usage, recommend ordering (UY2) Trailering wiring provisions (Requires 4WD model. Includes (KW5) 220-amp alternator and is upgradeable to (KHF) Dual alternators (220-amp primary, 170-amp auxiliary). Not available with (F60) Heavy Duty Front Spring/Camper Package.)
K4B	Battery, auxiliary, 730 cold-cranking amps/70 Amp-hr (Requires (L8T) 6.6L V8 gas engine and either (KW5) 220-amp alternator or (KHF) dual alternators. Not available with (KW7) 170-amp alternator.)
KW5	Alternator, 220 amps (Included with (L5P) Duramax 6.6L Turbo-Diesel V8 engine or (VYU) Snow Plow Prep/Camper Package. Free flow on (L8T) 6.6L V8 gas engine.)
JL1	Trailer brake controller, integrated (Required with (L5P) Duramax 6.6L Turbo-Diesel V8 engine. Regular Cab models Requires (PCI) Convenience Package or (ZLQ) Fleet Convenience Package. Included with (CMT) Gooseneck / 5th Wheel Prep Package.)
NZZ	Skid Plates protect the oil pan, front axle and transfer case (Included with (X31) X31 Off-Road Package or (VYU) Snow Plow Prep/Camper Package.)
—	Capped Fuel Fill (Included and only available with (L5P) Duramax 6.6L Turbo-Diesel V8 engine or (ZW9) pickup bed delete.)
9J4	Bumper, rear, delete (Included and only available with (ZW9) pickup bed delete.)
DBG	Mirrors, outside power-adjustable vertical trailering with heated upper glass, lower convex mirrors, integrated turn signals, manual folding/extending (extends 3.31" [84.25mm]), Black (Included and only available with (ZLQ) Fleet Convenience Package or (PCI) Convenience Package.)
AXG	Windows, power front, drivers express up/down (Standard on Crew Cab and Double Cab. On Regular Cab, included and only available with (PCI) Convenience Package or (ZLQ) Fleet Convenience Package.)
AED	Window, power front, passenger express down (Standard on Crew Cab and Double Cab. On Regular Cab, included and only available with (PCI) Convenience Package or (ZLQ) Fleet Convenience Package.)
AU3	Door locks, power (Standard on Crew Cab and Double Cab. On Regular Cab, included and only available with (PCI) Convenience Package or (ZLQ) Fleet Convenience Package.)
AQQ	Remote Keyless Entry (Included and only available with (PCI) Convenience Package or (ZLQ) Fleet Convenience Package.)
K34	Cruise control, steering wheel-mounted (Included with (PCI) Convenience Package, (ZLQ) Fleet Convenience Package or (RGE) 1SA Safety Confidence Package.)
9L3	Spare tire delete (Included and only available with (ZW9) pickup bed delete or (5Z4) Spare wheel, tire, carrier and lock delete.)
SFW	Back-up alarm calibration This calibration will allow installation of an aftermarket back-up alarm by disabling rear perimeter lighting (Included with (ZW9) pickup bed delete. Not available with (8S3) back-up alarm or (UY2) trailer wire provisions.)

### Options Total

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Data Version: 14691. Data Updated: Sep 13, 2021 11:37:00 PM PDT.





FORMERLY CANNON TRUCK EQUIPMENT

51761 Danview Technology Ct.

Shelby Twp, MI 48315

Ph: (586) 991-0054

Fx: (586) 991-0074

Q U O T A T I O N

=====

Quote No. J34708

STATE REG NO: F151568

DEALER LICENSE NUMBER: B6542

Page 1

Customer: 1593

RED HOLMAN GMC  
35300 FORD ROAD

WESTLAND, MI 48185

08/31/21: Quote Date  
09/30/21: Expire Date  
N10: Terms  
: Delivery

Contact: PAUL

Phone: 734-721-1144

Fax: 734-721-5539

FURNISH AND INSTALL

- 1) DAKOTA MODEL S-98-M-SW-U SINGLE WHEEL SERVICE BODY
  - 98"LONG
  - CRANE REINFORCEMENT ON CURB SIDE REAR COMPARTMENT (2,000LB FOR CRANE)
  - GALVANNEAL STEEL CONSTRUCTION
  - STAINLESS STEEL ROD AND SOCKET DOOR HINGES
  - STAINLESS STEEL AUTOMOTIVE STYLE ROTARY TYPE DOOR LATCHES
  - SPRING LOADED DOOR HOLDERS ON ALL VERTICAL DOORS
  - STANDARD SHELF AND DIVIDER EQUIPMENT
  - LIGHTED DECK PLATE STEP BUMPER WITH RECESS
  - DUAL WHEEL RECESSED LIGHT KIT
  - POLISHED STAINLESS STEEL FUEL FILL
  - 12" LIFT AND LOCK TAILGATE
  - CRANE RE-ENFORCEMENT ON REAR CURB SIDE
  - BACK UP ALARM
  - SET OF RUBBER MUD FLAPS
  - PAINTED ONE COLOR IN ENAMEL
  - 5 YEAR MANUFACTURERS WARRANTY
  - MANUAL JACK LEG FOR CRANE STABILIZATION
  
- 1) AUTOCRANE MODEL 2003
  - 5' 6" to 9' manual telescopic boom
  - 6 position boom elevation
  - Truck must be equipped with jackleg extending minimum 3' 3" (1 m.) from centerline of truck
  - 8,000 GVWR minimum chassis requirement.
  - 15 ft. Remote Control Pendant
  - 50 ft. of 1/4" 7,000 lbs. single line break strength aircraft quality cable
  - 22 ft. high current battery cable
  - Swivel block with hook latch
  - Fab front boom support
  - 360 degree continuous manual rotation with manual brake
  - Battery Information: 575 cold cranking rating, 130 minute reserve capacity, maintenance type battery required for 12 volt operation. 70 amp minimum truck alternator required.
  - Two Year Factory Warranty



FORMERLY CANNON TRUCK EQUIPMENT  
51761 Danview Technology Ct.  
Shelby Twp, MI 48315  
Ph: (586) 991-0054  
Fx: (586) 991-0074

Q U O T A T I O N  
=====  
Quote No. J34725

STATE REG NO: F151568  
DEALER LICENSE NUMBER: B6542

Page 1

Customer: 1593  
TODD WENZEL/RED HOLMAN  
35300 FORD ROAD  
WESTLAND MI 48185

09/14/21: Quote Date  
10/14/21: Expire Date  
N10: Terms  
: Delivery

Contact: PAUL ROOP

Phone: 734-721-1144 Fax: 734-721-5539

FURNISH AND INSTALL

- 1) BOSS SNOWPLOW MODEL 8'2" VXT STEEL POWER-V BLADE
  - PLOW WIDTH 98" STRAIGHT
  - PLOW WIDTH AT 30 DEGREE ANGLE 85"
  - PLOW WIDTH (V) 88"
  - PLOW WIDTH (SCOOP) 81"
  - MOLDBOARD HEIGHT 30" AT CENTER AND 37" AT ENDS
  - 11 GAUGE MOLDBOARD
  - SIX (6) VERTICAL RIBS, TWO (2) DIAGONAL RIBS
  - FOUR (4) TRIP SPRINGS
  - 1-1/2"X 10" ANGLE CYLINDERS
  - 2"X 1-1/8"X 10" LIFT CYLINDER
  - 1/2" X 6" CUTTING EDGE WITH INTEGRAL CURB GUARDS
  - SMARTHITCH 2 SYSTEM
  - PLOW WEIGHT COMPLETE 785 LBS
  - LED SMARTLIGHTS AMBER TURN SIGNALS
  - SMART TOUCH V-BLADE HAND HELD CONTROL
  - SMARTLOCKING CYLINDER

RUBBER V-PLOW BLADE SNOW DEFLECTOR.

*Strobe Package*

QUOTE ACCEPTED AS AN ORDER \_\_\_\_\_ DATE \_\_\_\_\_ TRUCK INFO: \_\_\_\_\_

GOODS ARE SOLD ONLY WITH SUCH WARRANTIES AS MAY BE EXTENDED BY MANUFACTURER OF THE PRODUCT. WE MAKE NO OTHER WARRANTY & THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY. SALES TAX NOT INCLUDED IN ABOVE PRICE.



# Charter Township of Orion

2525 Joslyn Rd., Lake Orion MI 48360  
www.oriontownship.org

Phone: (248) 391-0304

## Agenda Item Summary

**To:** Board of Trustees  
**From:** Aaron Whatley, Parks & Recreation Director  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 13, 2021  
**Subject:** Purchase - Facilities & Grounds Truck with Plow

☒ Consent ☐ Pending

### REQUEST

The request before the board is to authorize the purchase of a 2022 GMC Sierra 2500 pickup truck.

### REASON

This vehicle will act as a replacement for the currently owned 2005 GMC 3500 dump/plow pickup truck and follow the fleet rotation schedule.

### PROCESS

The pickup truck will be purchased through the Oakland County purchasing program. The total cost for the new vehicle is \$42,313; a \$7,000 credit for trade in of the current vehicle brings the cost down to \$35,313. This vehicle is budgeted for in 2022 (budget not yet adopted) but due to the vehicle shortage, needs to be ordered as soon as possible, in order to receive it in 2022. If approved, this expense will hit the 2022 budget.

Additionally, the trade in appraised values are subject to change depending on condition, mileage, and market conditions at the time of actual trade in. This could cause the net cost to fluctuate minimally so the recommendation would be to allow a cost not to exceed the budgeted \$36,000.

### BUDGET

Fund Name:	101 - General
Purchase Order Number:	21-0605
Budget Adjustment Needed:	<input type="checkbox"/>

Project/Grant Tracking?	<input type="checkbox"/>
Expected Invoice Date:	1/1/2022
Reviewed by Budget Director:	<input checked="" type="checkbox"/>

ACCOUNT NUMBER/NAME	AMENDED BUDGET	AVAILABLE BALANCE	COST	REMAINING BUDGET
101-265-978.000 – Capital Outlay Vehicles	\$36,000	\$36,000	\$35,313	\$687

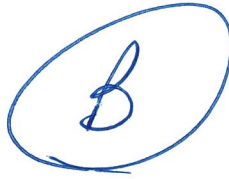
### RECOMMENDATION (MOTION)

Board action would be to authorize the purchase (with trade in) of the new GMC Sierra 2500 pickup truck for the Facilities & Grounds department, at a total net cost not to exceed \$36,000 as budgeted.



## Todd Wenzel Buick GMC

Paul Roop | 734-713-1064 | paul\_roop@hotmail.com



## Orion Township

**Prepared For:** Patrick Ross

248-391-0305x3526

pross@oriontownship.org

Vehicle: [Fleet] 2022 GMC Sierra 2500HD (TK20903) 4WD Reg Cab 142" Pro

## Oakland County / Orion Township

**Price** **\$42,313.00**

**Includes:** Boss VXT V-plow with deflector  
Strobe Light Package  
4-corner and roof strobe lights

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## Todd Wenzel Buick GMC

Paul Roop | 734-713-1064 | paul\_roop@hotmail.com

Vehicle: [Fleet] 2022 GMC Sierra 2500HD (TK20903) 4WD Reg Cab 142" Pro ( ☒ Complete )

### Selected Model and Options

#### MODEL

CODE	MODEL
TK20903	2022 GMC Sierra 2500HD 4WD Reg Cab 142" Pro

#### COLORS

CODE	DESCRIPTION
GAZ	Summit White

#### OPTIONS

CODE	DESCRIPTION
E63	Pickup bed includes bed assist step (STD)
FE9	Emissions, Federal requirements
L8T	Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline, (401 hp [299 kW] @ 5200 rpm, 464 lb-ft of torque [629 N-m] @ 4000 rpm) (STD)
MYD	Transmission, 6-speed automatic, heavy-duty (STD)
JGB	GVWR, 10,250 lbs. (4649 kg) (STD) (Included and only available with TC20753 model and (L8T) 6.6L V8 gas engine with 18" or 20" wheels, or TK20903 model and (L8T) 6.6L V8 gas engine with 17" wheels.)
GT4	Rear axle, 3.73 ratio (Requires (L8T) 6.6L V8 gas engine.)
1SA	Pro Preferred Equipment Group includes standard equipment
PYN	Wheels, 17" (43.2 cm) painted steel, Silver (STD)
QXT	Tires, LT265/70R17E all-terrain, blackwall (Included with (X31) X31 Off-Road Package.)
ZXT	Tire, spare LT265/70R17E all-terrain, blackwall (Included and only available with (QXT) LT265/70R17E all-terrain, blackwall tires with (E63) pickup bed models. Available to order when (ZW9) pickup bed delete and (QXT) LT265/70R17E all-terrain, blackwall tires are ordered.)
GAZ	Summit White
AE7	Seats, front 40/20/40 split-bench with upper covered armrest storage with fixed lumbar
H1T	Jet Black, Cloth seat trim
IOR	Audio system, GMC Infotainment System with 7" diagonal color touch-screen AM/FM stereo with seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; featuring wired Android Auto and Apple CarPlay capability for compatible phones (STD)
ZLQ	Fleet Convenience Package includes (AQQ) Remote Keyless Entry, (K34) cruise control, (QT5) EZ Lift power lock and release tailgate and (DBG) outside power-adjustable vertical trailering with heated upper glass; also includes (AXG) power windows, express up/down driver, (AED) power windows, express down passenger and (AU3) power door locks (Not available with (PCI) Convenience Package. Note: (DBG) outside power-adjustable vertical trailering with heated upper glass can be upgraded to (DWI) trailer mirrors.)

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Data Version: 14691. Data Updated: Sep 13, 2021 11:37:00 PM PDT.





## Todd Wenzel Buick GMC

Paul Roop | 734-713-1064 | paul\_roop@hotmail.com

Vehicle: [Fleet] 2022 GMC Sierra 2500HD (TK20903) 4WD Reg Cab 142" Pro ( ✓ Complete )

### OPTIONS

CODE	DESCRIPTION
VYU	Snow Plow Prep/Camper Package includes (KW5) 220-amp alternator, includes increased front GAWR on Heavy Duty models, (NZZ) skid plates (transfer case and oil pan), pass through dash grommet hole and roof emergency light provisions. Contact GM Upfitter Integration at <a href="http://www.gmupfitter.com">www.gmupfitter.com</a> for plow installation details and assistance. Note: if ordered for Camper usage, recommend ordering (UY2) Trailering wiring provisions (Requires 4WD model. Includes (KW5) 220-amp alternator and is upgradeable to (KHF) Dual alternators (220-amp primary, 170-amp auxiliary). Not available with (F60) Heavy Duty Front Spring/Camper Package.)
K4B	Battery, auxiliary, 730 cold-cranking amps/70 Amp-hr (Requires (L8T) 6.6L V8 gas engine and either (KW5) 220-amp alternator or (KHF) dual alternators. Not available with (KW7) 170-amp alternator.)
KW5	Alternator, 220 amps (Included with (L5P) Duramax 6.6L Turbo-Diesel V8 engine or (VYU) Snow Plow Prep/Camper Package. Free flow on (L8T) 6.6L V8 gas engine.)
JL1	Trailer brake controller, integrated (Required with (L5P) Duramax 6.6L Turbo-Diesel V8 engine. Regular Cab models Requires (PCI) Convenience Package or (ZLQ) Fleet Convenience Package. Included with (CMT) Gooseneck / 5th Wheel Prep Package.)
NZZ	Skid Plates protect the oil pan, front axle and transfer case (Included with (X31) X31 Off-Road Package or (VYU) Snow Plow Prep/Camper Package.)
DBG	Mirrors, outside power-adjustable vertical trailering with heated upper glass, lower convex mirrors, integrated turn signals, manual folding/extending (extends 3.31" [84.25mm]), Black (Included and only available with (ZLQ) Fleet Convenience Package or (PCI) Convenience Package.)
QT5	Tailgate, gate function manual with EZ Lift includes power lock and release, includes hitch area light (Included and only available with (PCI) Convenience Package or (ZLQ) Fleet Convenience Package. Not available with (ZW9) pickup bed delete.)
AXG	Windows, power front, drivers express up/down (Standard on Crew Cab and Double Cab. On Regular Cab, included and only available with (PCI) Convenience Package or (ZLQ) Fleet Convenience Package.)
AED	Window, power front, passenger express down (Standard on Crew Cab and Double Cab. On Regular Cab, included and only available with (PCI) Convenience Package or (ZLQ) Fleet Convenience Package.)
AU3	Door locks, power (Standard on Crew Cab and Double Cab. On Regular Cab, included and only available with (PCI) Convenience Package or (ZLQ) Fleet Convenience Package.)
AQQ	Remote Keyless Entry (Included and only available with (PCI) Convenience Package or (ZLQ) Fleet Convenience Package.)
K34	Cruise control, steering wheel-mounted (Included with (PCI) Convenience Package, (ZLQ) Fleet Convenience Package or (RGE) 1SA Safety Confidence Package.)
<b>Options Total</b>	

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Data Version: 14691. Data Updated: Sep 13, 2021 11:37:00 PM PDT.



# Charter Township of Orion

2525 Joslyn Rd., Lake Orion MI 48360  
www.oriontownship.org

Phone: (248) 391-0304

## Agenda Item Summary

**To:** Board of Trustees  
**From:** Aaron Whatley, Parks & Recreation Director  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 13, 2021  
**Subject:** Purchase - Parks & Recreation Pickup

☒ Consent ☐ Pending

### REQUEST

The request before the board is to authorize the purchase of a 2022 Ford Ranger pickup truck.

### REASON

This vehicle will act as a replacement for the currently owned 2010 Ford F150 pickup truck and follow the fleet rotation schedule.

### PROCESS

The pickup truck will be purchased through the Oakland County purchasing program. The total cost for the new vehicle is \$30,764; a credit for the 2010 Ford F150 pickup truck trade-in will be applied towards this purchase but the trade-in value has not been determined yet. This vehicle is budgeted for in 2022 (budget not yet adopted) but due to the vehicle shortage, needs to be ordered as soon as possible, in order to receive it in 2022. If approved, this expense will hit the 2022 budget.

The recommendation would be to authorize Parks & Recreation to purchase this replacement vehicle with a cost not to exceed the \$30,000 (after the vehicle trade-in).

### BUDGET

Fund Name:	101 - General
Purchase Order Number:	21-0607
Budget Adjustment Needed:	<input type="checkbox"/>

Project/Grant Tracking?	<input type="checkbox"/>
Expected Invoice Date:	1/1/2022
Reviewed by Budget Director:	<input checked="" type="checkbox"/>

ACCOUNT NUMBER/NAME	AMENDED BUDGET	AVAILABLE BALANCE	COST	REMAINING BUDGET
208-751-978.000 – Capital Outlay Vehicles	\$30,000	\$30,000	\$28,539	\$1,461
208-751-978.000 - Capital Outlay - Vehicles - Spray in Liner	\$30,000	\$1,461	\$525	\$936
208-751-978.000 - Capital Outlay Vehicles - LED roof light	\$30,000	\$936	\$1,700	\$-764
TRADE IN VALUE - UNDETERMINED	+	+	+	+

### RECOMMENDATION (MOTION)

Board action would be to authorize the purchase (with trade in) of the new 2022 Ford Ranger pickup truck for the Parks & Recreation department, at a total net cost not to exceed \$30,000 as budgeted.

EDDIE WILLIAMS  
GORNO FORD  
WOODHAVEN, MI  
CELL 313-319-3431, PH 734-671-4893, FAX 734-671-4375,

PAT ROSS 10/12/2021  
ORION PARKS RECISED 10/13/2021  
PH 248-391-0304, email [pross@oriontownship.org](mailto:pross@oriontownship.org)

SUBJECT 2022 FORD RANGER SUPERCAB 4X2 6' BOX MIDEAL 071B7700181  
2.3L ECO-BOOST, 10 SPD AUTO, A/C, 3.73 AXLE RATIO, 126"WB, , TILT STEERING WHEEL, ABS  
BRAKES, 6,050 LB GVW., P255 x16 TIRES & WHEELS, AM/FM STEREO, BLUETOOTH, POWER  
WINDOWS

CHANGES, WHITE EXT.  
CREW CAB AWD, W/5' BED  
ELETRONIC LIMITED SLIP REAR AXLE  
CRUISE CONTROL  
POWER DOOR LOCKS & MIRRORS W/KEYLESS ENTRY  
CLASS IV TOW PKG W/HITCH & WIRING HARNESS

RETAIL \$34,33000, MUNI PRICE \$28,539.00  
**PRICING EXPIRES 11-15-21**

SPRAY IN LINER \$525.00  
LED LIGHTING FRT & REAER  
MINI LED ROOF LIGHT 1,700.00

SINCERELY

EDDIE WILLIAMS  
GOVERNMENT SALES  
CELL 313-319-3431





**STATE OF MICHIGAN  
CENTRAL PROCUREMENT SERVICES**

Department of Technology, Management, and Budget  
525 W. ALLEGAN ST., LANSING, MICHIGAN 48913  
P.O. BOX 30026 LANSING, MICHIGAN 48909

**CONTRACT CHANGE NOTICE**

Change Notice Number **5**

to

Contract Number **071B7700181**

<b>CONTRACTOR</b>	GORNO FORD INC	<b>STATE</b>	Scott Poyer	SW
	22025 Allen Road		517-284-6448	
	Woodhaven, MI 48183		poyers@Michigan.gov	
	Jim Agney		Yvon Dufour	DTMB
	734-671-4033		(517) 249-0455	
	jagney@gornoford.com		dufoury@michigan.gov	
	CV0019327			

**CONTRACT SUMMARY**

**VEHICLES - PATROL, PASSENGER, TRUCKS AND VANS**

INITIAL EFFECTIVE DATE	INITIAL EXPIRATION DATE	INITIAL AVAILABLE OPTIONS	EXPIRATION DATE BEFORE
August 1, 2017	November 30, 2022	1 - 2 Year	November 30, 2022
PAYMENT TERMS		DELIVERY TIMEFRAME	
ALTERNATE PAYMENT OPTIONS		EXTENDED PURCHASING	
<input type="checkbox"/> P-Card	<input type="checkbox"/> PRC	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
MINIMUM DELIVERY REQUIREMENTS			

**DESCRIPTION OF CHANGE NOTICE**

OPTION	LENGTH OF OPTION	EXTENSION	LENGTH OF EXTENSION	REVISED EXP. DATE
<input type="checkbox"/>		<input type="checkbox"/>		November 30, 2022
CURRENT VALUE	VALUE OF CHANGE NOTICE	ESTIMATED AGGREGATE CONTRACT VALUE		
\$249,001.00	\$0.00	\$249,001.00		

**DESCRIPTION**

Effective 10/14/2020, 2021 model year vehicles and pricing are hereby updated, per revised Schedule B - Pricing. All other terms, conditions, specifications and pricing remain the same. Per contractor proposal, and DTMB Procurement approval.



## Agenda Item Summary

**To:** Board of Trustees  
**From:** Chris Barnett, Township Supervisor  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 13, 2021  
**Subject:** Hire Full Time Firefighter

---

☒ Consent ☐ Pending

### REQUEST

To approve hiring of a firefighter, full-time with full benefits, Matthew Schaefer.

### REASON

The above listed candidate is recommended for hire by the Fire Chief, Township Supervisor and Human Resources.

### PROCESS

The fire department has an established firefighter testing process in place. The candidate has completed and passed the testing, interview and vetting process by both the fire department committee and Township Supervisor. The candidate is recommended for employment with the Orion Township Fire Department beginning Monday, October 25, 2021.

### RECOMMENDATION (MOTION)

Authorize the hiring of Matthew Schaefer as full-time Firefighter effective October 25, 2021 pending results of Physical, Background Check and Drug Screening.





## Agenda Item Summary

**To:** Board of Trustees  
**From:** Donni Steele, Township Treasurer  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 12, 2021  
**Subject:** Matured, Called and Purchases of Securities & Bonds for Water/Sewer and General Accounts

☒ Consent ☐ Pending

### REQUEST

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

### REASON

To report to the Board all called/matured and purchased securities & bonds for water, sewer and general investment funds through Robinson Capital. Attached are the statements for September 2021.

### PROCESS

Robinson Capital is our Investment Advisor and they will continue to make investment purchases on our behalf—safety, liquidity and yield, in that order.

Please also review Robinson's monthly commentary for September 2021.

### RECOMMENDATION (MOTION)

Receive and File

Robinson Capital Management  
 Orion Township Water & Sewer  
 9-01-2021 To 9-30-2021

**CALLED/MATURED**

Trade Date	Settle Date	Quantity	Security	Amount	CALLED/MATURED
9/17/2021	9/17/2021		THE STATE BANK C.D. 0.400% Due 09-17-21	500000 2010.96	Matured
Total				\$ 502,010.96	

76

**PURCHASES**

Trade Date	Settle Date	Quantity	Security	Amount
9/30/2021	11/9/2021	200000	W OTTAWA PUB SC 1.060% Due 11-01-25	200000
Total				\$ 200,000.00

Robinson Capital Management  
 Orion Township General  
 9-01-2021 To 9-30-2021

**CALLED/MATURED**

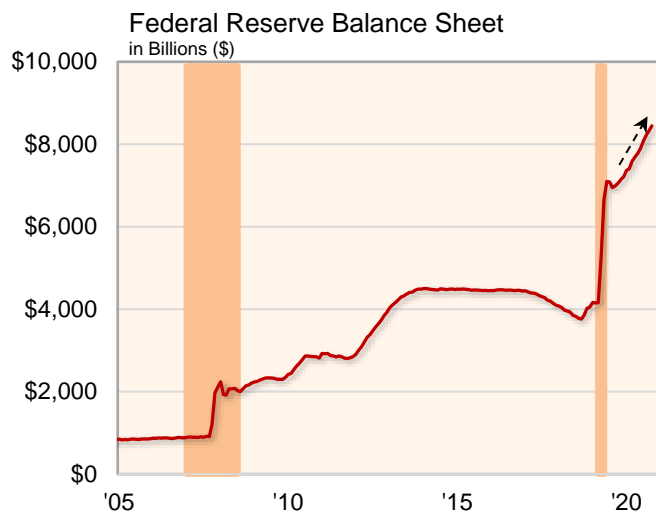
Trade Date	Settle Date	Quantity	Security	Amount	CALLED/MATURED
9/17/2021	9/17/2021		THE STATE BANK C.D. 0.400% Due 09-17-21	510072.53 2040.29	Matured
Total				\$ 512,112.82	

77

**PURCHASES**

Trade Date	Settle Date	Quantity	Security	Amount
9/30/2021	11/9/2021	150000	W OTTAWA PUB SC 0.700% Due 11-01-24	\$ 150,000.00
Total				\$ 150,000.00

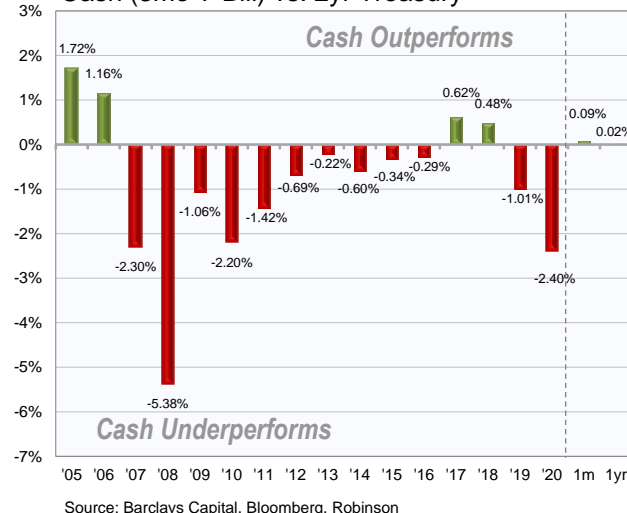
## Federal Reserve Stance



For the first time Federal Reserve Chair Powell indicated that "a gradual tapering process that concludes around the middle of next year can be appropriate". Fed Chair Powell is referring to the slowing down of the monthly asset purchases of \$120 Billion. Wall Street predicts this means tapering will begin in December with a monthly decline of \$15B in purchases.

## Performance

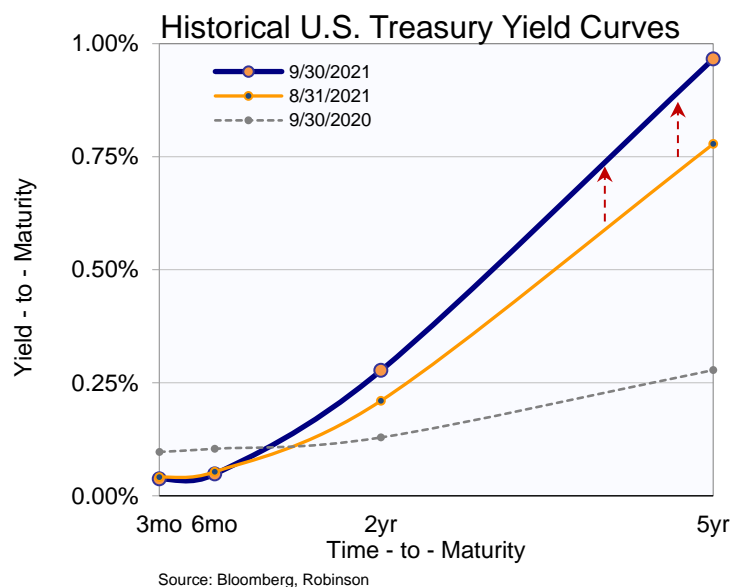
### Cash (3mo T-Bill) vs. 2yr Treasury



2-Year Treasuries had negative returns in September as rates rose.

Returns		
	September	1yr
3mT-Bill	0.00%	0.07%
2y Tsy	-0.09%	0.00%

## Yield Curve



September saw rates increase across the maturity spectrum. The yield curve continues to steepen quickly (see the difference compared to one year ago).

## Graph of the Month

### Home Price Index YoY



The Case-Shiller National Home Price Index tracks the value of single-family homes across the country. Since April this Index has reached historical levels and is one of many proxies that illustrates the hot housing market. The unprecedented rise in home prices raises the question of how sustainable this rise is and whether the eventual fall will occur without too much disruption.



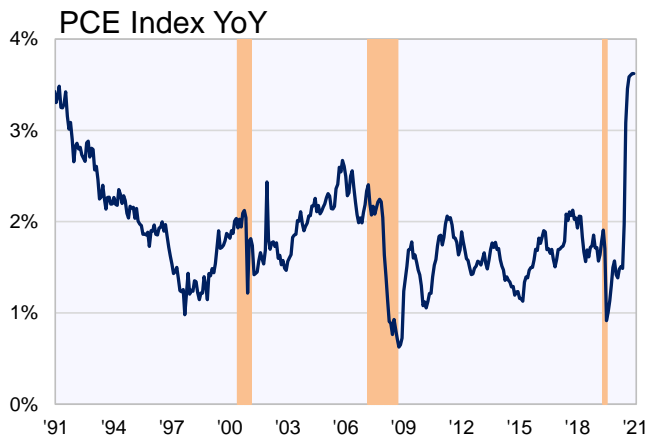
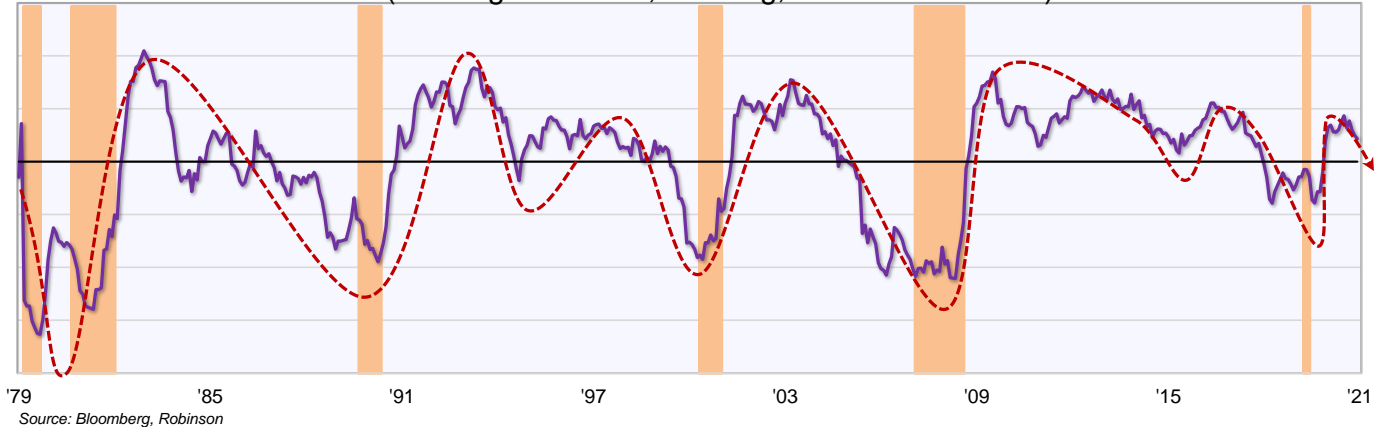
## Economic Comments

- Market Review:** The Robinson Leading Economic Index deaccelerated in September, but still shows an expanding and recovering economy - albeit with supply change and labor market disruptions. Housing metrics had a solid 'bounce back' month but consumer and business confidence indicators continued to slide downward. Despite supply chain related delays and rising commodity and energy prices, manufacturing numbers rose again, signaling strong consumer and economic demand and boding well for the coming months. Investors appear to be cautiously optimistic regarding the Delta variant as cases across the country have declined in recent weeks, but the upcoming winter sets the stage for more coronavirus disruption if the downward case trend reverses. There will be considerable attention on Congress throughout October as they quickly approach critical dates and deadlines related to the debt ceiling, an infrastructure bill, and a large spending package - the outcome of each of these will have important immediate and medium-term implications. The passage of the full infrastructure and spending bills would require markets to recalibrate growth, inflation, and interest rate expectations.
- Inflation:** One of the Federal Reserve's favorite inflation indicators, Core Personal Consumption Expenditure Index (see bottom left), ticked higher to a 30-year high. This marks five straight months with the Index at record levels. It is important to point out that the Index is compared to levels from one year ago (the depths of the pandemic) which provides an unusual and unique baseline for comparison.
- Employment:** As we mentioned last month, with the maturity of many of the federal unemployment programs, the total number of people receiving government benefits was nearly cut in half in September (see bottom right). Given the fact that job openings are at all-time highs, it is now or never for the labor market to find equilibrium again.

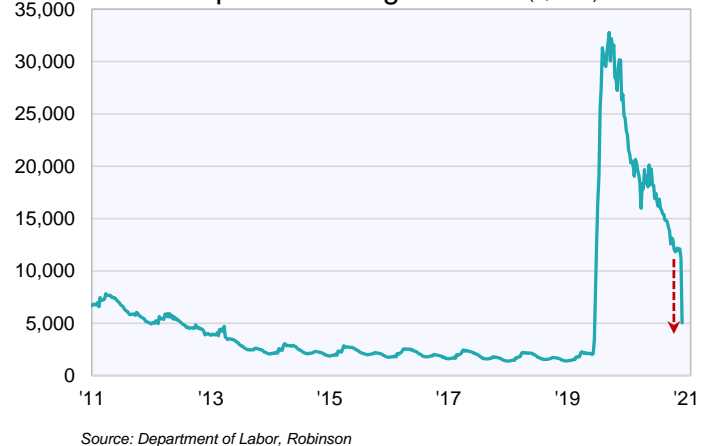
## Robinson Leading Economic Index



## Robinson Combined Index (Leading Economic, Housing, Recession Models)



## Total People Receiving Benefits (1,000s)



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## JPMorgan Chase Bank, National Association

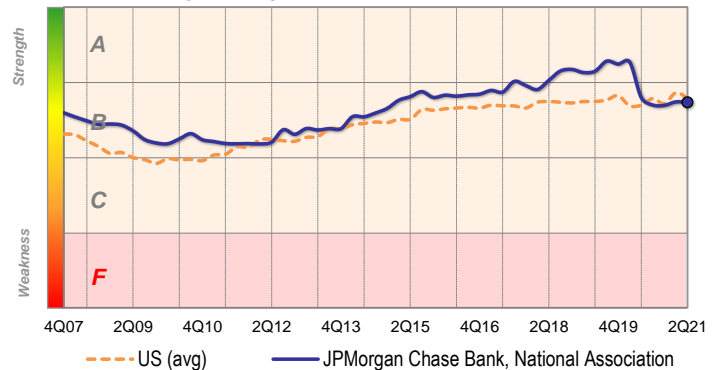
2Q 2021

**B+**

## Risk Ratings

<b>Overall.....</b>	<b>B+</b>
Business.....	A
Demographic.....	C+
Financial.....	B
Asset Quality.....	B-
Capital.....	C+
Liquidity.....	A+
Profitability.....	A-
<b>Robinson Downside Risk</b>	<b>A-</b>

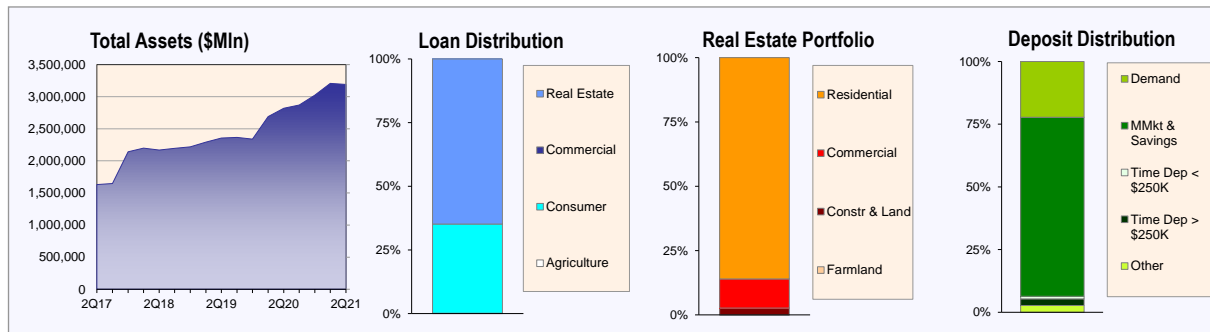
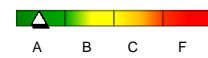
## Risk Rating History



## Business Analysis

JPMorgan Chase Bank, National Association is headquartered in Columbus, OH, with total assets of \$3,190.1 Bln. The bank has declined in size over the quarter but has experienced strong asset growth of 13.1% over the past year. The total loan portfolio is well-diversified with 40% in real estate loans. The real estate portfolio is largely concentrated in the residential sector, representing 86% of the portfolio. The bank's core deposits, deposits that are a stable source of funds for the lending base, are very strong, representing a reliable and inexpensive source of funds for the bank.

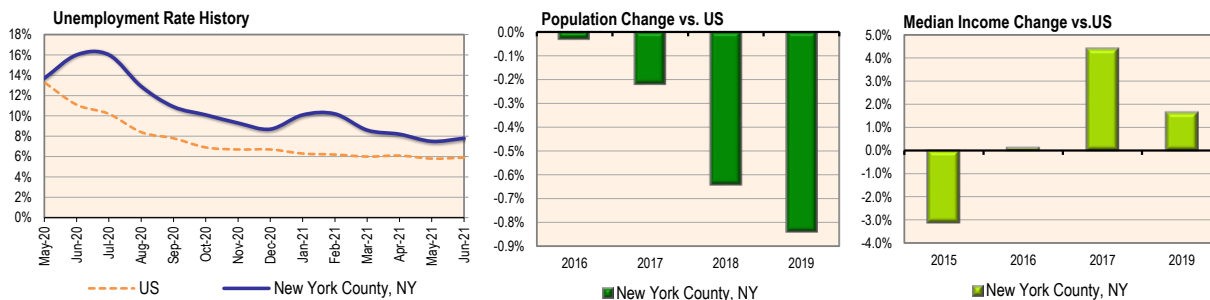
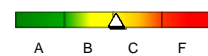
## Business Risk



## Demographic Analysis

JPMorgan Chase Bank, National Association has a strong demographic footprint in its respective markets, providing healthy geographic diversification. New York County, NY, represents the bank's only deposit base. Unemployment within New York County, NY is 7.8%, 1.9% higher than the national average. New York County, NY's population growth has weakened over the past couple years relative to that of the US and median household income significantly increased recently against the nation's median level.

## Demographic Risk



## Financial Analysis

Robinson views the financial risk of this bank to be investment grade given JPMorgan Chase Bank, National Association's solid and healthy financial profile and limited potential of downside risk. Its overall financial trend has marginally improved over the past quarter, but has exhibited weakness over the past year.

Financial Risk



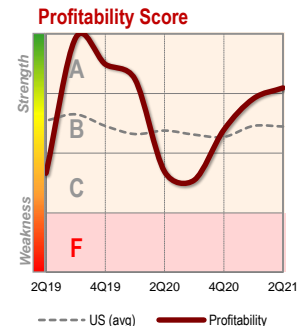
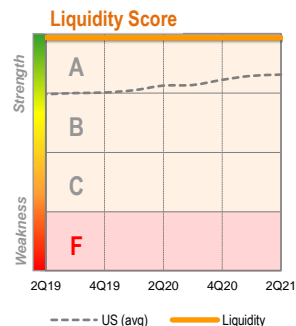
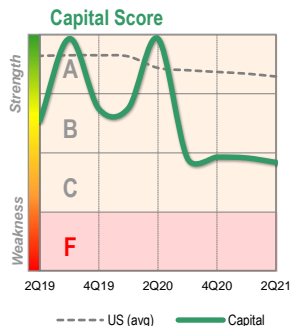
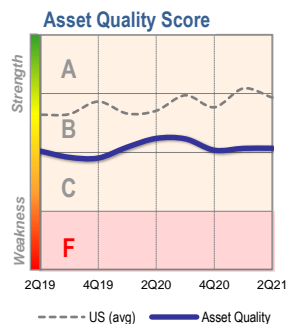
Asset quality is satisfactory and presents no immediate concern. The asset quality trend has marginally improved over the past quarter, but has displayed little to no change over the past year. The bank's capital position is marginally below levels considered to be adequate. The overall capital score has marginally weakened over the past quarter and has exhibited weakness over the past year. Liquidity is one of the best in the United States and the diversification of funding provides ample liquidity in times of need. The liquidity score has marginally weakened over the past quarter, but has displayed little to no change over the past year. The bank's profitability is sound with return on average assets (ROA) for the quarter at 1.16%, representing a healthy earnings position. This trend has demonstrated sizeable improvement over the past quarter, but has weakened slightly over the past year.

Asset Quality		
		Chg vs. 1Q 2021
<b>NonPerforming Lns</b>		
<b>Bank</b>	1.7%	▼ 0.2%
US (median)	0.6%	▲ 0.1%
<b>Reserves to Total Loans</b>		
<b>Bank</b>	2.1%	▼ 0.4%
US (median)	1.3%	▲ 0.0%

Capital		
		Chg vs. 1Q 2021
<b>Leverage Ratio</b>		
<b>Bank</b>	7.9%	▲ 0.1%
US (median)	9.9%	▼ 0.1%

Liquidity		
		Chg vs. 1Q 2021
<b>Liquidity Ratio</b>		
<b>Bank</b>	43.4%	▼ 6.5%
US (median)	36.9%	▲ 1.2%
<b>Core Deposits/Deposits</b>		
<b>Bank</b>	91.6%	▼ 0.1%
US (median)	80.3%	▲ 0.0%

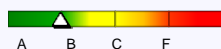
Profitability		
		Chg vs. 1Q 2021
<b>Return on Assets</b>		
<b>Bank</b>	1.2%	▼ 0.2%
US (median)	1.1%	▼ 0.0%
<b>Net Interest Margin (NIM)</b>		
<b>Bank</b>	2.5%	▲ 0.1%
US (median)	3.3%	▲ 0.1%



## Additional Downside Risk Considerations

### Robinson Downside Risk

Robinson Downside Risk measures overall downside risk of a bank, based on a proprietary bank risk model. Analysis takes into account various factors, including trends and ratios discussed in this report.



### Commercial Real Estate % of Capital

Historically, higher levels of commercial real estate (CRE) exposure have the potential to be problematic. Levels above 300% represent higher risk.



## Disclosures

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RCM is a boutique investment advisor focused exclusively on traditional and alternative fixed income investments. Founded in 2012, and headquartered in Grosse Pointe Farms, Michigan, RCM offers investment advisory services to a variety of institutional investors and regulated fund products.



# Charter Township of Orion

2525 Joslyn Rd., Lake Orion MI 48360  
www.oriontownship.org

Phone: (248) 391-0304

## Agenda Item Summary

**To:** Board of Trustees  
**From:** Chris Barnett, Supervisor  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 13, 2021  
**Subject:** 2022 CDBG Annual Application – Schedule Public Hearing

☒ Consent ☐ Pending

### REQUESTS

Orion Township is eligible to receive an estimated \$56, 147.00 for the 2022 program year.

Per CDBG guidelines, the **purpose of the public hearing is to take comments form the public only (no Board or agency comments allowed during the public hearing per Federal requirements)** on the use of the funds the Township is being allocated.

We are not required to have the hearing on individual projects – only on the total allocation.

### REASON

### PROCESS

### RECOMMENDATION (MOTION)

Set the public hearing on the CDBG 2022 allocation for Monday, November 15, 2021 at 7:00 p.m.





## Agenda Item Summary

**To:** Board of Trustees  
**From:** David Goodloe, Building Official  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 14, 2021  
**Subject:** Waive permit fees.

---

☒ Consent ☐ Pending

### REQUEST

I am requesting the building department waive permit fees for homeowners for remediation due to the storm on October 8, 2021.

### REASON

The storm has caused a lot of damage to properties that is not covered by insurance companies.

### PROCESS

### RECOMMENDATION (MOTION)

Motion to approve the building official to waive permit fees for homeowners due to the storm on October 8, 2021



## Agenda Item Summary

**To:** Board of Trustees  
**From:** Tammy Girling, Planning & Zoning Director  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 12, 2021  
**Subject:** Updated Township Engineering Standards

---

☒ Consent ☐ Pending

### REQUEST

Adopt the Updated Township Engineering Standards.

### REASON

As part of Orion Township's updated MS4 permit, issued by EGLE June 1, 2021, changes to the Township's stormwater management standards within the Engineering Standards were required.

### PROCESS

Adopt the updated Township Engineering Standards

### RECOMMENDATION (MOTION)

October 18, 2021

Move to adopt the updated Township Engineering Standards conditioned upon the successful 2nd reading of the Township Initiated Text Amendment to Ordinance 139 being held this evening.



## **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: October 14, 2021  
RE: Updated Township Engineering Standards

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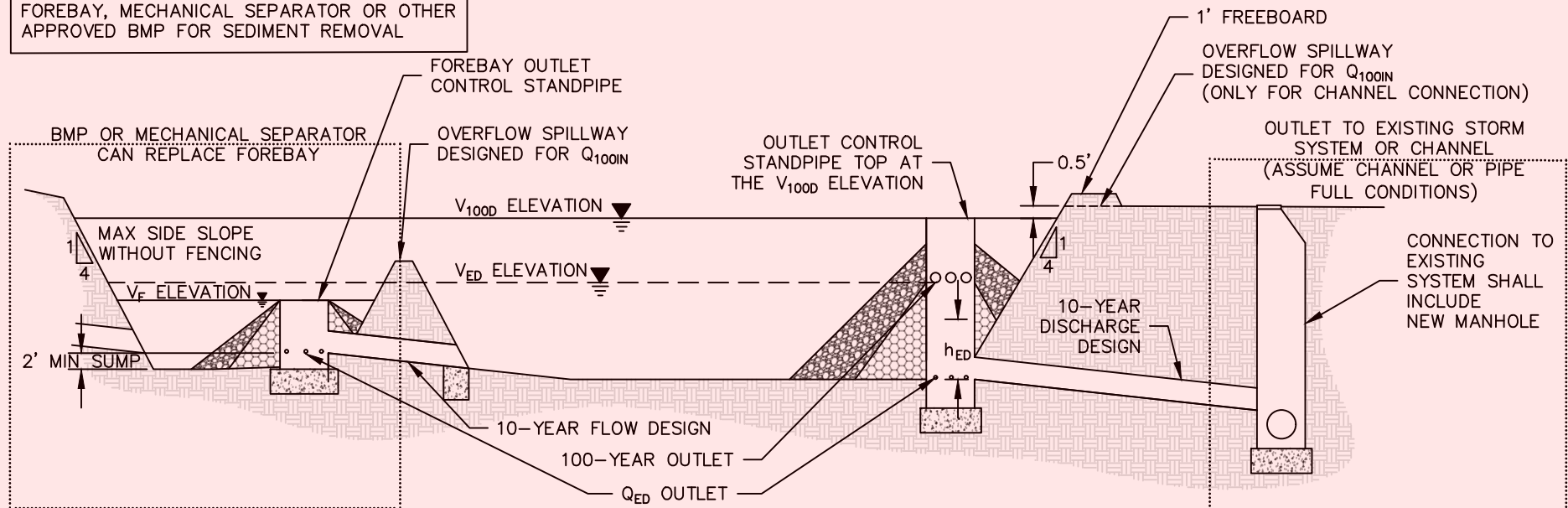
On July 19, 2021, Township Engineer Jim Stevens made a brief presentation to the Board of Trustees on a required permit with the Michigan Department of Environmental, Great Lakes, and Energy (EGLE) commonly called our MS-4 permit.

The Township's new permit required changes to our Stormwater Management & Soil Erosion & Sedimentation Control Ordinance #139 which is on the agenda for its 2<sup>nd</sup> reading this evening. There was a need to also make changes to the Township's Engineering Standards in order to incorporate the changes proposed to Ordinance #139.

Provided to you is the updated Township Engineering Standards with redlines of all the changes. Please note, all of the appendices are not included in the document. I have only provided the one change to the appendices which is a proposed addition to Appendix D.

Please do not hesitate to contact me with any questions at x 5000.

PRETREATMENT: ALL POND INLETS REQUIRE A FOREBAY, MECHANICAL SEPARATOR OR OTHER APPROVED BMP FOR SEDIMENT REMOVAL



#### FOREBAY VOLUME ( $V_F$ )

A FOREBAY FOR ALL INLETS SHALL CAPTURE SILT, SAND, TRASH, AND DEBRIS FOR REMOVAL. THEY ARE SIZED AT 15% OF THE WATER QUALITY VOLUME ( $V_{WQ}$ )

$$V_F = 545 \times C \times A$$

NOTE: ALTERNATIVE FOREBAY OUTLETS REQUIRE PRE-APPROVAL FROM THE OCWRC

#### EXTENDED DETENTION VOLUME ( $V_{ED}$ )

$$V_{ED} = 6,897 \times C \times A$$

#### EXTENDED DETENTION OUTLET RATE

EXTENDED DETENTION CONTROLS THE 2-YEAR BANK FULL RELEASE RATE BY DEWATERING THE  $V_{ED}$  OVER 48-HOURS

$$Q_{ED} = V_{ED} / 172,800$$

$h_{ED}$  is based on the water level at 50% of  $V_{ED}$

IF MAIN DETENTION BASIN IS USED FOR INFILTRATION, THEN UPSTREAM FOREBAY SHALL BE SIZED FOR THE FULL WATER QUALITY VOLUME ( $V_{WQ}$ )

#### REQUIRED PROFESSIONAL ENGINEER CERTIFICATIONS

- INFILTRATION RATES
- 100-YEAR ALLOWABLE OUTLET RATE ( $Q_{100P}$ )
- PROVIDED INFILTRATION VOLUME ( $V_{CP-P}$ )
- STORMWATER SYSTEM O&M PLANS

#### ALLOWABLE 100-YEAR POST-DEVELOPMENT PEAK RUNOFF RATE ( $Q_{100P}$ )

$Q_{100P}$  IS THE LESSER OF:

1. THE VARIABLE RELEASE RATE ( $Q_{VRR}$ )  
 $Q_{VRR} = 1.1055 - 0.206 \ln(A)$   
 $Q_{100P} = Q_{VRR} \times A$
2. OCWRC RESTRICTED RATE FOR THE DRAIN ( $Q_R$ )

#### 100-YEAR RUNOFF VOLUME ( $V_{100R}$ )

$$V_{100R} = 18,985 \times C \times A$$

#### 100-YEAR POST-CONSTRUCTION INLET RATE ( $Q_{100IN}$ )

$$Q_{100IN} = C \times I_{100} \times A$$

$$I_{100} = 83.3 / (T_c + 9.17)^{0.81}$$

#### 100-YEAR DETENTION VOLUME ( $V_{100D}$ )

STORAGE CURVE FACTOR ( $R$ )

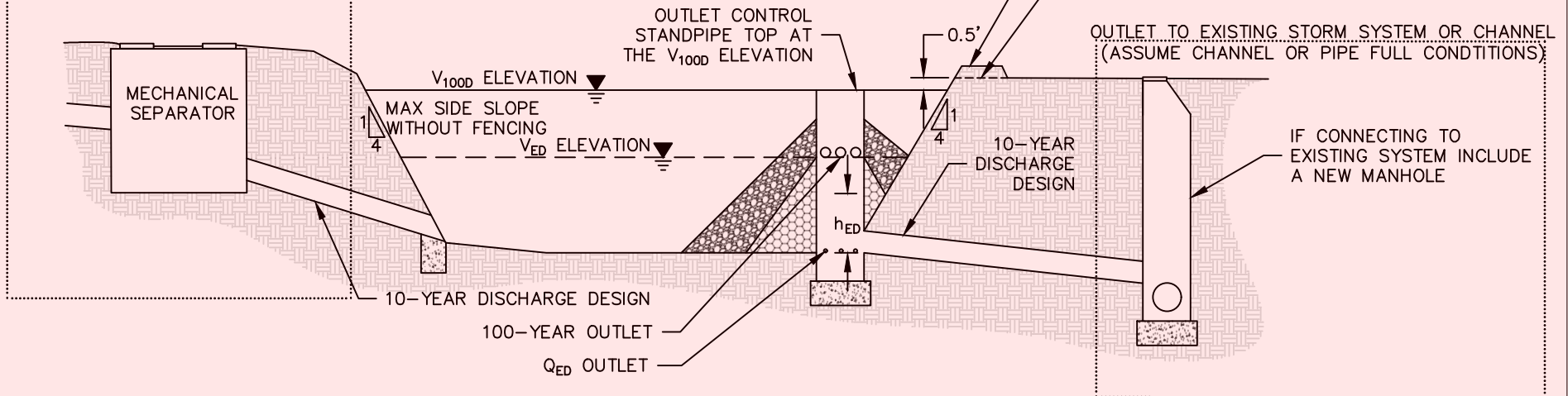
$$R = 0.206 - 0.15 \times \ln(Q_p / Q_{100IN})$$

$$V_{100D} = (V_{100R} \times R) - V_{CP-P}$$



PRETREATMENT: ALL POND INLETS REQUIRE A FOREBAY, MECHANICAL SEPARATOR OR OTHER APPROVED BMP FOR SEDIMENT REMOVAL

PRETREATMENT BY FOREBAY OR BMP ALSO ALLOWED



#### MECHANICAL SEPARATOR

REQUIRED WATER QUALITY TREATMENT IS 80 MG/L TSS, OR 80% TSS REMOVAL

SIZED BASED ON THE 1-YEAR WATER QUALITY PEAK FLOW RATE ( $Q_{WQ}$ )

$$Q_{WQ} = C \times I_1 \times A$$

$$I_1 = 30.2 / (T_c + 9.17)^{0.81}$$

(MAXIMUM PEAK INTENSITY = 2.0 IN/HR FOR SMALLER SITES WITH  $T_c \leq 15$  MIN)  
(MINIMUM PEAK INTENSITY = 1.0 IN/HR FOR LARGER SITES WITH  $T_c \geq 1$  HOUR)

REPLACES FOREBAY REQUIREMENT

INSTALLED OFFLINE AND UPSTREAM OF ANY DETENTION OR RETENTION BASIN

C = POST-DEVELOPMENT RUNOFF COEFFICIENT  
A = DRAINAGE AREA (ACRES)  
 $T_c$  = TIME OF CONCENTRATION FOR THE DEVELOPMENT SITE (MIN)

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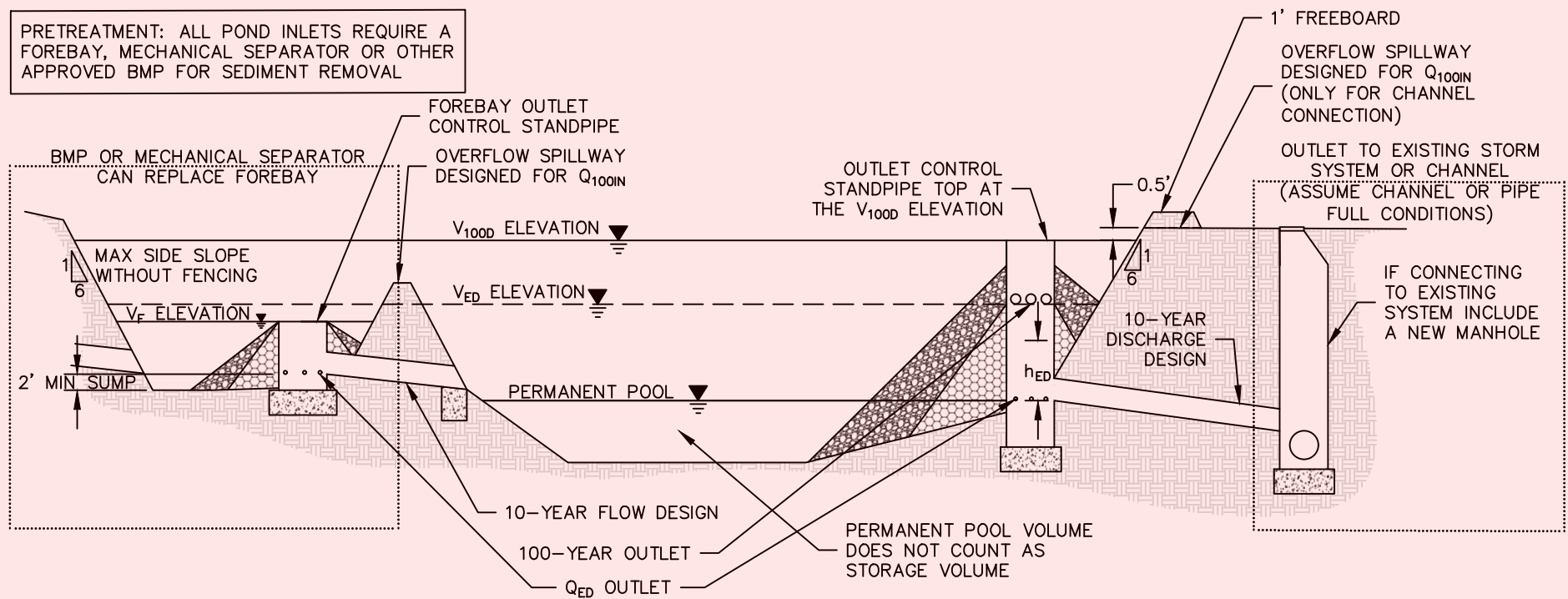
#### 100-YEAR DETENTION VOLUME ( $V_{100D}$ )

STORAGE CURVE FACTOR (R)

$$R = 0.206 - 0.15 \times \ln(Q_P / Q_{100IN})$$

$$V_{100D} = (V_{100R} \times R) - V_{CP-P}$$

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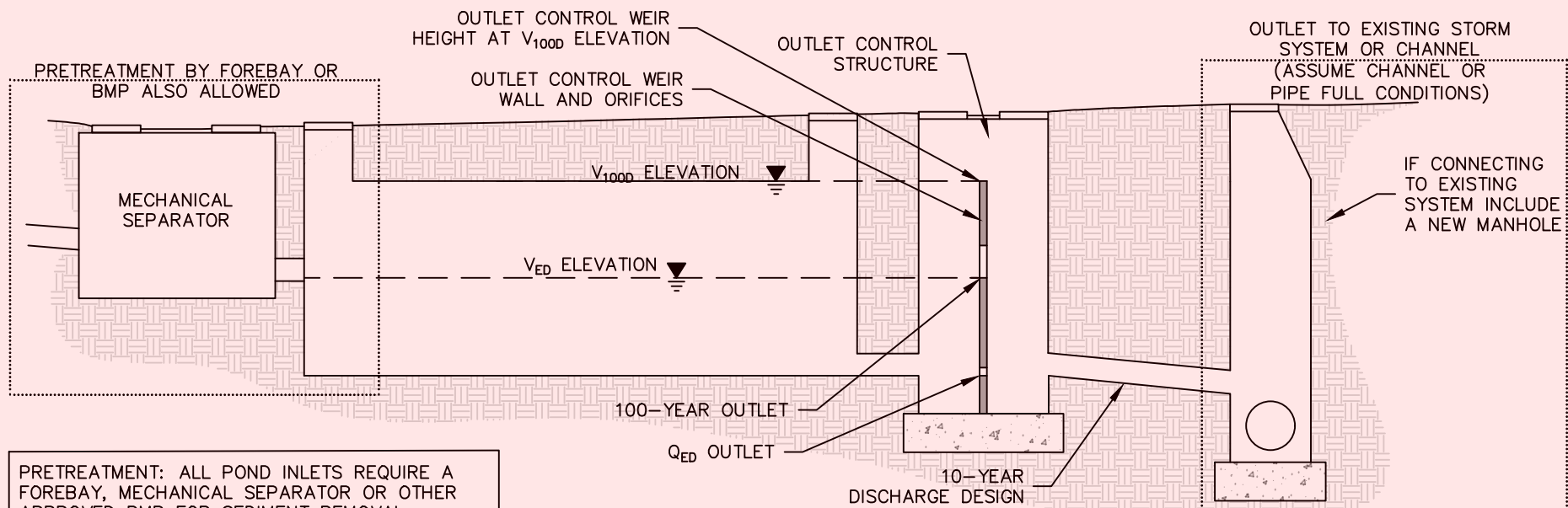
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$$R = 0.206 - 0.15 \times \ln(Q_P / Q_{100IN})$$

$$V_{100D} = (V_{100R} \times R) - V_{CP-P}$$

FREEBOARD ABOVE  $V_{100D}$  IS RECOMMENDED



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# **GENERAL PLAN SUBMITTAL REQUIREMENTS AND REVIEW PROCEDURES**

## **I. PLAN SUBMITTAL PROCEDURES**

- A. The plan review and approval process consists of two (2) separate review submittals as required by the Planning and Zoning Department (PZD). The Township's engineer conducts these reviews, which must be completed before construction can begin.
  - 1. The first review submittal is of the SITE PLAN.
    - a. The SITE PLAN shall be provided in accordance with The Charter Township of Orion Planning Commission Outline of the Site Plan Review Procedures (<http://oriontownship.org/GeneralInformation/Information/Forms.aspx#planning>) and Section 30.01- Site Plan Review Procedures and Standards (page 30-3, of the Zoning Ordinance 78). The SITE PLAN application can also be located through the provided link.
      - i. Once all applicable Township Departments give approval, the SITE PLAN must be presented for approval to the Planning Commission and Township Board (for PUD's). A review of the impacts on any existing woodlands or wetlands is conducted prior to being presented to the Planning Commission and Township Board as well.
  - 2. The second review step for a project is the ENGINEERING PLAN review.
    - a. The ENGINEERING PLAN must address the same concerns as the site plan but shall include the required information in greater detail. The application for this submittal can be obtained from the PZD. Additionally, if a Soil Erosion permit is required for the site it shall also be applied for at this time. (<http://oriontownship.org/GeneralInformation/Information/Forms.aspx#planning>)
      - i. Upon receipt of the Planning Commission and Township Board (if applicable) approval of the SITE PLAN, an Engineering Plan Review application, a signed and sealed cost estimate, two (2) bond sets of signed and sealed engineering plans and one (1) electronic set (pdf) for site improvement are to be submitted to the Township PZD.

## **II. PREPARATION OF ENGINEERING PLAN**

- A. **ALL ENGINEERING PLAN SUBMITTALS MUST ORIGINATE AT THE PLANNING/ZONING DEPARTMENT.**
- B. Plans are forwarded from PZD to the Township Engineer. The engineers will review the total site for the Township, concentrating on water, sanitary, storm water detention/retention and soil erosion control. Site grading and paving will be checked as part of the storm design. A cost estimate and all relevant calculations are required,

as noted in these Standards. If additional information is needed, the Township Engineer will contact the Design Engineer directly.

1. As part of the review process, the Township Engineer may contact the PZD, the Department of Public Works (DPW), Fire Department and Oakland County Sheriff's Department for comments and feedback. If other agencies (MDOT, RCOC, etc.) have not completed their reviews, the Township Engineer may request that their comments be supplied to the Township Engineer prior to final approvals.
2. When plans are complete and ready to be stamped approved the Township Engineer will request additional sets of plans be submitted for distribution to regulatory agencies for public improvements. In general, 4 sets of water main plans, 9 sets of sanitary sewer plans and 9 complete sets (for distribution to other Township Departments) are required. The permitting plans shall include a location map, a quantity list with private and public water main or sanitary sewer indicated, a utility plan sheet, and the current Charter Township of Orion Standard Water Main or Sanitary Sewer Detail Sheets. All plan sets must be signed and sealed by an engineer registered in the State of Michigan.
3. A water main permit is required for the addition of public main in excess of 100'. Water main plans along with a completed Michigan Department of Environmental Quality (MDEQ) Permit Application for Water Supply Systems (Act 399 of 1976, as amended) shall be provided to the Township Engineer. It is recommended that the Streamlined Water Main Permit Checklist be completed in order to expedite permit issuance. The most recent version of the application and the checklist can be obtained on the MDEQ website, <http://www.michigan.gov/deq/>. The applicant must complete the *Project Basis of Design*, including Item G by contacting the Township Engineer to obtain pressure and flow values from the hydraulic model. This test can be scheduled by contacting the Fire Department at (248) 391-0304 ext. 143. The WSSN for the Charter Township of Orion is 5035 and for the GLWA is 2838. The Township Engineer will have the DPW Director execute the permit application and then will forward the application and plans to the MDEQ for permitting.
4. All public sanitary sewer extensions require a construction permit. Sanitary sewer plans along with a completed MDEQ Sanitary Sewer Permit Application (Part 41 of Act 451 of 1994, as amended) shall be provided to the Township Engineer. The most recent version of this application can be obtained on the [MDEQ website](#). The Township Engineer will provide the flow rates and units for Items 21-24 on page three of the application. Additionally, the Township Engineer will have the DPW Director execute the permit application and then will forward the application and plans to the Oakland County Dept. of Public Works. It is recommended that the design engineer complete the [Streamlined Sanitary Sewer Permit Certification Checklist](#) in order to expedite permit issuance. Upon their approval, the plans will then be forwarded to the GLWA and finally to MDEQ for permitting.
5. All public improvement plans submitted for permits must carry the seal and signature of the Design Engineer along with the approval stamp of the Charter Township of Orion. Note that lineal footage and type of sanitary and/or water main pipe must be summarized on the cover sheet and, depending on which permit is



necessary, the Charter Township of Orion Standard Water Main or Sanitary Sewer Details shall be included within the engineering plans.

6. Upon final plan approval and receipt of all permits, but prior to commencing construction, a pre-construction meeting shall be held.
  - a. The Developer or Developer's Authorized Representative shall contact the Township Engineer to schedule the pre-construction meeting. The following attendees are required, at a minimum, from the developer's team: The Developer or Developer's Authorized Representative, the Design Engineer, the General Contractor and/or the Underground Contractor and the Paving Contractor. Prior to scheduling the meeting, proof of payment of the required construction escrow, SESC escrow, performance guarantee, and SESC guarantees as specified in the Engineering approval letter shall be submitted to the Township PZD.
  - b. The contractor shall provide, at the Pre-construction Meeting, proof of general liability insurance (project name appearing in description area) endorsing the Charter Township of Orion and its Engineer as additionally insured. Policies are required to provide coverage up to \$3,000,000 for each occurrence and \$3,000,000 aggregate. Standard language regarding cancellation will be upgraded to "30 days written notice" for cancellation and the language "failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives." will be removed or crossed off. See *Appendix A* for example of properly completed insurance form.
  - c. The final approval letter from the Township Engineer will detail the total amount of fees required for the project, which typically include construction escrow, SESC escrow, performance guarantee, SESC guarantee, and Maintenance & Guarantee Bond. A description of the basis for the escrow and bonds can be viewed in *Appendix B*, as well as the approved form for the Maintenance & Guarantee Bond.
  - d. Final occupancy permit will require a passing DPW final inspection, approval of reproducible record plans, an electronic pdf of the record plans, a GIS file of the as built utility information, maintenance and guarantee bond, and recorded easements including a legal description and sketch. A grading certificate may also be required if requested by the Charter Township of Orion. The design engineer shall note that the GIS file shall be in NAD83 State Plane Michigan South Intl Feet. If submitting vertical elevations, they shall be in NAVD88. The developer's engineer should contact the Township Engineer to be provided a blank schema to facilitate the GIS submission. An AutoCAD file is acceptable in place of a GIS file if, and only if, the developer's engineer does not have GIS capabilities.
  - e. Unused construction escrow, soil erosion escrow, and guarantee funds will be eligible for return as described in the final approval letter.

### III. PERMITTING AGENCIES

#### **TOWNSHIP DEPARTMENTS:**

##### *Planning and Zoning Department*

Tamara Girling  
Planning and Zoning Director  
2525 Joslyn Road  
Lake Orion, MI 48360  
Phone: (248) 391-0304 ext. 159

##### *Public Works Department*

C. William Ireland  
Director of Public Works  
2525 Joslyn Road  
Lake Orion, MI 48360  
Phone: (248) 391-0304 ext. 118

##### *Building Department*

Randy McClure  
Building Official  
2525 Joslyn Road  
Lake Orion, MI 48360  
Phone: (248) 391-0304 ext. 124

#### **TOWNSHIP ENGINEERS:**

##### *OHM Advisors, Inc.*

34000 Plymouth Road  
Livonia, Michigan 48150  
Phone: (734) 522-6711  
Contact: James C. Stevens, P.E.

#### **OTHER REVIEW AGENCIES:**

##### ***Great Lakes Water Authority***

735 Randolph, Suite 1900  
Detroit, MI 48226  
Phone: (313) 964-9501  
Fax: (313) 842-6538  
Contact: Robert J. Daddow  
Phone: (248)-858-1650.

##### ***Oakland County Drain Commission***

One Public Works Drive  
Waterford, Michigan 48328-1907  
Phone: (248) 858-0958

Email: [daddowr@oakgov.com](mailto:daddowr@oakgov.com)

#### **OTHER REVIEW AGENCIES (cont.):**

##### ***Road Commission for Oakland County***

2420 Pontiac Lake Road  
Waterford, Michigan 48328  
Phone: (248) 858-4804

##### ***Michigan Department of Transportation***

*Lansing Headquarters*  
State Transportation Building  
425 W. Ottawa St.  
P.O. Box 30050  
Lansing, Michigan 48909  
Phone: (517) 373-2090

##### *Metro Region Office*

1810 W. Nine Mile Road  
Southfield, Michigan 48075  
Phone: (248) 483-5100  
Fax: (248) 569-3103

##### *Oakland TSC*

2300 Dixie Highway  
Waterford, Michigan 48328  
Phone: (248) 451-0001  
Fax: (248) 451-0108

##### ***Michigan Department of Environmental Quality***

*Lansing Headquarters*  
Phone: (517) 373-7917

##### *SE Michigan District Office*

27700 Donald Court  
Warren, Michigan 48092-2793  
Phone: (586) 753-3700  
Fax: (586) 751-4690

## ADDITIONAL PERMITTING INFORMATION

- A. A ROW Permit from the Road Commission for Oakland County (RCOC) is necessary for all work within ROWs maintained by RCOC. Most roads within the Township limits are maintained by RCOC, with the exception of local private roads and Lapeer Road (M-24)
- B. A ROW Permit from the Michigan Department of Transportation (MDOT) is necessary for work within ROWs maintained by MDOT. Lapeer road (M-24) (Charter Township of Orion limits, Brown/Dutton Road, to Oxford Township limits, Indian Lake Road) is an MDOT road.
- C. The Village of Lake Orion is surrounded by Orion Township, any work within the Village limits will need be approved by the Village of Lake Orion.
- D. The Design Engineer shall submit plans to RCOC for review of any work proposed within County rights-of-way. The Township will request the Developer/Design Engineer to submit the RCOC review comments and Permit prior to final approval. Note that the Township's standards for entrance drive or other improvements may be more stringent than RCOC requirements.
- E. On state highways, approach improvements or use of drainage facilities must have approval of the Michigan Dept. of Transportation (MDOT). The Design Engineer shall submit plans to MDOT for review of any work proposed in state rights-of-way. The Township will request the Developer/Design Engineer to submit the MDOT review comments and permit prior to final engineering approval. Note that the Township's standards for entrance drive or other improvements may be more stringent than RCOC requirements.
- F. The Charter Township of Orion, as a municipal enforcing agency (MEA), is the Soil Erosion Control Agent for all work performed in the Township. Soil Erosion and Sedimentation Control Plans shall be submitted to the Township for all sites greater than one acre or within 500' of a lake or stream. The Township will require a Soil Erosion and Sediment Control (Part 91 of Act 451 of 1994) Permit prior to final engineering approval. Upon receipt of the Part 91 permit, all sites with construction activity that disturbs more than five (5) acres of land must submit a Notice of Coverage to MDEQ Surface Water Quality in Lansing. Forms are available at the MDEQ website, <http://www.michigan.gov/deq/>. Notice of Termination is also required upon completion.
- G. The Oakland County Water Resource Commissioner (OCWRC) reviews all work associated with County Drains, i.e. tapping an existing drain, work within a County Drain easement, etc.
- H. Capital, lateral and tapping fees are assessed by the DPW for sanitary sewer and water main taps, respectively. Contact the Charter Township of Orion DPW for more information, (248) 391-0304 ext. 117.



# ENGINEERING PLAN REQUIREMENTS

## I. PLAN REQUIREMENTS

### A. GENERAL

1. It is recommended that plans be submitted on 24" x 36" paper.
  - a. Minimum horizontal scale: 1" = 50'
  - b. Minimum vertical scale: 1" = 5'
2. A general plan at 1" = 100' or 1" = 200' needs to be included when the size of site prohibits a single plan sheet at 1" = 50'. Provide street names, units, utilities, pavement, site dimensions, and phase lines on the general plan. Setbacks and building separations shall be noted in accordance with the zoning requirements and the approved site plan.
3. A cover sheet including project name, location map showing major thoroughfares & section number, proprietor, engineer & architect contact information (necessary for forwarding review comments), and Professional Engineer (State of Michigan) seal and original signature shall be submitted with the plan set.
4. A title block shall be used for each sheet.
5. Appropriate sidwell numbers, lot number (if multiple lots), parcel dimensions, property zoning, building use and adjoining rights-of-way shall be shown. Additionally, the property owners and zoning shall be shown for all adjacent properties.
6. The Charter Township of Orion Standard Notes and Charter Township of Orion Fire Department Notes shall be included in the plan set. See *Appendix C* for these notes. The Standard Details (available by contacting the Township Engineer) are required with the permitting and final plan submittals.
7. A minimum of two benchmarks must be shown on the general plan. See *Section II Topographical Survey* for additional requirements.
8. A legal description of property shall be included. The description must have an error of closure no less than 1': 5000'.
9. A striping and traffic control plan for parking lot that indicates the proposed loading area must be included in the submittal.
10. A plan sheet that shows landscaping in accordance with zoning requirements and the approved Site Plan shall be provided. All utilities shall be shown on the landscaping plan.
11. Per Oakland County the proposed sanitary sewer shall be shown on the same sheet in both plan view and profile view for each run of sewer. Each sheet shall only show runs from manhole to manhole with no mid run breaks across the sheets. This is in addition to the overall utility plan.
12. The project's tree survey information shall also be provided (it should not differ from information submitted to the PZD for site plan review). The developer's engineer shall be responsible for coordinating tree removal plans with construction plans. Grading limits shall be shown on the tree removal plan.
13. Wetland limits and size shall be clearly shown, regardless of size/regulation status.
14. Easements for off-site work (grading, sewer, tap, etc.) must be submitted prior to construction. Appropriate notes shall be provided within the plan set.

## II. TOPOGRAPHICAL SURVEY

### A. GENERAL

1. Indicate a minimum of 2 Benchmarks based on NAVD88 or NGVD29 (USGS).
2. Show property lines indicated by bearing and distance.
3. The existing elevations shall be provided so that the drainage pattern can be established. On parcels of more than one (1) acre, topography on the site and within one hundred (100') of the site at two-foot (2 ft.) intervals, must be shown.
4. Proposed elevations shall be shown at property corners and along property lines with sufficient on-site elevations or contours to establish site drainage.
4. Show all existing conditions, including but not limited to: ditches, culverts, utilities (invert and casting elevation), sidewalks, power poles, easements, building footprint and finish grade, finish grade of adjacent buildings, wetlands and woodlands, flood plains etc.
5. Show existing adjacent roads with ROW. Grades must be shown at ditch centerline, top of bank, edge of shoulder, edge of pavement or top of curb and pavement centerline. Grades must be shown on both sides of the road.
6. Show the locations of all existing gas, electric, cable and phone lines.

### III. UTILITIES (GENERAL)

#### A. GENERAL

1. No new utilities are to be placed underneath building footprint. For existing utilities to be abandoned within the influence of the foundation and pavement, the following criteria shall apply:
  - a. Abandoned utility less than 5' below footing/pavement – Remove existing utility.
  - b. Abandoned utility more than 5' below footing/pavement – Grout existing utility full as directed, using standpipe to prevent air voids. Provide calculations showing the volume (in cubic feet) of grout required on plans.
  - c. Abandoned utility not within influence (assume 1:1 trench) of footing/pavement ---bulkhead as required by Township, unless utility is determined by the Township to be a hazard, nuisance, or potential maintenance problem.
2. Water Main and Sanitary Sewer must be extended across property frontage(s) or to a property line as directed by the Township.
3. Provide a sleeve (casing pipe) when utilities must cross retaining walls.
4. No water main or sanitary sewer will be allowed within ten (10) feet, measured horizontally, of the high water elevation of basins.
5. All utilities shall be shown on the site, engineering, and as-built plans, including those that will not be Township maintained. All utility crossings shall specify top and bottom of pipe elevations and finished grade elevations.
6. Ensure that all utilities (water, storm, sanitary) are all traceable, including utility leads.
7. No trees shall be planted in the sanitary sewer, storm sewer or water main easements.



## **IV. WATER MAIN**

### **A. GENERAL**

1. Quantity list on the cover sheet or utility sheet of the plans. (This location is required for permitting purposes.)
2. Looped water main may be required based on Township review.
3. 10' horizontal separation required between water main and either sanitary or storm sewer. All other utilities shall be located outside the limits of the water main easement. (See item 7 below.)
4. 18" minimum vertical clearance between water main and all utilities, i.e. storm, sanitary sewer, electric, gas, phone, etc. Top and bottom of pipe elevations shall be indicated on the profile with crossing noted on plan view.
5. All fittings, valves, hydrants shall be dimensioned from property corners or located by State Plane Coordinates.
6. Tapping sleeve and valve (TS&V) shall be used to connect to existing mains unless connection can be made without interrupting service on the main. A like sized tap (i.e. the proposed main is the same size as the main to which it will connect) can only be constructed when the existing main is ductile iron. Additionally, a mechanical tapping sleeve must be utilized, not the typical stainless steel tapping sleeve. A gate valve and well is also required at all extensions of municipal water main.
7. Minimum 12' wide exclusive easement must be shown on the plans and must extend to the property lines where future connections are anticipated.
8. Water main cover shall be 5.5' to top of pipe, with 4' minimum allowed at ditch/utility crossings, in conformance with Charter Township of Orion Standard Water Main Details.
9. Taps for domestic water service from the fire service lead are not permitted, per Fire Department requirements.
10. Testing:
  - a. Bacteria samples will be obtained by the Township Engineer. Contact Township Engineer for scheduling.
  - b. Prior to bacteria testing, the Contractor will conduct pressure testing with the Township Engineer witnessing on behalf of the Charter Township of Orion. Contact the Township Engineer for scheduling.

### **B. MAINS**

1. Minimum size water main (exclusive of hydrant leads) is 8", with the following maximum dead-end main lengths:
  - a. 50' for 6" fire hydrant lead
  - b. 600' for 8" main
  - c. 1000' for 12" mainAll dead-end mains must end with a gate valve, well, and hydrant. Maximum lengths are subject to modification based on Township review, and may require submittal of calculations showing adequate fire flow and daily turnover.
2. Profiles are required on water main over 12" diameter.

3. Pipe size, length and type are required to be shown in plan view for each run of pipe. Material requirements are as indicated on the current Standard Details.
4. Use of 90° bends shall be prohibited, and may be placed only as specifically approved in writing by the Township. Minimum length between bends shall be two (2) pipe diameters. Maximum preferred bend size is 45°.
5. Length, size, and invert of casing and pipe shall be shown at all bore locations. Casing pipe is required in the event a water main must pass under a structural retaining wall, and must extend beyond the angle of repose of the retaining wall. Every attempt must be made to direct the water main around any structural retaining wall.
6. Joints shall be restrained per manufacturer or as approved by Township Engineer, tied or harnessed at all deflections of 1 1/4" or greater, behind tee outlets, at hydrant shoes, at plugs or caps and at any crosses to prevent lateral movement of the pipe. Concrete thrust blocks shall be required in addition to restraints, unless approval by the Township Engineer is given to exclude thrust blocks. Concrete thrust blocks shall bear against undisturbed earth in all instances and shall have sufficient bearing area to develop the full resultant axial thrust of the pipe at test pressure. The concrete thrust block shall not cover fastener nuts and/or threaded connections that would hinder future maintenance or repairs of fittings or valve assemblies.
  - a. Ductile Iron Joints, where required, shall be restrained by an approved mechanical restraining gland or instant push-on restraining device.
  - b. Push-on Joints shall be restrained with approved instant joint-retaining device such as Field Lok Gasket manufactured by U.S. Pipe Company or approved equal. A restraining schedule must be submitted and approved by the Township Engineer prior to installation and can be obtained from the pipe manufacturer.
  - c. Mechanical Joint-Retaining Glands where allowed shall be the "Megalug Series" as manufactured by EBAA Iron or approved equal.
  - d. Thrust blocks, shall be made of 3,000 psi concrete and of adequate size and shape to resist all design working and surge pressures to which the main will be subjected.
  - e. All joint materials and lubricants shall be furnished with the pipe, including all material required for connection to existing water mains and appurtenances.
  - f. Harnessed joints and steel reinforced concrete anchorage will be required on pipes larger than 16" diameter.

#### C. VALVES

1. Valve spacing: 800' maximum inline, or less, based on requirements of item #2.
2. The following requirements need to be met in the event of a breakage:
  - a. A maximum of three valves shall be used to isolate break.
  - b. No more than 2 hydrants can be out of service.
  - c. No more than 24 single family units or 30 multiple units out of service.
  - d. Subject to modification based on Fire Department review.
3. Valves shall generally be located outside of sidewalk/pathway.
4. Gate wells are required for all valves that are 6" diameter and larger. Valves that are 2" and smaller only require a box. Valves between 3" and 4" that require a

tapping sleeve for installation shall be placed in a gatewell, otherwise a box is acceptable.

#### D. HYDRANTS

1. Hydrant spacing:
  - a. Residential: 500' maximum
  - b. Commercial, industrial or multiple: Spacing of hydrants shall be considered as individual cases, and shall be determined by consultation with the Fire Department and the Director of Public Works.
2. Hydrants must be protected by 6" curb in parking areas. The Township can at its discretion approve standard hydrant posts.
3. No parking within 10' of a hydrant.
4. Hydrants to be placed between 3' and 10' of the back of curb.
5. Hydrant leads shall be restrained joint only, per Standard Detail Sheet. In addition to restraint joint, thrust blocks shall be placed at hydrants, unless otherwise approved by the Township.
6. Gate wells should not be used for hydrant valves; all hydrant valves shall be installed in boxes.
7. Any hydrant proposed for relocation shall be the current required model per the Water Main Standard Details; if not, a new hydrant shall be used. A note shall be placed on the plans stating this requirement.

#### E. METERS

1. All users (homes, businesses, commercial buildings, etc.) shall have approved type meters installed. Contact Charter Township of Orion DPW at (248) 391-0304.

#### F. WELLS

1. All wells, pumps and pump housings shall be permitted and constructed as required by current Oakland County and Michigan Department of Public Health requirements, standards, and specifications.
2. Private wells must be separate and independent of the Township water system.
3. Where a well is to be abandoned, it shall be capped as required by Oakland County and Michigan Department of Public Health requirements, standards, and specifications.

#### G. METERS AND SERVICE LINES

1. The Charter Township of Orion Water Department will make the tap only on all water services 2-inches and fewer inches in diameter. The contractor will be responsible for installing the lead.
2. All water service connections shall include corporation stops, service pipe, and either curb stops and boxes (for 2" and smaller), valve and box (for 2" to 4"), or gate valve and well (for larger than 6"). Where possible, the curb stops and box shall be set in the road ROW, 6" from the property line. Otherwise, all curb stops and boxes shall be located within a dedicated water main easement.



3. Stops and boxes shall not be placed within existing or proposed pavement, unless there is no alternative, or if otherwise required by the Township. Stops placed within existing or proposed pavement will be required to be housed in a valve box and cover per the standard details.
4. Water service size shall be 3/4" minimum.
5. All water services up to 2" diameter shall be either Type K soft copper or Poly Blue PVC with a pressure class of 200 psi to the meter. If PVC is used, a tracing wire shall be run from the meter setup to the curb box.
6. All water services greater than 2" diameter shall be Class 54 ductile iron pipe.
7. Meters shall be purchased from the Charter Township of Orion Water Department.
  - a. 3/4", 1", and 1.5" meters shall be installed by the Township.
  - b. 2" (or larger) meters shall be installed by a licensed plumber.

#### H. MATERIALS AND CONSTRUCTION METHODS

1. All proposed water systems shall be constructed in compliance with these standards and the Charter Township of Orion Water Main Standard Details.

## V. SEWERS (SANITARY/STORM)

### A. GENERAL

1. Storm and sanitary sewer size, grade and manhole spacing table:

	Std.	Min.	Max.	Std.	Max.
	Grade	Grade	Grade	Run	Run
<u>Size</u>	<u>(%)</u>	<u>(%)</u>	<u>(%)</u>	<u>(Ft)</u>	<u>(Ft)</u>
8"*	0.80	0.40	8.0	300	350
10"	0.60	0.30	6.2	300	350
12"	0.40	0.22	6.0	300	350
15"	0.24	0.16	3.6	300	350
18"	0.18	0.12	2.8	300	400
21"& greater	0.14	0.10	2.2	300	400

\* The minimum allowable sanitary sewer size is 8" diameter.

\* The minimum allowable storm sewer size is 8" diameter.

2. The following must be shown on plan view for storm and sanitary sewer plans:
  - a. Size of pipe
  - b. Length between structures
  - c. Easement (where required)
  - d. Progressive numbering system for all structures.
  - e. Dimension to property lines, or coordinates related to a property corner.
3. Profiles must be shown with the following information for storm and sanitary sewer plans:
  - a. Length, type, class, size and slope of pipe between structures
  - b. Top of casting and all sewer inverts at all structures
  - c. Existing and proposed ground elevations
  - d. All utility crossings
  - e. Special backfill areas, i.e., compacted sand
  - f. Provisions for infiltration testing (sanitary sewer only)
  - g. Hydraulic Grade Line (storm sewer only)
  - h. Progressive numbering system
4. All structures shall be dimensioned from property corners or located by State Plane Coordinates.
5. A structure will be required at all changes in alignment, size or grade and at all junction points.
6. No "blind" taps of mainline sewer shall be allowed into the existing system. All such taps will require the installation of a standard structure (i.e. manhole or catch basin). Taps for sewer leads do not require a structure.
7. Where Manning's equation is required to compute flow, minimum value for "n" shall be 0.013 for sewers (even if a smoother pipe is accepted), 0.025 for culverts, and 0.035 for open channels.
8. All sewer construction is required to maintain a minimum 10' horizontal separation between the sewer and water main. Additionally, an 18" minimum vertical clearance is required between the sewer and water main.

## B. MATERIALS AND CONSTRUCTION METHODS

1. All proposed sewer systems shall be constructed in compliance with these standards and the Charter Township of Orion Sanitary Sewer/Storm Sewer Standard Details.

The current allowable sewer material types are as follows:

- a. Building Leads – S.D.R. 23.5 ABS pipe or Schedule 40 PVC
- b. Sanitary Sewer: PVC Truss Pipe (ASTM D2680) (Diameter - 15” or less)
- c. Storm Sewer: Shall follow all manufacturer specifications and all County standards
- d. Reinforced Concrete Pipe (Sanitary Sewer: Diameter – 18” or larger, Storm Sewer: All sizes)
  - i. RCP CL. IV for a depth up to 14 feet
  - ii. CL. V for a depth 14 feet to 24 feet
  - iii. Special design for depth greater than 24 feet
  - iv. RCP CL. III may be allowed in some cases if engineer provides calculations to show CL. III pipe can withstand the loading.



## VI. SANITARY SEWER

### A. GENERAL

1. Indicate building lead size, locations and invert elevation at building or finish grade of building. (Minimum 6" diameter at 1% slope.) Verify and indicate elevations at crossings with all other utilities.
2. Testing:
  - a. Township Engineer and Orion Township will inspect sanitary taps into existing structures. The Contractor shall contact Township Engineer and Township to set up inspection. Additionally, the Contractor is responsible for ensuring a permit has been pulled for the OCWRC tap.
  - b. Sanitary air test will be conducted by the Contractor with the Township Engineer witnessing on behalf of the Township. The Contractor shall contact Township Engineer for scheduling.
3. Added depth may be required for sewer extensions to provide future service to the sewer district.
4. In sanitary sewers where construction of building sewers (leads) to the property line is not required, a wye branch (tees not allowed) shall be installed for each lot or potential building site.
5. Minimum 20' wide exclusive easement. Increase may be required due to depth of sewer.
6. Leads shall not be connected to manholes unless specifically approved by the Township for a connection to the last manhole.
7. Pump stations will not be allowed unless there is no other alternative for sewer service. If a lift station is required, standard design details shall be purchased from the Charter Township of Orion for use.
8. Prior to acceptance of the sewer, the developer or contractor shall provide a videotape or approved digital image file of the sewer (with flows) to the Township. The video shall be taken no less than 30 days after installation.
9. Casing pipe is required in the event a sanitary sewer must pass under a structural retaining wall, and must extend beyond the angle of repose of the retaining wall. Every attempt must be made to direct the sanitary sewer around any structural retaining wall.

### B. DESIGN CRITERIA

1. Quantity list and design data (on the cover sheet or utility sheet of the plans) in conformance with current 10 States Standards shall be included. ~~See Appendix E Utilize for a copy of the~~ current OCWRDC Schedule of Unit Assignment Factors ~~for the and an example of a typical~~ basis of design.
2. Velocity: Minimum = 2.0 fps; Maximum = 10.0 fps.
3. The maximum depth to invert of any sanitary sewer pipe shall not exceed 80% of the manufacturer's recommendation.
4. Whenever there is a change in direction in a sewer at a manhole, an allowance of 0.10 feet in grade shall be made for loss of head through the manhole.
5. Whenever there is a change in pipe size, the inverts of both sewers shall be set at a grade so that both sewers maintain the same energy gradient.

6. Minimum size for sewer shall be 8" diameter.
7. Materials, bedding, joints, manholes, and other appurtenances shall be as specified or shown on the Standard Details.
8. 4' minimum cover required over mains and leads.

C. DROP CONNECTIONS

1. Drop connections shall be constructed according to the Standard Details. A drop connection is required when there is an 18" vertical difference between inverts on outlet and inlet pipes. Drop connections are to meet the following requirements:
  - a. If the drop manhole is to be part of the new construction, then a five (5) foot pre-cast structure with internal drop connection shall be used.
  - b. If the existing manhole is deemed large enough to accommodate an interior drop by the system owner (i.e. Oakland County DPW or Charter Township of Orion DPW), then an interior drop that utilizes a drop bowl can be constructed. Otherwise, an exterior drop connection must be constructed.

D. INFILTRATION

1. The infiltration rate for all sanitary sewers shall comply with current Oakland County Standards.

E. PUMP STATIONS

1. Any proposed pump station shall be considered on a case-by-case basis by the DPW and Township Engineer, according to existing and proposed site conditions and according to all current local, County and State requirements.

## **VII. STORM SEWER**

### **A. GENERAL**

1. It shall be unlawful for any person to interfere with or obstruct flow of surface water over easements for public utilities or to impede the flow of surface water across private property in a manner different from the approved grading plan and drainage pattern.
2. A storm district drainage map shall be provided for all plan submittals, showing the storm system, sub-areas contributing to each structure and/or system, along with the overall drainage district limits. Areas and structures should be labeled and correspond with the calculations.
3. Upstream (pass through) drainage shall also be accommodated. Smaller sites may only need to indicate the quantity of flow, contributing acreage, and point of entry (with an arrow, etc.). Larger sites will be required to provide a contour map, at no more than 1"=200'.
4. Where retention is required, storage volume must be provided for all acreage contributing to the basin, including that acreage off-site.
5. Where detention or retention is required, a sediment forebay designed to capture the runoff from a 1-year storm event shall be included.
6. Storage may be allowed by either an in-line or off-line basin. See the appropriate section of these Standards for basin requirements.
7. Discharge cannot be diverted onto adjoining properties.
8. Existing drainage patterns shall be maintained.
9. Connections at storm structures: roof drains may flow overland or be connected at a structure; direct tap connections are allowed only when provide with a core and boot. If sump discharge is connected to storm sewer, 4" is the minimum diameter pipe to be utilized.
10. Size the pipe downstream of outlet to carry the flow from all on-site and off-site contributing area for a 10-year storm event.
11. All storm drainage from truck wells shall pass through an approved oil/gas separator structure. Capacity of the structure shall be based on the contributing area. The Township may require an oil/gas separator for certain proposed site uses that potentially pose a threat to drainage contamination.
12. A note shall be added to the plans stating that the owner will regularly clean and maintain all storm sewer and detention basins per the Township's Stormwater Management and Erosion Control Ordinance No. 139.
13. Casing pipe is required in the event a storm sewer must pass under a structural retaining wall, and must extend beyond the angle of repose of the retaining wall. Every attempt must be made to direct the storm sewer around any structural retaining wall.
14. Side slopes of all open channels and/or ditches shall be no steeper than 1 vertical to 4 horizontal.

### **B. DESIGN CRITERIA**

- i. Design calculations shall be submitted with hydraulic grade line computed.

- ii. Attempt to keep hydraulic grade line (HGL) within pipe. At no time shall HGL be within two feet of the top of casting elevation. Where edge drain is used, HGL shall also be kept below invert of the edge drain. When starting HGL from an existing pond or other water area, the 100-year elevation shall be used.
- iii. Design shall minimize standing water in all storm sewers, existing and proposed.
- iv. Design:  $Q = CIA$ , Rational Method.
  - a. 10-year storm,  $I = 175/(T_c + 25)$  with an initial  $T_c = 20$  minimum for residential development; shall be less for non-residential development, based on the actual time of flow from the most distant point of flow measurement.
  - b. Larger sites should use a more appropriate method of determining flow. For watersheds up to 20 square miles, the suggested method for determining surface runoff is the Soil Conservation Service (SCS) Methodology. The computations should be based on the Type II rainfall distribution, 10-year, 24-hr storm. It is the responsibility of the design engineer to determine the best method to use for the site.

- c. Typical composite runoff coefficient, C:

	C
Agricultural/Undeveloped	0.20
Single Family Residential	0.35
Multiple Family	0.55
Commercial & Industrial	0.70
Completely Paved/Open Water	0.95

*These coefficients are recommended minimums and may not be sufficient based on Township review - use surface runoff coefficients for each sub-area.*

- d. Typical surface runoff coefficients, C:

Surface	C
Open Water	1.00
Pavement	
Asphalt and Concrete	0.90
Brick	0.90
Aggregate	0.65
Roofs	0.90
Lawns	0.20

**NOTE:** Surface area of detention/retention ponds shall be considered to be open water. Calculations shall consider the pond area at the peak (100-year) storage elevation.

- e. Velocity: Minimum = 2.0 fps; Maximum = 10.0 fps. Velocities exceeding 5 fps (or less depending on soils) will require erosion protection at outfall.
- f. Use the "Manning" equation to calculate the flow capacity.
- g. The runoff coefficient calculation must be included with plan submittal.
- v. Sewer requirements:
  - a. All storm sewer shall be sized for the flow generated from a 10-year storm event. Calculations shall take into account both on-site and off-site contributing area.
  - b. All storm sewer shall be shown in profile.



- c. 8" diameter minimum pipe size.
- d. 4' diameter minimum for manholes and catch basins.
- e. 2' diameter minimum for inlets – allowable for use when only one 12" pipe is connected to the structure (discharge pipe) and when preceding a structure with a sump.
- f. Minimum cover of 2'-6". MDOT "low head" required instead of cone/corbel if less than 4 feet of cover over pipe at structure, unless structure is 2' diameter. Plan & profile shall specify "low head" where necessary, and shall be constructed according to the Standard Details.
- g. Drainage inlets and catch basins shall be located as follows:
  - i. To assure complete positive drainage of all areas of the development.
  - ii. At all low points of streets and rear yards.
  - iii. Such that there is no flow across a street intersection.
  - iv. Such that there is a maximum of 500 feet of drainage from any particular point in the development to an inlet or catch basin.
- h. All pipe connections at manholes shall be separated a minimum 1' between pipe walls with 40% of the manhole circumference intact. The design engineer shall provide details for all manholes with multiple pipe connections not meeting the requirements below:
 

<u>MANHOLE INSIDE DIAMETER</u>	<u>MAX. PIPE SIZE FOR STRAIGHT-THROUGH INSTALLATION</u>	<u>MAX. PIPE SIZE FOR RIGHT-ANGLE INSTALLATION</u>
48"	24"	18"
60"	36"	24"
72"	42"	36"
96"	60"	42"
- i. If the storm sewer will be maintained by a subdivision Home Owners Association (HOA) or Condominium Association (commercial or otherwise), a 12' minimum easement granted to the respective Association will be required.
- j. A two (2) foot sump is required for any structure receiving surface runoff, except inlet structures.
- k. All storm sewer shall be "premium joint" (rubber gasket).
- l. Trench drains shall be permitted for use in truck wells.
- vi. Inlet headwater control or outlet tailwater control nomographs with proper "K" factors shall be used to determine culvert sizes.

## VIII. INFILTRATION/DETENTION/RETENTION FACILITIES BASIN

### A. GENERAL

1. All sites will be required to provide channel protection volume (CPVC) control by retaining the runoff volume from the 1.3-inch rainfall event to the maximum extent practicable. Provide adequate infiltration and/or storage/reuse BMP's to provide the calculated CPVC volume. Facilities may include bioretention, rain gardens, bio-swales, cisterns, infiltration trenches, etc. Water demand for water reuse BMP's must be established and documented to ensure proper drawdown times.
2. Soil infiltration testing is required for all sites to be performed by a qualified geotechnical engineer who is a registered professional engineer in the State of Michigan.
  - a. Measured in-situ infiltration rate is above 0.5 in/hr, soils are adequate for infiltration
  - b. Measured in-situ infiltration rate is between 0.24 in/hr and 0.5 in/hr, soils are marginal for infiltration and will require supplemental measures such as subsoil modifications, underdrains, etc. to maximize infiltration.
  - c. Measured in-situ infiltration rate is less ~~that~~ than 0.24 in/hr, soils are not suitable for infiltration and the CPVC requirement is waived. When the CPVC requirement is waived, other volume reducing LID practices must be implemented to the maximum extent practicable.
3. Pre-treatment is required for all BMP's to remove fine sediment, trash, and debris to preserve the longevity and function of the BMP.
  4. Infiltration BMP's are prohibited in areas with contaminated soils/groundwater, well head protection areas, high seasonal groundwater (less than 2' to the bottom of the infiltration BMP), and in areas with hotspot activities and setback restrictions.
  5. All sites are required to provide channel protection rate control (CPRC): extended detention for the 1.9-inch rainfall event.
6. All sites are required to provide water quality control (WQC) by limiting the total suspended solids (TSS) to either of the following standards: 80mg/L or 80%TSS reduction. Areas tributary to the BMP's that achieve the channel protection volume meet the requirements for WQC. Areas of the site plan that are not served by the channel protection volume BMP's shall provide TSS treatment with the following options:~~will be required to provide a sediment forebay, or equivalent mechanical treatment unit structure within the storm system, at each inlet point to the basin designed to capture the runoff from a 1-year storm.~~
  - a. Mechanical separators, the mechanical separator shall remove 80% of TSS based upon the 75 micron particle size and 90% of the floatable free oil. The units shall be NJDEP certified to meet these requirements.
  - ~~a-b.~~ Sediment forebays, t~~The forebay should be a separate cell from the main detention/retention basin, and designed such that it will dewater within 48 hours.~~The outlet device must be designed to filter sediment, heavy pollutants and oil from the water flow.
  - ~~b-c.~~ The volume of detention/retention within the forebay, above any proposed permanent pool of water, can be considered when calculating total detention/retention volume required for a site.

~~e.d.~~ The forebay must have a minimum depth of 2 feet to capture and prevent resuspension of sediment. ~~The mechanical system must remove a minimum of 80% of the Total Suspended Solids (TSS) based on a 75-micron particle size and 90% of the floatable free oil and follow the Oakland County Standards.~~

~~d.e.~~ The separation between the main basin and the forebay shall be designed to allow overtopping of flows in a controlled and non-erosive manner.

~~e.f.~~ An access route shall be provided for forebay/treatment unit maintenance. Direct access shall be provided for the inlet and outlet facilities.

All sites are required to provide Detention & Flood Control to manage the 100-year peak runoff rate. Volume on a gravity outflow detention basin is defined as the volume of detention provided above the invert of the outflow pipe. Any volume provided below the invert of the outflow pipe will not be considered detention.

~~2.4.~~ Detention basin shall be sized to accommodate only on-site drainage and limited off-site drainage if applicable. Off-site drainage shall be routed around the site basin as to “pass-through” the site without affecting the restrictor sizing within the basin outflow structure. Drainage area map shall include all off-site areas per storm sewer requirements.

~~3.5.~~ If a wet basin is designed, the minimum average depth of permanent standing water shall be 4 feet. Additionally, some mechanical means for water circulation shall be integrated into the pond to minimize stagnant water.

~~4.6.~~ If a dry basin is designed, the bottom shall be sodded. 1.0% is the minimum bottom slope allowed.

~~5.7.~~ All basins shall have a positive dewatering method, such as by gravity flow or pump outlet.

~~6.8.~~ Minimum 12" freeboard provided (at overflow) above 100-year storm elevation.

~~7.9.~~ A proposed non-erodible overflow route must be shown on the plans and must be able to contain a 100-year storm event. Acceptable methods would include a control structure, overflow weir and swale, etc. Downstream drainage easements may be required for the overflow route.

~~8.10.~~ The receiving watercourses shall be identified on the plan for the 100-year event.

~~9.11.~~ The developer shall make provisions for maintenance of the basin by the property owner(s). The Township will not accept the responsibility for the maintenance of any basin or other site drainage feature. See Township Ordinance No. 139 for details regarding maintenance responsibilities.

~~10.12.~~ Basins bank slopes shall be fenced if side slopes exceed 1 on 4 (may be waived if Bldg. Dept. feels location and depth do not present a hazard and/or design is integral part of landscaping). Wet basin side slopes may not exceed 1 on 6 at the normal water level. Also applies to sediment basins.

a. If a fence is required an access gate shall be provided, as approved by the Township.

b. Maximum side slope 1 on 3. Properly designed retaining walls may be utilized on any or all sides of a proposed basin. See Section XI “Retaining Walls” for wall requirements.

13. Oversize storm pipes or underground basin (with restricted outlet) may be allowed, subject to Township review.
14. No rooftop or parking lot detention/retention is allowed.

## B. DESIGN CRITERIA

- ~~1. Oversize storm pipes or underground basin (with restricted outlet) may be allowed, subject to Township review.~~
- ~~2. No rooftop or parking lot detention/retention is allowed.~~

1. Channel Protection Volume Control shall be calculated using the following equation:

$$V_{cp-r} = 4,719 \times C \times A$$

Where:

Vcp-r is the revised CPVC volume in cubic feet

C is the post development runoff coefficient

A is the contributing area in acres

2. Infiltration BMP's designed to meet the CPVC criteria shall completely dewater within 72 hours, consisting of the 24 hour dewatering for the surface volume and 48 hour dewatering of the void space. Water storage/reuse BMP's shall also be designed to fully dewater within 72 hours.

3. Channel Protection Rate Control: Extended Detention volume shall be calculated using the following equation:

$$V_{ed} = 6,897 \times C \times A$$

Where:

Ved is the required volume for extended detention in cubic feet

C is the post development runoff coefficient

A is the contributing area in acres

4. Extended detention shall be dewatered in not less than 48 hours.

5. Water Quality Control requirements achieved with mechanical separators shall be designed for the 1 year peak flow rates utilizing the following equation:

$$Q_{wq} = C \times I \times A$$

Where:

Qwq is the peak flow rate for mechanical separator design in cfs

C is post development runoff coefficient

$$I = 30.2 / (T_c + 9.17)^{0.81}$$

Tc = Time of concentration in minutes

Maximum peak intensity (I) = 2.0 inches/hour for smaller sites with time of concentration equal to or less than 15 minutes

Minimum peak intensity (I) = 1.0 inches/hour for larger sites with a time of concentration equal to or greater than 1 hour

A is the contributing area in acres

6. Water Quality Control requirements achieved with sediment forebays, combined with extended detention shall be designed with a volume equal to 15% of the water quality volume and is calculated using the following equation:

$$V_f = 0.15 V_{wq} = 545 \times C \times A$$

Where:

Vf is the required sediment forebay volume

C is the post development runoff coefficient

A is the contributing area in acres



7. Detention and Flood Control shall be provided to manage the 100 year peak runoff rate. The allowable peak discharge rate is variable release rate and shall be determined utilizing the following equations. Restricted outflow shall be 0.2 cfs/acre unless otherwise allowed/required by design of a more restrictive receiving drain. Note: Some areas in Orion Township have a documented discharge rate that require a more restrictive runoff rate. See Appendix DF for a listing of allowable discharge rates for drainage districts within the Township or contact OCWRC. If the variable release rate formula yields a more restrictive rate than the receiving drain, the formula shall be used.

$$Q_{vrr} = 1.1055 - 0.206 \ln(A)$$

Where:

$Q_{vrr}$  is the allowable release rate in cfs/acre

A is the contributing area in acres

The variable release rate is capped at 1.0 cfs/acre for developments 2 acres or less. For all developments equal to or greater than 100 acres, the variable release rate is 0.15 cfs/acre

$$Q_{100p} = Q_{vrr} \times A$$

Where:

$Q_{100p}$  is the allowable 100 year peak flow discharge rate

A is the contributing area in acres

8. The required 100 detention volume shall be calculated utilizing the following equations:

Calculate the total 100 year runoff volume:

$$V_{100r} = 18985 \times C \times A$$

Where:

$V_{100r}$  is the total 100 year runoff volume

C is the post development runoff coefficient

A is the contributing area in acres

Calculate the 100 year peak inflow rate:

$$Q_{100in} = C \times I_{100} \times A$$

$$I_{100} = 83.3 / (T_c + 9.17)^{0.81}$$

Where:

$Q_{100in}$  is the 100 year peak inflow rate

C is the post development runoff coefficient

$I_{100}$  is the 100 year peak rainfall intensity in inches/hour

$T_c$  is the Time of Concentration in minutes

Calculate the storage curve factor:

$$R = [0.206 - 0.15 \ln(Q_{100p} / Q_{100in})]$$

Where:

$Q_{100in}$  is the 100 year peak inflow rate

$Q_{100p}$  is the 100 year peak discharge rate

R is the storage curve factor

Calculate the 100 detention basin size:

$$V_{100d} = (V_{100r} \times R) - V_{cp-p}$$

Where:

$V_{100d}$  is the required 100 year detention basin volume in cft

$V_{100r}$  is the 100 year runoff volume in cft

R is the storage curve factor

$V_{cp-p}$  is the provided CVPC volume in cft (if applicable)

Key rule is that V100d > Ved

8. The 100 de

3.9. Provide calculations showing the required restrictor size to control the rate of outflow. ~~The minimum r~~Restrictor size is three (3) inches or less in diameter requires special approval.

~~Sediment forebays shall be sized to handle the runoff generated by all improved site area during a 1-year storm event, based on Oakland County Simplified Method. Volume calculations must be provided for each contributing area. See Appendix F for a sample calculation.~~

~~Detention basins shall be sized to handle the runoff generated by all improved site area during a 100-year storm event, based on Oakland County Simplified Method. Calculations for storage (both required and provided) and orifice sizing must be shown on the plans. See Appendix F for a sample calculation.~~

4.10. Retention basins shall be sized to handle the runoff generated by all improved site area for two (2) consecutive 100-year storm events, ~~using Oakland County Simplified Method. See Appendix F for a sample calculation.~~

5.11. Both in-line and off-line detention will be considered. An in-line detention outlet must control the runoff from the 100-year storm event, including upstream drainage.

6.12. Underground storage facilities will be considered where traditional storm water management measures are not feasible. The use of underground storage will require the installation of one of two recommended control structure. The first is a standard manhole with weir plate (top of plate at 100-year storm elevation) and orifice provided for the extended detention~~1-year~~ allowable discharge; this configuration can only be used in a pre-cast manhole. The second is a corrugated metal standpipe strapped inside in a minimum 5' diameter manhole (top of standpipe at 100-year storm elevation) and an orifice drilled into the standpipe to allow the discharge of the extended detention~~1-year storm event.~~

7.13. Detention in wetlands may be allowed, subject to Township/EGLE~~MD~~DEQ review. Conditions that must be met for Township approval are outlined in Ordinance No. 139. The permitted use of the wetlands for storm water discharge and/or detention shall not exempt the wetlands from future regulation or consideration as a wetland with respect to the Goemaere-Anderson Wetland Act. (Part 303 of Act 451 of P.A. 1994)

8.14. Overflow outlet shall be the standard OCWRC standpipe with extended detention~~1-year~~ and 100-year outflow provision. ~~Both the 1-year and 100-year structures should be permanent.~~ See Appendix DF for a copy of the OCWRC details.

9.15. Outlet pipe from 100-year overflow to receiving system shall be sized for 10-year storm.

WATER QUALITY ALTERNATIVES

C.—

~~The above storm water standards represent the minimum criteria that are necessary in order to gain approval. The Township would like to encourage developers and engineers to utilize alternate approaches to site construction that improve storm water quality and reduce the quantity of runoff from the site. In order for the Township to consider alternate designs,~~

documentation must be provided that presents the alternate's sustainability and long term maintenance requirements. The following list is a partial list of Best Management Practices (BMPs):

Green Roofs

- a. Bioswales
- b. Cisterns
- c. Rain Gardens
- d. Porous Pavement

- e. Native Landscaping
- f. Filter Strips
- g. French Drains
- h. Level Spreaders
- i. Dry wells

## **VIII. FLOOD PLAIN DEVELOPMENT**

### **A. GENERAL**

1. MDEQ permit required.
2. Review per principles of compensating excavation (i.e., all fill within floodplain must be compensated for by an equivalent volume of excavation to maintain water storage volume).
3. 100-year flood plain (per FEMA) must be shown on all plans. If no flood plain exists, so note.

## **IX. SITE GRADING**

### **A. GENERAL**

1. Sufficient proposed grades indicated to ensure that:
  - a. Drainage is adequately discharged offsite with proper detention or retention.
  - b. No upstream drainage is restricted.
  - c. Paving slopes are adequate.
  - d. The site generally drains without standing water.
  - e. Sight lines are not obstructed (especially at driveways).
2. Elevations representing the finished grade and the first floor grade must be indicated for both proposed buildings and existing buildings on adjacent property.
3. No disturbance shall be permitted to vegetation and no activity shall be permitted within twenty-five (25) feet of a regulated wetland or watercourse in all zoning districts. This provision is not intended to prohibit wetland crossings for infrastructure or wetland fill approved by either the Charter Township of Orion or Michigan Department of Environmental Quality.
4. Proposed grading shall meet abutting property line elevations. Easements from adjacent property owners will be required for any offsite grading.
5. Differentials in grade must incorporate a 4 on 1 maximum slope to the abutting property line.
6. If permitted by the Township Engineer, slopes of 3 on 1 to 4 on 1 can be constructed interior to the site and shall be restored using an approved "erosion blanket". This shall be identified on the plans. Non-vegetative restoration may also be considered for these slopes, if permitted.
7. Walls or berms, as required by Zoning, must be shown in cross-section and included in the bound engineering plan set. Walls separating a grade differential of more than 3' are considered retaining walls and require a structural engineering design and review. Some retaining walls less than 3' in height, if determined by the Township, will require structural design and review. Design Engineer must supply calculations and include all retaining walls in the Engineer's estimate.



## XI. RETAINING WALLS

### A. GENERAL

1. Design details and computations (sealed by a registered engineer in good standing in the State of Michigan) shall be submitted and approved for all retaining or screen walls which are greater than three (3) feet in height. The Township reserves the right to require design calculations and details for shorter walls in unique situations. Cost of wall shall be included in engineer's estimate submitted with Engineering Plan Review application.
2. Any face of a retaining wall shall be a minimum of five (5) feet from the nearest property line as to provide adequate space for maintenance and potential drainage swales if required.
3. Easement from abutting parcels will be required for any retaining wall footing that encroaches on said parcel, or where it appears that "normal" (1 on 1 side slope) excavation to the bottom of the footing would require encroachment.
4. Typically, utilities shall not be proposed under a retaining wall. If it is unavoidable, then all proposed utilities shall be installed in a proper casing pipe.
5. Wall details shall be included in the overall plan set.
6. It is noted that additional surface drainage shall not be placed directly behind the wall upon completion of construction for this may compromise the structural integrity of the wall.
7. Design engineer shall execute and submit certification form. (See *Appendix EG* for example form.) Additionally, if the design engineer for the site did not complete the design of the retaining wall, then the retaining wall design engineer shall sign and seal their plans.
8. The following wall types are acceptable in the Township:
  - a. Concrete Wall
  - b. Pre-Cast Wall
  - c. Block Wall
  - d. Wood Wall
  - e. Boulder Wall
9. The following items shall be included in all retaining wall submittals for review:
  - f. Plan View
    - i. Clearly identify location of the structure in plan view.
    - ii. Indicate the top of wall and bottom of wall elevation at a minimum interval of 25' along the wall.
    - iii. Provide finished grades adjacent to the structure at a maximum interval of 25'.
    - iv. Show location of protective guardrail and/or fencing. The necessity for guardrail will be reviewed on a case-by-case basis. Typically, a guard, fence or guardrail is required on structures greater than 30" in height. The typical guard or fence is 42" high with openings less than 4" in diameter.
    - v. The proposed drainage system shall be shown on the plans as well as its ultimate discharge point, i.e. storm structure, ditch or swale, etc.

- g. Cross-section View
  - i. Provide minimum and maximum heights of the wall.
  - ii. Identify the material type and all manufacturers' specifications.
  - iii. State the proposed structural dimensions, including wall thickness, and the depth and thickness of the footing.
  - iv. Geo-grid length shall be provided, dimensioned and labeled, as well as the embedment depth. Any changes in layout shall be shown on the plans.
  - v. Fence, guard, or guardrail post footings or connections to walls shall be detailed. Installation of the post or post footing shall be specified so as not to damage any geo-grid, if applicable.
  - vi. The location of utility crossings shall be noted. Additionally, the manner in which these crossings will be constructed so as not to diminish the integrity of the wall shall be noted.
- h. Calculations
  - i. Design loads including vehicular impact and surcharge loadings where applicable. Loads due to attached structures (fences, guardrails, guards, etc) shall be considered in the design of the wall.
  - ii. Note the grade of reinforcing steel, as well as the cover depth and the horizontal spacing.
  - iii. Provide the bearing pressures (noted or referenced) and the soil bearing capacities.
  - iv. Provide soil boring information and geotechnical analysis, if required.

## **XII. SOIL EROSION CONTROL**

### **A. GENERAL**

1. All sites with more than an acre of disturbed ground (total) or any earth disruption within five hundred (500) feet of the waters of the state regardless of the amount of land disturbed must apply for a permit from Orion Township. All sites shall conform to the criteria listed herein and within Article 4 of Ordinance 139. Soil Erosion Permits shall not be issued if the required fees and bonds have not been submitted to the Township and will only be issued to the landowner. Additionally, all site plans shall follow the plan requirements pursuant to rule 1703 promulgated under Part 91, as amended.
2. A soil survey or written description of the soils of the anticipated exposed land area shall be included within the plan.
3. All proposed temporary and permanent erosion control measures shall be shown on the plans submitted to the Township. Descriptions for installing and removing all proposed temporary measures shall be included and descriptions for permanent measure installation shall be included.
4. A Soil Erosion Control (and/or construction) Sequence shall be shown on the plans outlining the timing of proposed earth changes.
5. The smallest practical area of land should be exposed at any one time during development. "Practical area" shall be defined as the area in which temporary or permanent restoration can and will be performed within a reasonable period of time, as defined by the Township. Location of the physical limits of disruption shall be called out on the Soil Erosion Plan.
6. When land is exposed during development, the exposure should be kept to the shortest possible period of time, as deemed by the Township.
7. Temporary vegetation or mulching may be required to protect areas exposed during development, particularly if an unexpected erosion problem becomes evident. The developer will be required to assign this activity top priority upon notification by the Township.
8. Sediment basins (debris basins or silt traps) shall be installed and maintained during construction, to remove sediment from runoff from land undergoing development.
9. Sediment basins (debris basins or silt traps) prior to discharge into any wetland, stream, pond, etc., require 1 x 3 stone outlet filter at all low points/discharge points properly toed into silt fence.
10. The permanent vegetation and structures/basins should be installed as soon as practical during development. This would be included in the Soil Erosion Control Sequence noted above.
11. Wherever feasible, natural vegetation should be retained and protected.
12. All new or existing (disrupted) ditches shall be sodded.
13. Seed and mulch is not permitted on slopes greater than 4:1. "Excelsior" Mulch blanket, sod pegged per Township specifications, or approved equal will be required on such slopes.
14. Temporary vegetation and/or mulching shall be placed after mass grading for sites proposing phasing.

15. For sites where grading occurs in areas where the drainage improvements will not immediately follow, such as phased construction, temporary drainage plans for these types of developments shall be provided in addition to soil erosion and sedimentation control plans.
16. Erosion control shall conform to Oakland County SESC standard details, with a detail of each measure used required to be shown on the plans.
17. The developer shall clean all structures impacted during construction along with any other erosion control items prior to occupancy.

### **XIII. PAVING IMPROVEMENTS**

#### **A. GENERAL**

1. On-site Paving Requirements:
  - a. Pavement cross-section must be shown on the site plan as well as the site improvement plan. All driveway cross-sections shall meet or exceed the cross-section of the roadway it enters onto. On-site minimums are:
    - i. Residential, Commercial, and Multiple Residential (SF, SE, SR, R1-R3, MHP, OP, GB, RB, RM1, RM2): 4" asphalt on 8" aggregate base or 7" concrete on approved base.
    - ii. Light Industrial (LI): 6" asphalt on 8" aggregate base or 8" concrete on approved base.
    - iii. Industrial (IP, IC, RFY): 9" asphalt or 9" concrete on approved base.
    - iv. Loading zones and dumpster pads: 8" non-reinforced concrete on approved base.

NOTE: Requirements are typical for areas zoned industrial, technology and research, or office, and may be modified based on Township review. Requirements for areas zoned SP and P will be based on Township review.
  - b. Minimum slope:
    - i. Asphalt: 1.0%
    - ii. Concrete: 0.4%
  - c. Maximum slope
    - i. Roads: 6.0%
    - ii. Parking: 4.0%
    - iii. Sidewalks & Pathway: 5.0%
    - iv. Accessible parking spaces (per ADA requirements and MDOT, where applicable) and access aisles shall be level with surface slopes not exceeding 2.0% in all directions.
  - d. Minimum drive & greenbelt widths and parking lot dimensions to be in accordance with Charter Township of Orion Zoning Ordinance No. 78. The ordinance text can be viewed on the [Ordinance website](#).
  - e. Curb and gutter is required at edge of drives and parking aisles unless otherwise approved by the Township.
  - f. Concrete curb and gutter sections shall meet requirements M.D.O.T. Specifications Section 802.



2. All roads shall have 6" edge drain with pea stone and filter fabric provided on both sides of the road for its entire length. The Township will not allow any road lacking edge drain. Unless a geotechnical report is presented by the developer that states underdrain is not necessary.

**B. PUBLIC RIGHT-OF-WAY**

1. All roads shall follow the appropriate standards for the owner of said corridor (i.e. Road Commission for Oakland County or Michigan Department of Transportation).

**C. RECREATIONAL PATHWAYS AND SIDEWALKS**

1. Sidewalk or recreational pathway required along the frontage of all major roads. Reference Township Ordinance No. 97 for Safety Path Regulation.
2. Located 1' from ultimate ROW line unless otherwise approved. Path can be constructed on private property if easement is dedicated to the Township.
3. Concrete sidewalk: minimum 5' wide, 4" minimum thickness with 8" minimum thickness at driveways for major roads/major driveways and 6" minimum thickness at driveways for collector roads and commercial driveways. Base to be 4" as noted below in item 8.
4. Recreational Pathway: minimum 8' wide, 3" minimum thickness over a 4" aggregate base of 21AA or as approved by the Township Engineer. Existing subgrade must be compacted and treated with soil sterilant.
5. Proposed grades shall be given at property corners, driveways and intermittent locations between.
6. Handicapped ramps shall be noted and an acceptable detail provided for a detectable warning (per ADA requirements and MDOT, where applicable). All areas where the pathway/sidewalk intersects the curb will require a handicapped ramp. The MDOT Sidewalk Ramp Detail can be found on the [MDOT website](#). The detectable warning shall be specified as Vitrified Polymer Composite cast-in-place tile, whose color shall be "Brick Red" (Federal Color No. 20109). Detectable warning surfaces are only required at roadway crossings, not driveway crossings. All sidewalk construction shall be in accordance with the Americans with Disabilities Act of 1990, as amended.
7. All fixed objects: structures, hydrants, poles, etc., shall be noted and moved to a minimum clearance of 3-feet for separation, or adjusted as necessary, from the edge of the pathway. A minimum clearance of 5 feet is required from the back of curb, 8.5-feet overhead clearance, and 12-feet minimum clearance required from edge of the travelled way (designated by a white line, no curb).
8. A minimum 4" aggregate base (MDOT 21AA) or suitable Class II base (approved by the Township) shall be required for all sidewalks and a minimum 4" aggregate base (MDOT 21AA) for all recreational pathways. Pramiol "25E" or approved equal soil sterilant shall be placed on the subbase prior to paving. (Note: crystalline form placed immediately prior to paving is recommended, to minimize sterilant migration from the path).

9. The cross slope gradient for drainage shall be less than 2%.
10. The longitudinal grade of the path shall not exceed 5%.
11. All sidewalk or recreational pathways shall attempt to perpendicularly intersect drives, railroads, roadways, etc.

#### D. PRIVATE ROADS

1. Private roads for residential development should follow the subdivision asphalt paving detail cross section provided in Appendix G.
2. All private roads shall have a minimum ROW per Township Ordinance 60, with any additional width as required by the Township. Minimum ROW for business and industrial private roads (all non-residential zoning) shall be a minimum of 70 foot ROW, with any residential collectors to be a minimum of 86 feet of ROW.
3. Where Township maintained utilities are placed in private roads, exclusive easement(s) rights shall be granted to the Township. Recorded documents shall be provided prior to acceptance, use, or occupancy.

#### E. PAVEMENT CONSTRUCTION REQUIREMENTS

1. All paving geometry should follow the requirements set by the Road Commission of Oakland County (RCOC).



## Agenda Item Summary

**To:** Board of Trustees  
**From:** Tammy Girling, Planning & Zoning Director  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 11, 2021  
**Subject:** PC-2021-70, Grandview 3120 S. Lapeer Rd. Rezone Request

☐ Consent ☒ Pending

### REQUEST

Board action on PC-2021-70, Grandview 3120 S. Lapeer Rd. Rezone, a request to rezone approximately 17.44 acres of 3120 S. Lapeer Rd. (parcel 09-26-151-019) from Recreation-2 (REC-2) to Multiple Family Residential 1 (RM-1) and approximately 4.21 acres from Recreation-2 (REC-2) to General Business (GB).

### REASON

The Planning Commission, at their October 6, 2021 meeting, passed a motion to recommend approval of PC-2021-70, Grandview 3120 S. Lapeer Rd. Rezone Request (as amended at the meeting).

### PROCESS

The Orion Township Board of Trustees deliberates on PC-2021-70 and approves or denies the first reading. If the first reading is approved, the Clerk advertises for the second reading and possible adoption of the map amendment on 11/15/2021.

### RECOMMENDATION (MOTION)

October 18, 2021

#### IF MOTION TO APPROVE FIRST READING

Motion to declare that the Orion Township Board of Trustees held and approved the first reading on October 18, 2021, for PC-2021-70, Grandview 3120 S. Lapeer Rd Rezone, a request to rezone approximately 17.44 acres of 3120 S. Lapeer Rd. (parcel 09-26-151-019) from Recreation-2 (REC-2) to Multiple Family Residential 1 (RM-1) and approximately 4.21 acres from Recreation-2 (REC-2) to General Business (GB).

OR

#### IF MOTION TO DENY FIRST READING

Motion to declare the first reading was held and denied October 18, 2021, for PC-2021-70, Grandview 3120 S. Lapeer Rd. Rezone, requesting to rezone approximately 17.44 acres of 3120 S. Lapeer Rd. (parcel 09-26-151-019) from Recreation-2(REC-2) to Multiple Family Residential 1 (RM-1) and approximately 4.21 acres from Recreation-2 (REC-2) to General Business (GB).



# Charter Township of Orion

2525 Joslyn Rd., Lake Orion MI 48360  
www.oriontownship.org

Phone: (248) 391-0304

November 15, 2021

## IF MOTION TO APPROVE SECOND READING:

Motion to declare that the Orion Township Board of Trustees held and approved the second reading on November 15, 2021, for PC-2021-70, Grandview 3120 S. Lapeer Rd. Rezone, requesting to rezone approximately 17.44 acres of 3120 S. Lapeer Rd. (parcel 09-26-151-019) from Recreation-2 (REC-2) to Multiple Family Residential 1 (RM-1) and approximately 4.21 acres from Recreation-2 (REC-2) to General Business (GB), for the reasons given in the recommendation of approval by the Planning Commission on October 6, 2021.

\* Motion maker to insert any additional reasons

OR

## IF MOTION TO DENY SECOND READING

Motion to declare that the Orion Township Board of Trustees held and denied the second reading on November 15, 2021, for PC-2021-70, Grandview 3120 S. Lapeer Rd. Rezone, requesting to rezone approximately 17.44 acres of 3120 S. Lapeer Rd. (parcel 09-26-151-019) from Recreation-2 (REC-2) to Multiple Family Residential 1 (RM-1) and approximately 4.21 acres from Recreation-2 (REC-2) to General Business (GB) for the following reasons:

\* Motion maker to list reasons





## Charter Township of Orion

Planning & Zoning Department

2525 Joslyn Rd., Lake Orion MI 48360

P: (248) 391-0304 ext. 5000; Fax (248) 391-1454

TO: Charter Township of Orion Board of Trustees  
FROM: Charter Township of Orion Planning Commission  
DATE: October 13, 2021  
RE: PC-2021-70, Grandview Lapeer Rd. Rezone Request

The applicant, Joseph P. Salome (Grandview Building, Inc.), is requesting approval for PC-2021-70, Grandview 3120 S. Lapeer Rd. Rezone, a request to rezone approximately 17.44 acres of 3120 S. Lapeer Rd. (parcel 09-26-151-019) from Recreation-2 (REC-2) to Multiple Family Residential 1 (RM-1) and approximately 4.21 acres from Recreation-2 (REC-2) to General Business (GB).

The Planning Commission held a public hearing on October 6, 2021 and at the regularly scheduled Planning Commission meeting the same evening took the following action:

Moved by Vice-Chairman Gross, seconded by Trustee Urbanowski, that the Planning Commission forward a recommendation to the Township Board to approve PC-2021-70, Grandview – Lapeer Road Rezone Request as amended, the request is to rezone approx. 17.44 acres of 3120 S. Lapeer Road (parcel #09-26-151-019) from Recreation 2 (Rec-2) to Multiple Family Residential (RM-1), and approx. 4.21 acres from (Rec-2) to General Business (GB). This recommendation to approve is based on the following findings of facts: that the subject parcel is suitable for the proposed rezoning with multiple family and the majority of the property being (RM-1) and a small portion of (GB) being adjacent to existing (OP) zoning to the north; the property does have some restrictions on it relative the powerline which traverses the property which would assist in making the (RM-1) zoning reasonable; due to the trend of development in the area that has taken place is consistent with the zoning classifications as requested.

**Roll call vote was as follows:** Walker, no; St. Henry, yes; Gross, yes; Brackon, no; Urbanowski, yes; Reynolds, yes. **Motion carried 4-2.** (Gingell absent).

Please note, the applicant initially applied to rezone the approximately 17.44 acres to Multiple Family Residential-2 (RM-2) **but modified his request** at the meeting to Multiple Family Residential-1 (RM-1).

Included in your packet is the consultant review letter, the rezone application, a rezoning plan, additional information provided by the applicant, a letter from the current property owner, and the Planning Commission minutes and Public Hearing minutes from October 6, 2021. If you have any questions, please feel free to contact me at (248) 391-0304 x 5000.



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

RECEIVED  
 AUG 30 2021  
 Orion Township  
 Planning & Zoning

Case # PC-2021-70  
 Meeting Date: 10/6/2021  
Original

## Charter Township of Orion Planning Commission Rezoning Application

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

**Project Name:** Grandview - Lapeer Road Rezoning

<b>Applicant</b>	Name: <u>Joseph P. Salome (Grandview Building, Inc.)</u> Address: <u>251 Diversion Street</u> City: <u>Rochester</u> State: <u>MI</u> Zip: <u>48307</u> Phone: <u>(586) 795-2105</u> Cell: <u>(586) 854-6501</u> Fax: <u>N/A</u> Email: <u>jsalome@grandviewcompanies.com</u>
<b>*Property Owner(s)</b>	Name: <u>Sharon Weger Living Trust (Sharon Weger, Trustee)</u> Address: <u>825 Markwood Road</u> City: <u>Oxford</u> State: <u>MI</u> Zip: <u>48370</u> Phone: _____ Cell: _____ Fax: <u>N/A</u> Email: _____ * If the name on the deed does not match the name of the property owner on this application, documentation showing the individual is the same as the company name must be provided. Name: <u>Felino Pascual &amp; Assoc. (Felino "Joel" Pascual)</u>
<b>Plan Preparer Firm/Person</b>	Address: <u>24333 Orchard Lake Rd, Ste G</u> City: <u>Farmington Hills</u> State: <u>MI</u> Zip: <u>48336</u> Phone: <u>(248) 557-5588</u> Cell: _____ Fax: <u>(248)557-5416</u> Email: <u>fpascual@fpa.com</u>
<b>Project Contact Person</b>	Name: <u>Patrick Meagher, AICP (Consulting Planner)</u> Address: <u>58520 Cory Lake Dr.</u> City: <u>Washington</u> State: <u>MI</u> Zip: <u>48094</u> Phone: <u>N/A</u> Cell: <u>(248) 343-6108</u> Fax: <u>N/A</u> Email: <u>psm@cpmpc.com</u>

Property Description

Sidwell Number(s): 09-26-151-019

Location or Address of Property: 3120 South Lapeer Road

Side of Street: West Nearest Intersection: S. of Waldon Rd, West side of Lapeer Rd

Acreage: 21.65 Acres Current Use of Property: Golf Driving Range

Frontage (in feet): 1,138 Feet Depth (in feet): Varies (Appx. 878 feet)

Subject Property Zoning: Rec-2 Adjacent Zoning: N. OP S. OP RM-1/REC-2  
E. W. R-2

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

Requested Rezoning

Requested Zoning Classification: RM-2 (17.44 Ac) & GB (4.21 Ac)

Existing Use of Property: Golf Range & Sports Proposed Use of Property: Apartment / Commercial

Explain why the rezoning is necessary for the preservation and enjoyment of the rights of usage commonly associated with property ownership: This zoning will provide an opportunity to transition from single-family use to the west & M-24 & Multiple-Family to the East. The market for office, as found to the north & south is weak and not expected to recover anytime soon.

Explain why the existing zoning classification is no longer appropriate: The market is unable to sustain the current use and the property has limited natural features to warrant other permitted uses of the current zoning district. The ITC corridor running across the southern portion of the site provides a significant limitation to the full use of the roughly 22 acres.

Explain why the proposed rezoning will not be detrimental to surrounding properties: The multiple-family zoning will provide a transition from the single-family to the west and M-24 to the east. The GB will be compatible with the OP zoning to the north and south.



I/We, the undersigned, do hereby submit this application for Rezoning, pursuant to the provisions of the Charter Township of Orion Zoning Ordinance; No. 78, Section 30.04 and applicable ordinance requirements. In support of this request the above facts are provided. I hereby certify that the information provided is accurate and the application that has been provided is complete.

Signature of Applicant:  
(must be original ink signature)



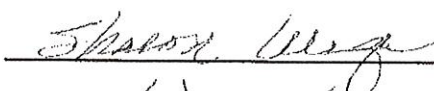
Date:

7/19/21

Print Name: Joe Salome, President, Grandview Construction, Inc.

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

Signature of Owner:  
(must be original ink signature)



Date:

6/17/21

Print Name:

Sharon Weger



*I/We, the undersigned, do hereby submit this application for Rezoning, pursuant to the provisions of the Charter Township of Orion Zoning Ordinance; No. 78, Section 30.04 and applicable ordinance requirements. In support of this request the above facts are provided. I hereby certify that the information provided is accurate and the application that has been provided is complete.*

**Signature of Applicant:**  
*(must be original ink signature)* \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: Joe Salome, President, Grandview Construction, Inc.

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

**Signature of Owner:**  
*(must be original ink signature)* Sharon Weger Date: 6/17/21

Print Name: Sharon Weger

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES**  
**PC-2021-70**  
**GRANDVIEW – LAPEER ROAD REZONE REQUEST**  
**PUBLIC HEARING – WEDNESDAY, OCTOBER 6, 2021**

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, October 6, 2021, at 7:05pm at the Orion Township Community Center, 1335 Joslyn Road, Lake Orion, MI 48360.

**PLANNING COMMISSION MEMBERS PRESENT:**

Don Walker, PC Rep to ZBA	Scott Reynolds, Chairman
Kim Urbanowski, BOT Rep to PC	Don Gross, Vice-Chairman
Joe St. Henry, Secretary	Dereck Brackon, Commissioner

**PLANNING COMMISSION MEMBERS ABSENT:**

Jessica Gingell, Commissioner

**CONSULTANTS PRESENT:**

Rodney Arroyo, (Township Planner) of Giffels Webster  
Matt Wojciechowski, (Township Planner) of Giffels Webster  
Mark Landis (Township Engineer) of OHM Advisors  
Tammy Girling, Township Planning & Zoning Director

**OTHERS PRESENT:**

Sara D'Agostini	Adam Ossipove	Danny Plantus
Joseph Salome III	Joseph Salome IV	Ken Mihelich
Michael Rich	Gene D'Agostini	Kelly Mihelich
Mary Ann Ryan	Wendy Ryan-Borga	M. Wany (sp?)
Jerry Lilly	Richard Bondar	Tracy Deuman
Chris Krystek	Dawn Krystek	

PC-2021-70, Grandview – Lapeer Road Rezone Request, the request is to rezone approx. 17.44 acres of 3120 S. Lapeer Road (parcel #09-26-151-019) from Recreation 2 (Rec-2) to Multiple Family Residential (RM-2), and approx. 4.21 acres from Recreation 2 (Rec-2) to General Business (GB).

Chairman Reynolds asked the applicant to state their name and address for the record.

Mr. Joseph Salome appearing on behalf of Grandview, 2940 W. Buell Road, Oakland Twp.

Mr. Adam Ossipove with Grandview, 16924 Elizabeth St., Beverly Hills.

Mr. Salome said that the current use is operating as a mini-golf and driving range. The owner is retiring and so it is their wish to request rezoning for the rear approx. 17 acres from Recreation 2 (Rec-2) to (RM-2) and the frontage along Lapeer Rd. approx. 4 acres to (GB).

Mr. Salome stated that the request to rezone the 17 acres to (RM-2) and is what it was previously zoned prior to the existing use. The frontage on Lapeer Rd. as well as the rezoning to (RM-2) he thought was consistent with the surrounding uses.

Mr. Salome showed the Board an overview of the existing zoning.

Mr. Salome said that the site with the star is the one they are working on. The ITC corridor is along the south side of the property that is powerlines, and there are no single-family homes adjacent to the site. There is industrial zoning to the south, the landfill southwest, and office uses are to the north and zoned to the south. Mr. Salome added that the historical zoning was (RM-2).

Chairman Reynolds asked if the public had any comments or questions?



Ms. Mary Ann Ryan 301 Waldon Rd. She stated that her property abuts this and was curious to know what exactly is (RM-2)? Chairman Reynolds said that she will hear a little bit more about that in their Planners letter, residential multi-family is the zoning. He added that if she wanted to state all of her comments and questions for the record and they will make sure that they get addressed.

Ms. Ryan said that it seemed an effort by developers buying property in Orion Township to increase residential density as much as possible. There is no regard for infrastructure, access to emergency services, or the availability in schools. It is time for the Zoning Board to encourage sensible development that keeps infrastructure issues in mind. No more apartment complexes please, condos are fine, and so are single-family houses. To add more traffic on M-24, there is already a parking lot after 3 p.m. it is ludicrous. Furthermore, she did not believe that the Township would benefit by adding yet another strip mall that might turn into empty stores as has repeated in other strip malls, especially along M-24.

Ms. Kelly Mihelich 275 Waldon Rd., next door to Mary Ann Ryan.

Ms. Mihelich said that her property is right next door to the vacant property adjacent to the Kennel Club and the Veterinary Center. She agreed with everything that Ms. Ryan said, she couldn't have said it better herself. Her main concern is not that they would put in condominiums, which to her was fine, houses on larger lots, that was fine, her concern is that they are going to put in apartment buildings. Traffic on Waldon Road, if you try to get out in the morning it is almost impossible. With the high-schoolers trying to get to school, and they don't have many buses now, for whatever reason, but it is impossible to get out of their driveway to get onto Waldon and then on to M-24, it becomes a parking lot. She didn't see that that has a proposal where any outlet is going to come on to M-24 but she knew in a meeting next week they are going to be addressing that for another development. Even once they get onto M-24 they are at a standstill all the way down past what used to be the old Palace. Their roads are not equipped to handle all of the traffic and for people to be coming in and wanting to build more and more residential, she thought that condos and single-family homes are fine if they are on larger lots but anything else is going to affect the way that they live their life. They never fought against the Kennel Club or the Orion Veterinary Center, they thought that it was great, they don't bother their way of life at all even though they are right next door. She is very concerned about all of the noise, additional traffic, and everything else that Ms. Ryan said.

Ms. Tracy Deuman 270 Waldon, right across the street from the vacant land. She agreed with both Ms. Ryan and Ms. Mihelich. Her larger concern is really where are they going with this? She is going to attend the October 20 public hearing about the development behind her house, and she doesn't understand what the plan is and is very concerned about that, logistics alone. Even with her safety, she is a single woman and lives by herself and there is a lot of development around her, she has lived at her home for a long time and didn't understand what the plan was. That was her concern along with everything they shared.

Mr. Ken Mihelich 275 Waldon Rd. He asked if the vacant piece of property between them and the dog kennel veterinarian might somehow in the near future, be tied into this development as a side road? They obviously don't own that piece of property but was curious as to the future use of that because if that was another road it would literally be right on top of them. If that can be addressed at some point, they would love to know what the master plan is.

Mr. Salone said that they don't have any intention to acquire additional property to the west. They do not intend to propose any kind of entrance or ingress or egress onto Waldon, this site does not touch Waldon Rd.

Chairman Reynolds closed the public hearing at 7:15 p.m.

Respectfully submitted,

Debra Walton  
PC/ZBA Recording Secretary  
Charter Township of Orion

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Planning Commission Approval Date



Secretary St. Henry said that is why they are gun shy because with Covid elective surgeries have been impacted, off and on, for the last 1 ½. Mr. Rich said their world got frozen.

Secretary St. Henry said he is a little more optimistic about the economic recovery after Covid, this is a health crisis this is not a financial market crisis like it was back during the recession during 2008/2009. He thought that the hospitals are wanting to see this pandemic head in the right direction and felt that business development will accelerate but there is just too much uncertainty out there at this point.

Chairman Reynolds said that he was in support of providing an extension. They are obviously moving forward with due diligence and if they are at final engineering and they are essentially able to grant that that is pretty far in the process. Mr. Rich said that final engineering was granted that was finalized.

Chairman Reynolds said that there has been plenty of due diligence and especially with the crazy year that they have had he would be in favor of it.

Vice-Chairman Gross agreed. He said in contrast with the previous request that they had this applicant has been in negotiations with the tenant, they have had engineering, they have expended large amounts of money relative to having this project proceed and he agreed that an extension of this would be appropriate.

Moved my Vice-Chairman Gross, seconded by Trustee Urbanowski, that the Planning Commission approve the site plan extension request for PC-2018-27, Baldwin Medical/Village Square Major PUD amendment Site Plan for one year until October 16, 2022. This approval is based on the following findings of facts: that the applicant is in current negotiations with a tenant that needs to be finalized; the applicant has conducted extensive engineering and received engineering approval, the Township just requires paying fees.

**Roll call vote was as follows:** Urbanowski, yes; Gross, yes; St. Henry, yes; Walker, yes; Brackon, yes; Reynolds, yes. **Motion carried 6-0.** (Gingell absent)

C. PC-2021-70, Grandview – Lapeer Road Rezone Request, located at 3120 S. Lapeer Road (parcel #09-26-151-019 from Recreation 2 (Rec-2) to Multiple Family Residential (RM-2), and from Recreation 2 (Rec-2) to General Business (GB).

Chairman Reynolds asked if they would like to add anything from their previous presentation if not, he would turn it over to our professional consultants. Mr. Salone replied that he didn't have anything to add other than thanking them for considering their request.

Planner Arroyo read through his review date stamped September 20, 2021.

Chairman Reynolds said that they did have a review from Public Services that there were no additional comments at this time with the rezone request on this parcel.

Commissioner Brackon said he thought that he understood what Planner Arroyo meant by spot zoned and asked if he could define that or explain that? Planner Arroyo said that typically the guidance is they ask three questions, is the rezoning consistent with the Master Plan? Here it is not consistent with the Master Plan but once again they could argue that the mixed-use is directly to the south and if this property had not been historically used as private recreation it might have that mixed-use classification. He thought that they had to take that into consideration. Is the proposed zoning district a logical extension of an existing zoning district in



the area? When they look at zoning, they have (OP) to the north, and (OP) to the south, and (R-2) to the west. There really isn't from what they are asking for they are not extending necessarily an existing zoning classification that would go to this site, it is primarily an office designation along the west side, that is how it has been zoned, even though the Master Plan would allow for consideration for other uses. The final element is, would approving the request grant a special benefit to the property owner or developer. That is typically one of the things that they look at with a spot zoning is that they are looking at a relatively small piece of property and basically singling this out as a favor to one property owner that other property owners wouldn't enjoy. If the answer to that is yes, then typically that could be considered a spot zone. This site is a little complicated because of the previous use and because of the mixed-use classification to the south on the Master Plan Future Land Use Map. Those are some of the issues.

Mr. Salone said that the property was previously zoned what they are requesting prior to the existing use. It does have the unique challenge in that it has the ITC corridor on the site, so it is going to limit what uses can be used, what might be appealing there. He thought the other thing to keep in mind was that they are not going to be impacting Waldon in any way, and he thought that some of the residents were concerned about it. He added that the use currently is not viable economically and that is why the seller is selling.

Vice-Chairman Gross asked why are they requesting RM-2 versus RM-1. Mr. Salone said that to make it viable financially with the challenge of the ITC corridor they would need the additional density to make it work. Vice-Chairman Gross said so it is density? Mr. Salone replied yes. He added that there is no other piece available (RM-2) there is nothing else.

Vice-Chairman Gross said that they heard the comments from some of the public earlier as to what might go on the property. He asked if it was their intention to sell the property or to develop it. Mr. Salone replied that it was their intention to develop it. He added that he is a real estate developer and he has built in the community recently, he is building in Auburn Hills similar uses now and it would be his intention to come back before them in the, not too distant future after they complete their studies if they are granted, the rezoning and request of a use consistent with hopefully the rezoning but it would be by him. He is not going out to outside sources for financing or users.

Commissioner Brackon asked what their intention was to build there? Mr. Salone replied multi-family in the back. He said there is really no way to work retail here. Mr. Salone said he lives in the area too and he drives by the site every day and there is really no way to make it work. From a retailer's perspective, he looks at that on his way home which would be northbound on Lapeer from I-75 and they all know what that is like. The way to work would be southbound and he felt it was underserved, there is nothing there. He thought it would be a good viable location for retail along Lapeer.

Chairman Reynolds said he understood it was a tricky site and that rec was not necessarily a viable use moving forward especially from a private entity. He personally doesn't have a huge issue with the (GB) along M-24 he thought that was consistent, what he was struggling with was the density that was allowable just by a permitted use since this is just a straight rezone and nothing conditions of an (RM-2) of being proposed on the rest of the site. Even with some of the multi-family in the area none of which are (RM-2). So that is some of his reservation as is the zoning designation of (RM-2) over (RM-1). Some of that thinking process is just the large lots and existing zoning that would be to the west, some of those are larger parcels and how those are Master Planned right now he was just looking at how that use transitions and how some of that property that abuts and is adjacent to the rear yards of some of those is something to consider.



Vice-Chairman Gross said he was concerned about inserting an (RM-2) density into that site, recognizing what's surrounding it.

Trustee Urbanowski said she felt the same way. They have just been going through these maps and talking about transitions and making sure that things are matching. She was ok with the front portion of it that makes sense but the high density (RM-2) didn't make sense to her in that area.

Secretary St. Henry said that there is no (RM-2) anywhere along M-24. There are apartment developments on M-24, Indian Village. Chairman Reynolds said that is designated (RM-1) so the multi-family that is along M-24 most of them are (RM-1), there is multi-family along M-24.

Secretary St. Henry said there were a few condos developments within a mile of this location. Indian Village is (RM-1).

Mr. Salone said for whatever it is worth looking at it as he has and looking at this at length, he wanted to remind them that there is a landfill to the southwest, there is no residential home adjacent to this site, and there is a huge powerline running through this site. He didn't see how this becomes viable for anything other than what he is proposing for it. He didn't see what other viable use it has. That was why he thought it would make sense, he would never request rezoning and he never has, and he has been doing this for 25-years and he thought was not consistent with what made sense for the site. He really believed because of the ITC wires that that more intense, and because it is not adjacent to any single-family home. All of the traffic would be coming in and out off of Lapeer Rd. which is a state highway. He didn't see any other sensible use. That ITC powerline is a challenge. Commissioner Brackon asked why? Mr. Salone replied because it is not as desirable to develop it. Commissioner Brackon asked from a person wanting to live there or from a developer's standpoint? Mr. Salone said from many other uses standpoint.

Commissioner Brackon asked if it was difficult the develop a property because of the lines or is it less desirable from a consumer's standpoint to want to live there because of the lines? Mr. Salone replied that he thought that it was his hope to not go towards this end of the discussion but didn't have a problem doing it. He thought that it is more suitable for rent type of use than for sale type of use because of the powerlines, and the location, and because it is not adjacent to any existing homes. There isn't a concern about transitions, the kennel is to the north, and the property was zoned (RM-2) previously, he thought something that could be considered in favor of going this direction. The property to the south is General Business (GB), he didn't see how it made sense to do something else with the site but maybe that is self-serving.

Commissioner Walker said that he seems to be saying that he would not consider changing his request to the less dense version. He asked if that was correct? Mr. Salone said it was not viable for them to go with the lower density. Commissioner Walker asked if that was an, no? Mr. Salone replied if that is where they were at, he would ask to be tabled and let him consider it. He thought he would not be able to develop it.

Chairman Reynolds said that aside from what it is going to be and not going to be, for rent, for ownership, however, it is not necessarily on the table right now, they are talking about a rezone and about what is allowable as a straight zoned parcel. For him, it is the concern about the density and the (RM-2) not being in that area and not being friendly to the Master Plan or what is consistent or transitionally in that area. He agreed that it was a troubling parcel in some ways because they are stuck but thought that the (GB) use along M-24 makes sense but was



struggling with the density purely. It doesn't matter if it is apartments, condos, for rent, high-rise however to him he is just looking at that density.

Vice-Chairman Gross said that apartments are appropriate on that site. It is a question of the density, the number of units.

Secretary St. Henry said the fact that it was zoned (RM-2) in the 1980s is almost irrelevant from the standpoint that this area over the last 30-40 years is completely different than what it looked like in the 1980s. Up and down M-24 and Waldon everywhere. The fact that the property is zoned recreation that was because the previous owner set up the driving range that way. If people know the history of the property the original owner wanted to sell that property and build out big-box stores all up and down M-24. The (RM-2) designation might have fit 30-40 years ago he wasn't sure it fit today.

Commissioner Brackon asked if it was a packed deal on the General Business (GB)?

Mr. Salone asked what the (RM-1) density allowed? Planner Arroyo replied that it allows 6 dwelling units per acre versus 8 dwelling units per acre. Mr. Salone asked if that was a critical difference to the Planning Commission? Chairman Reynolds replied that he thought it was a point of consideration. He thought that some of their general thoughts are when they look at a rezone especially a straight rezone not conditional, they are looking at what the zoning district allows, density is one of them, where the Master Plan outlines, all of those things that were outlined in their planning review. He thought that they were trying to have an open discussion here to see where they are coming from and understanding where they are coming from also.

Mr. Salone said that there was a similar site just recently went in for a rezone under the same circumstances and he thought it was a little less challenging site due to the ITC corridor and that was given the (RM-2) just north of Home Depot in June. It is the same size as the (RM-2) portion that they are proposing without the challenge of the corridor or the landfill.

Secretary St. Henry said that the difference is they have historical homesites behind the driving range that have been there for a long time. He asked if (RM-1) to (RM-2) is truly just a financial issue on their end, which is their call. Mr. Salone said he would hate to reduce it to that but it does make a difference, the challenge of the powerlines makes a big difference.

Mr. Ossipove said that they lose some efficiencies of scale in the south half of the site, the total site maybe 17 acres but not all useable because of those powerlines running through there. He added that they will address the concerns here today.

Secretary St. Henry said this is a rezone request versus a site plan review.

Chairman Reynolds said correct, with no conditions just straight what they layout in the (RM-2) district.

Chairman Reynolds asked if there were additional thoughts or questions, thoughts on the opinions of comparing it to the rezoning of 2410 S. Lapeer Rd.? Secretary St. Henry said it is right down the road, they don't have the ITC corridor there but other challenges private property someone is trying to sell it.

Planner Arroyo said if they are going to start to compare with the one across the street, it looks like over 50% of the property on the west side that was rezoned (RM-2) was actually Master Planned for multiple-family, not (RM-2) density necessarily but it was planned for multiple-family, and it is adjacent to a big-box retail store, so there are some differences. He was not



prepared to go into a deep analysis between the two different sites but that other site was partially planned for multiple-family and was adjacent to big-box retail stores.

Secretary St. Henry thought at the time they looked at that as a buffer between the single-family homes, (RM-2), and commercial.

Trustee Urbanowski said that is the transition that she was saying does it flow, does it make sense.

Mr. Salone said it was worth it to reiterate that 40% of this site is unusable because of the ITC corridor. If they had an opportunity to spread out more it might make a difference but they don't. He thought that it also is not sending a precedent for any future applicant because this site has the extenuating circumstance of the corridor.

Planner Arroyo said that there are single-family homes subdivisions that are being built next to ITC corridors all over. He did not agree that that is an overlying factor that would force them into a position where they have to put in multiple-family zoning. There are single-family developments that go in throughout the region and they have in their own community that are in that situation. Is it a factor that they are going to look but it doesn't mean that they have to rezone it to multiple-family.

Chairman Reynolds asked regarding the dwelling units per acre configuration even at 40% as an easement such as that they are still talking the same dwelling unit that doesn't factor into the acres and what they can compute dwelling units, correct? Whether it is on 60% of the parcel or all of the parcel it is still the parcel per the density requirement. Planner Arroyo replied that he would have to look at if that is a true easement or if that is what the ownership situation is in terms of how it is going to be treated. The parent parcel would have to be determined in terms of what qualifies to apply that density to and they are not at that point where they have that detailed information.

Chairman Reynolds said he hears the argument for the northern parcel of (RM-2) but to him, it is a different situation in the sense that there is the larger big box (GB) and then it is also adjacent to the PUD. When it is consistent with the Master Plan when there are clearly some thoughts that fit that that is a huge factor for him. When he sees (RM-1) across the street, up and down M-24, and directly adjacent to this parcel that is where he struggles with his initial discussion points.

Vice-Chairman Gross said that they have another request coming indirectly across Waldon on this side at their next meeting. He would like to look at them at the same time and get a real good understanding of what they are talking about rather than piece mailing it. Rather than taking a real hard stance on this and saying yes or no he would like to table it for an opportunity to look at this in the entire area, or at least this section.

Moved by Vice-Chairman Gross, seconded by Commissioner Walker, that the Planning Commission table PC-2021-70, Grandview – Lapeer Road Rezone Request, an opportunity to review this request in conjunction with other requests in the area.

Discussion on the motion:

Mr. Salone said he would prefer to avoid adjoining them with the concerns that they are going to have because that site is completely different it does not have the frontage on Lapeer Rd. He said he respectfully request that they request (RM-1) and the commercial zoning on Lapeer Rd. if that is an option at this point.



Chairman Reynolds said a no vote would make the motion null and void and a yes vote would move forward with tabling the motion.

**Roll call vote was as follows:** Gross, no; St. Henry, no; Urbanowski, no; Walker, no; Brackon, no; Reynolds, no. **Motion failed 0-6.** (Gingell absent)

Chairman Reynolds said based upon a comment brought forth by the applicate there is a consideration to transition from (RM-2) to (RM-1).

Mr. Salone said that he would like to respectfully request that they consider the portion that they are requesting to be rezoned to (RM-2) the 17-acres would they consider that to be rezoned to (RM-1) and leave the commercial frontage as requested. Vice-Chairman Gross said that he felt that the request as modified has some merit. The property can support an (RM-1) type development in the commercial zoning on Lapeer Rd. of 4.2 acres is also appropriate being adjacent to the (OP) zoning immediately to the north of it. He would accept the applicant's amendment to his request.

Secretary St. Henry said that this is just a process, exercise, compromise, and negotiation back and forth. He thought that was a reasonable, good faith option to consider. It is consistent with the rest of the M-24 similar developments.

Chairman Reynolds said it was advertised as the more intensive use so, there isn't an issue here for a potential motion? Planner Arroyo said you can go more intense you can go less intense.

Chairman Reynolds said he doesn't have many issues with the (GB) zoning along M-24 that is obviously consistent it was the density of (RM-2) not the sake of the residential multi-family zoning that exists adjacent and around that.

Moved by Vice-Chairman Gross, seconded by Trustee Urbanowski, that the Planning Commission forward a recommendation to the Township Board to approve PC-2021-70, Grandview – Lapeer Road Rezone Request as amended, the request is to rezone approx. 17.44 acres of 3120 S. Lapeer Road (parcel #09-26-151-019) from Recreation 2 (Rec-2) to Multiple Family Residential (RM-1), and approx. 4.21 acres from (Rec-2) to General Business (GB). This recommendation to approve is based on the following findings of facts: that the subject parcel is suitable for the proposed rezoning with multiple family and the majority of the property being (RM-1) and a small portion of (GB) being adjacent to existing (OP) zoning to the north; the property does have some restrictions on it relative the powerline which traverses the property which would assist in making the (RM-1) zoning reasonable; due to the trend of development in the area that has taken place is consistent with the zoning classifications as requested.

**Roll call vote was as follows:** Walker, no; St. Henry, yes; Gross, yes; Brackon, no; Urbanowski, yes; Reynolds, yes. **Motion carried 4-2.** (Gingell absent)

D. PC-2021-71, F & D Silverbell Rezone Request, located at vacant parcel (#09-35-100-019) located at the SW corner of Silverbell and Lapeer Road from Office Professional (OP) to Industrial Park (IP) and from Office Professional (OP) to General Business (GB).

Chairman Reynolds asked if the applicant had anything they would like to add, otherwise they will turn it over to their professional consultants? Ms. D'Agostini said she had nothing more to add.

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# Willow Creek Golf and Sports Center Redevelopment 3120 S Lapeer Road- Orion Twp

1. Aerial
2. Zoning Map
3. Future Land Use Map
4. Photos from Lapeer Road

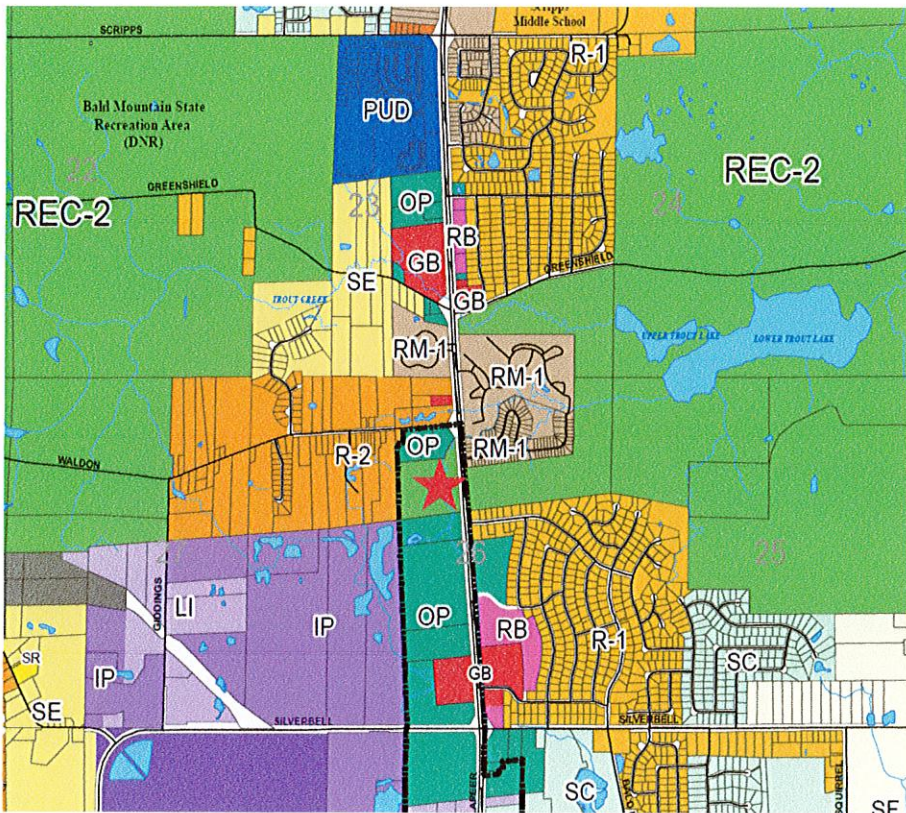


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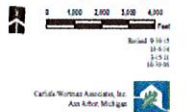
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- SF Suburban Farms
- SE Suburban Estates
- SR Suburban Ranch
- R-1 Single Family Residential (14,000 sq. ft.)
- R-2 Single Family Residential (10,800 sq. ft.)
- R-3 Single Family Residential (8,400 sq. ft.)
- RM-1 Multiple Family residential
- RM-2 Multiple Family Residential
- MHP Mobile Home Park
- OP Office and Professional
- RB Restricted Business
- GB General Business
- LI Limited Industrial
- IP Industrial Park
- IC Industrial Complex
- RFY Railroad Freight Yard
- SP-1 Special Purpose 1
- SP-2 Special Purpose 2
- REC-1 Recreation 1
- REC-2 Recreation 2
- PUD Planned Unit Development
- P Parking
- BIZ Brown Road Innovation Zoning District

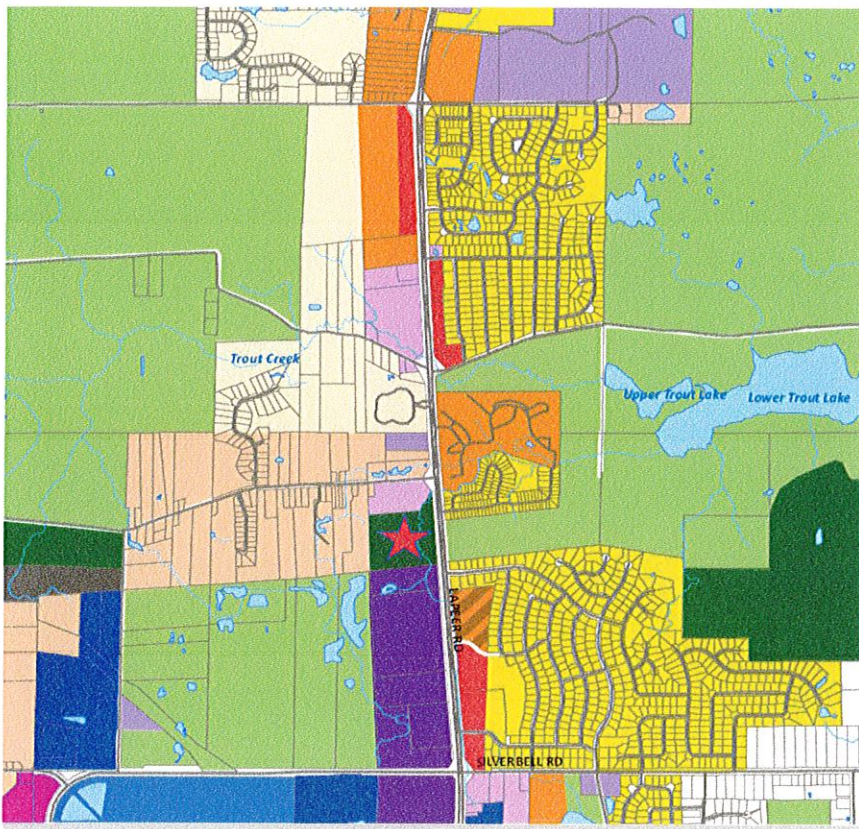
## ZONING MAP

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Oakland County, Michigan





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- Single Family Low Density
- Single Family Medium Low Density
- Single Family Medium Density
- Single Family Medium High Density
- Multiple Family Low Density
- Multiple Family Medium Density
- General Office
- Office Research
- Neighborhood Commercial
- General Commercial
- Village Center
- Industrial/Commercial/Residential Mixed Use
- Research/Light Industrial
- Heavy Industrial
- Institutional
- Private Recreation
- Recreation
- Special Purpose
- Utility Owned
- Water

## Future Land Use Plan

Charter Township of Orion  
Oakland County

Source: Oakland County Planning &  
Economic Development Services, 2013

June 5, 2015  
Carlisle / Wortman Associates, Inc.





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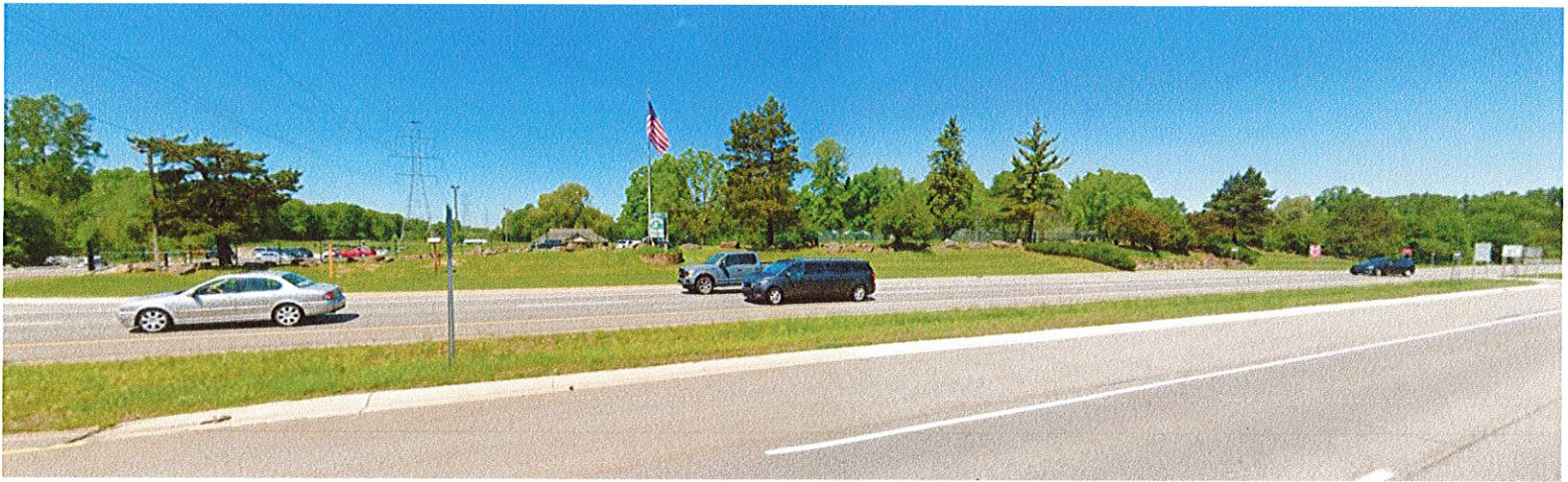


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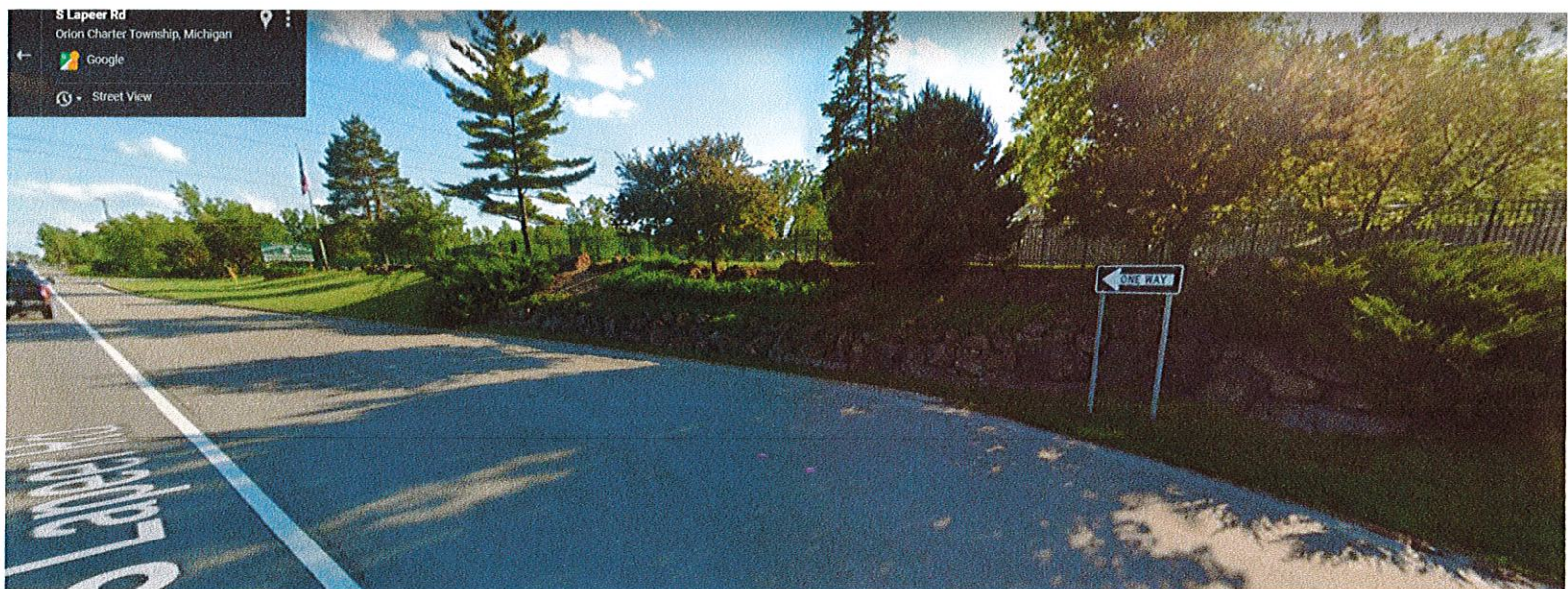




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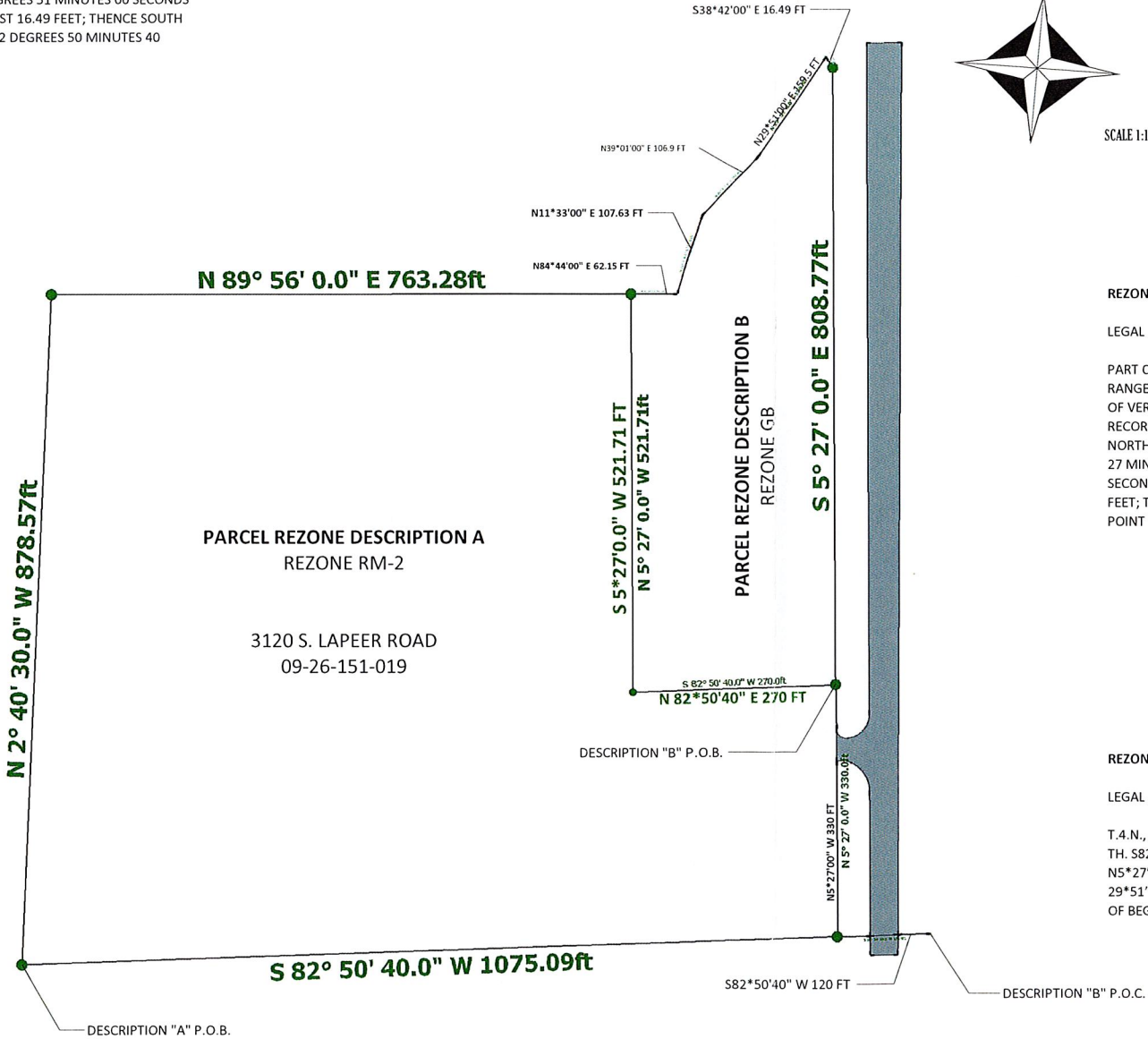
LEGAL DESCRIPTION (EXISTING PARCEL)  
PER TITLE COMMITMENT

LAND IN THE TOWNSHIP OF ORION, COUNTY OF OAKLAND, STATE OF MICHIGAN  
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWN 4 NORTH, RANGE 10 EAST,  
DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 5 OF VERNIER'S FARMS, AS  
RECORDED IN LIBER 55, PAGE 49 OF PLATS, OAKLAND COUNTY RECORDS; THENCE NORTH 02 DEGREES 40  
MINUTES 30 SECONDS WEST 878.61 FEET; THENCE NORTH 84 DEGREES 44 MINUTES 00 SECONDS EAST, 825.  
72 FEET; THENCE NORTH 11 DEGREES 03 MINUTES 00 SECONDS EAST 107.63 FEET; THENCE NORTH 39  
DEGREES 01 MINUTE 00 SECONDS EAST 106.90 FEET; THENCE NORTH 29 DEGREES 51 MINUTES 00 SECONDS  
EAST 159.50 FEET; THENCE SOUTH 38 DEGREES 42 MINUTES 00 SECONDS EAST 16.49 FEET; THENCE SOUTH  
05 DEGREES 27 MINUTES 00 SECONDS EAST 1138.77 FEET; THENCE SOUTH 82 DEGREES 50 MINUTES 40  
SECONDS WEST 1075.09 FEET TO THE POINT OF BEGINNING.

TAX ID NUMBER: 09-26-151-019

ADDRESS: 3120 S. LAPEER ROAD, ORION TOWNSHIP, MI 48359

SITE AREA: 942,970.52 SQUARE FEET OR 21.648 ACRES



REZONE AREA A (RM-2 Multiple Family Residential): (APPX. 17.44 ACRES)

LEGAL DESCRIPTION:

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWN 4 NORTH,  
RANGE 10 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 5  
OF VERNIER'S FARMS, AS RECORDED IN LIBER 55, PAGE 49 OF PLATS, OAKLAND COUNTY  
RECORDS; THENCE NORTH 02 DEGREES 40 MINUTES 30 SECONDS WEST 878.61 FEET; THENCE  
NORTH 84 DEGREES 44 MINUTES 00 SECONDS EAST, 763.28 FEET; THENCE SOUTH 5 DEGREES  
27 MINUTES 00 SECONDS WEST 521.71 FEET; THENCE NORTH 82 DEGREES 50 MINUTE 40  
SECONDS EAST 270 FEET; THENCE SOUTH 05 DEGREES 27 MINUTES 00 SECONDS EAST 330  
FEET; THENCE SOUTH 82 DEGREES 50 MINUTES 40 SECONDS WEST 1075.09 FEET TO THE  
POINT OF BEGINNING. +/- 17.438 ACRES

REZONE AREA B (GB GENERAL BUSINESS): (APPX. 4.2 ACRES)

LEGAL DESCRIPTION:

T.4.N., R.10.E., DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER POST OF SECTION 26,  
TH. S82°50'40" W 120 FT, TH N5°27'00" W 330 FT TO P.O.B., TH S82°50'40" W 270 FT, TH  
N5°27'00" W 521.71 FT, TH N11°03'00" E 107.63 FT; TH N39°01'00" E 106.90 FT; TH N  
29°51'00" E 159.50 FT; TH S38°42'00" E 16.49 FT; TH S05°27'00" E 1138.77 FT TO THE POINT  
OF BEGINNING. +/- 4.21 ACRES

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CP&M

Community Planning &  
Management, P.C.  
58520 Cory Lake Drive  
Washington, MI 48094  
248.343.6108

ASSOCIATE I  
Patrick S. Meagher, AICP  
248.343.6108

CLIENT  
Grandview Building  
251 Diversion Street  
Rochester, Michigan 48307

PROJECT  
Willow Creek Rezoning Request

DRAWN BY psm | PM

ISSUE August 18, 2021

REV: Typos, August 24, 2021

DESCRIPTION  
Rezoning Descriptions

S.1



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Planning & Zoning

**PORRITT LAW FIRM**

**JAMES R. PORRITT, Jr.**

**Attorney at Law**

**436 S. Broadway, Suite C**

**Lake Orion, Michigan 48362**

**(248) 693-6245**

**(248) 693-5850 Fax**

July 7, 2021

Adam Ossipove  
Grandview Building Co.  
251 Division Street, Suite 200  
Rochester, MI 48307

Tammy Girling  
Charter Township of Orion  
Director, Planning & Zoning  
2525 Joslyn Road  
Lake Orion, MI 48360

Re: 3120 S. Lapeer Road; Re-Zoning Application

Dear Mr. Ossipove and Ms. Girling,

This is to confirm that my client, Sharon Weger, as Trustee of the Sharon Weger Living Trust, and Seller of the property commonly known as 3120 S. Lapeer Road, wholeheartedly consents to and supports the efforts of Grandview Building, Inc. to obtain re-zoning of the property to permit its planned development outlined in the Rezoning Application. The property currently is utilized as a golf driving-range, putt-putt course, and sports complex. My client is concerned that her existing business will become non-conforming and, if the Buyer ultimately elects not to consummate the sale, the business value would suffer. She wishes only to express her desire that in the event the sale of the property does not occur I would prefer the zoning revert back to the existing Rec-2. She is not insisting upon any special conditions to a re-zoning and is only making known her preference if such a reversion is available.

Thanking you for your attention, I remain,

Very truly yours,

James R. Porritt, Jr.

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September 20, 2021

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

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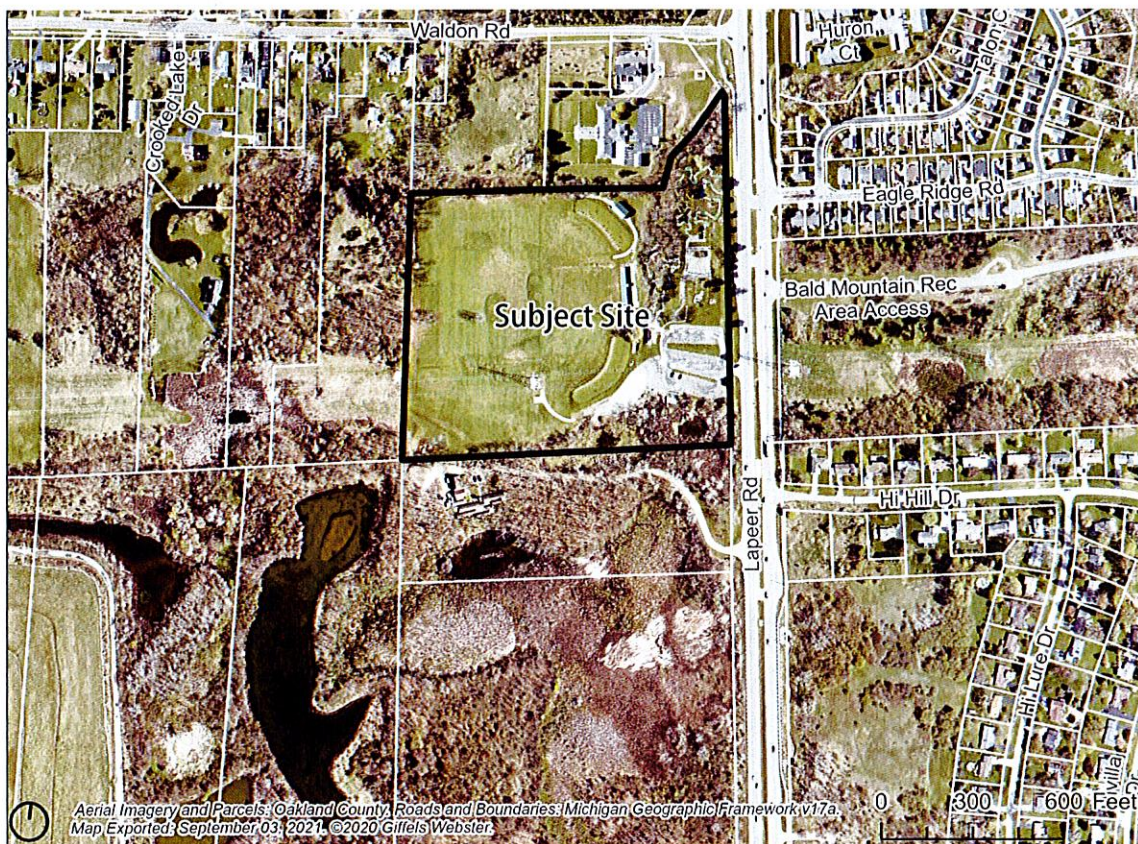
# Rezoning Review

Request: from Rec-2 to RM-2 & GB (General Business)

<b>Case Number:</b>	PC-2021-70	<b>Plan Date:</b>	6/17/21
<b>Address:</b>	3120 South Lapeer Road	<b>Zoning:</b>	Rec-2
<b>Parcel ID:</b>	09-26-151-019	<b>Proposed:</b>	RM-2 & GB
<b>Area:</b>	21.65 AC	<b>Reviewer:</b>	Matt Wojciechowski
<b>Applicant:</b>	Sharon Weger		Rod Arroyo

Dear Planning Commission Members:

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





### **30.04 Amendments to the Zoning Ordinance**

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

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

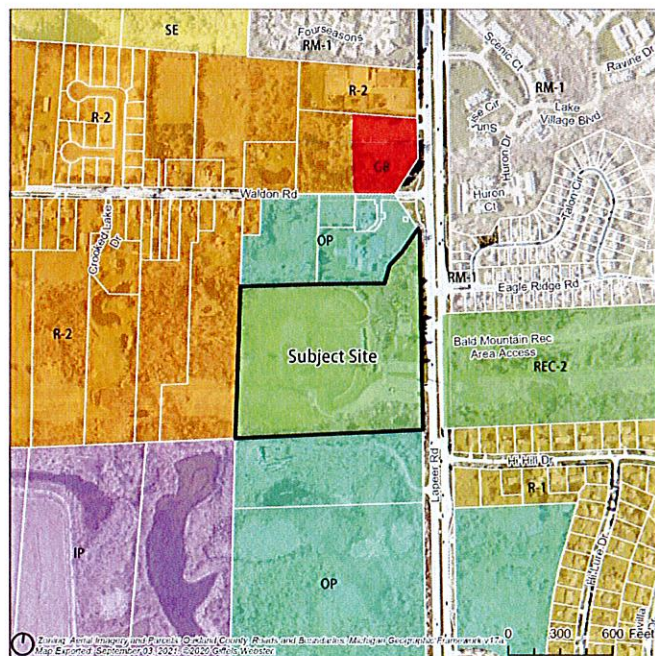
- a. The objectives of the Township's Master Plan.
- b. Existing uses of property within the general area of the property in question.
- c. The zoning classification of property within the general area of the property in question.
- d. The suitability of the property in question to the uses permitted under the existing zoning classification.
- e. The trend of development in the general area of the property in question, including any changes which have taken place in the zoning classification.

## **SUMMARY OF FINDINGS**

### **Existing Conditions**

1. **Site.** The site is located on the west side of Lapeer Road, south of Waldon Road, adjacent to the Bald Mountain State Recreation area. The site is currently zoned Rec-2 and lies within the Lapeer Overlay District. The property was the home of the former Willow Creek Golf and Sports center, a private recreation business that featured a golf range and various other sporting activities.

### **Zoning Map**



**Items to Consider for Zoning Map Amendment:**

1. Is the proposed zoning consistent with the Master Plan?

*The Future Land Use Map designates this area as a private recreation area. Private Recreation areas are located where private recreation facilities were in operation at the time the map was adopted in 2015. The majority of private recreation areas are associated with a golf course and/or a private conservation easement. These uses are scattered throughout the Township, with the greatest concentration within the northern portions of the community. The correlating zoning classifications are the REC-1, and REC-2, Recreation zoning districts*

*The proposed zoning would align with the Multiple Family Low Density and General Commercial FLU designations, which envision the following:*

***Multiple Family Medium Density Residential*** is planned for areas primarily within the southwestern portion of the Township with only one pocket located adjacent to Lapeer Road and south of the Village of Lake Orion. Unlike the low-density multiple family areas, these areas have pre-existing development, with limited available land for expansion. However, the remaining areas planned for such uses could be developed at a density of between 7 to 9 dwelling units per acre depending on the number of rooms per unit (defined in the Zoning Ordinance). The proximity to a major thoroughfare, utilities, commercial amenities and the limited presence of significant nature resources has made these areas suitable for."

***General Commercial*** is planned along the Baldwin and Lapeer Road corridors and is intended for commercial uses that supply a larger and more diversified number of goods than those in the Neighborhood Commercial classification. The intended character of these areas is comparable to those permitted within the General Business (GB) zoning districts which includes a wide range of regional commercial uses such as large-format retail, supermarkets and drugstores, discount stores, department stores along with facilities such as automobile dealers, other vehicle related services, and commercial recreation.

2. What other impact would the requested zoning have on public services, utilities, and natural features?

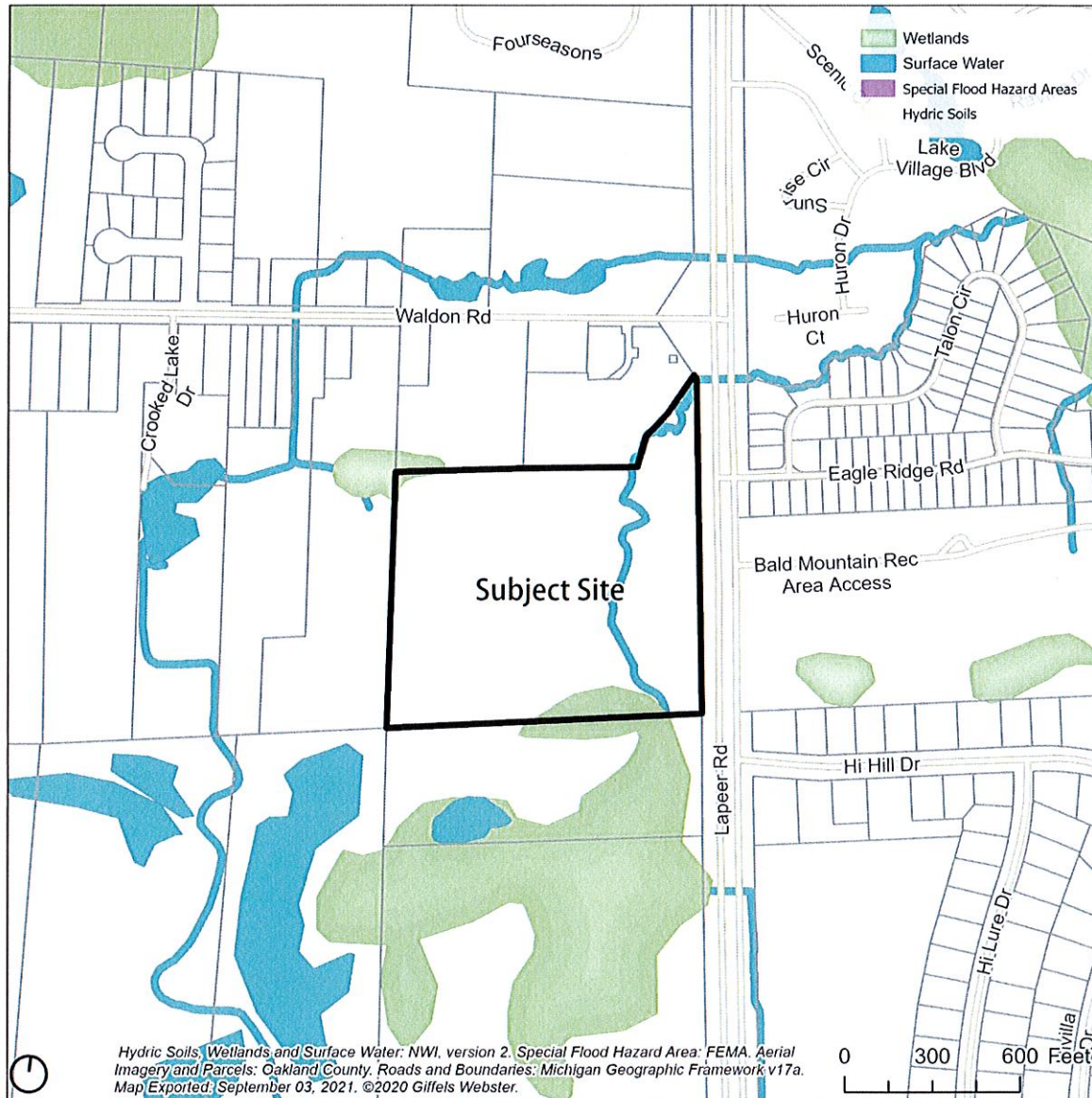
***Density:*** This area is currently served by public utilities; however, future land use considerations have not previously anticipated any multiple family residential or increased commercial activity on this site. The current zoning, Rec-2, does not permit residential or commercial uses on the site. The applicant's proposal indicates a proposed maximum density of 8 units per acre for a potential of up to 173 units.

***Natural Features:*** The site contains a drain / surface water feature (see map on page 5 below). The limited presence of significant natural features limits the recreation opportunities permitted under the current zoning.

***Public Services:*** We defer to comments from the public safety and fire departments regarding the impact this proposed development would have on public services



### Natural Features Map



3. Has the Applicant provided evidence that the property cannot be developed or used as zoned?

*The Applicant stated the property has previously been used as a golf driving range; however, the market is unable to sustain that previous use. Further, the applicant notes that the site has very limited natural features that warrant permitted uses within the Rec-2 district.*

4. Is the proposed zoning district (and potential land uses) compatible with surrounding uses?

*The surrounding land uses, which are comprised primarily of single family and office on the west side of Lapeer Road, and residential (including multiple family) on the east, are generally compatible with the residential uses proposed. Proposed density is higher than adjacent single-family developments that abut the site the west.*

Direction	Zoning	Land Use
North	OP	Orion Animal Care center
East	Rec-2, RM-1 & R-1	Bald Mountain, Orion Woods, Hi Hill
South	OP	EventNext (marketing office)
West	R-2	Single Family Homes

5. Will the proposed zoning place a burden on nearby thoroughfares? If so, how would this burden compare with the existing zoning district?

*The addition of 170+ units and new commercial square footage would add additional traffic the Lapeer Road thoroughfare. It is unclear how this traffic increase compares to the past use.*

6. Is there other land currently available for this use?

*There does not appear to be any other tracts of undeveloped land zoned RM-2 in the township.*

7. Will development of the site under proposed zoning be able to meet zoning district requirements?

*No conceptual site plan was submitted demonstrating compliance with the proposed RM-2 or GB standards.*

8. Is rezoning the best way to address to the request or could the existing zoning district be amended to add the proposed use as the permitted or special land use?

*The site will need to be rezoned in order for any significant development, commercial or residential, to take place, as the current recreation zoning designation allows for recreation and educational uses. It would not be appropriate to amend the Rec-2 district to permit multiple family residential.*

9. Has there been a change in circumstances and conditions since adoption of the Master Plan that would support the proposed change?

*The future land use designation of private recreation on the subject property reflected the use on the property when the master plan was adopted in 2015. A 2022 update is underway.*

10. Would granting the request result in the creation of an unplanned spot zone? Spot zoning is the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area, for the benefit of a single property owner and to the detriment of others (*Rogers v. Village of Tarrytown*, 96 N.E. 2d 731). Typically, to determine if a rezoning would constitute spot zoning a municipality would look to answer three questions.

- Is the rezoning request consistent with the Master Plan for the area?

*The request is not consistent with the 2015 (current) Master Plans.*

- Is the proposed zoning district a logical extension of an existing zoning district in the area?

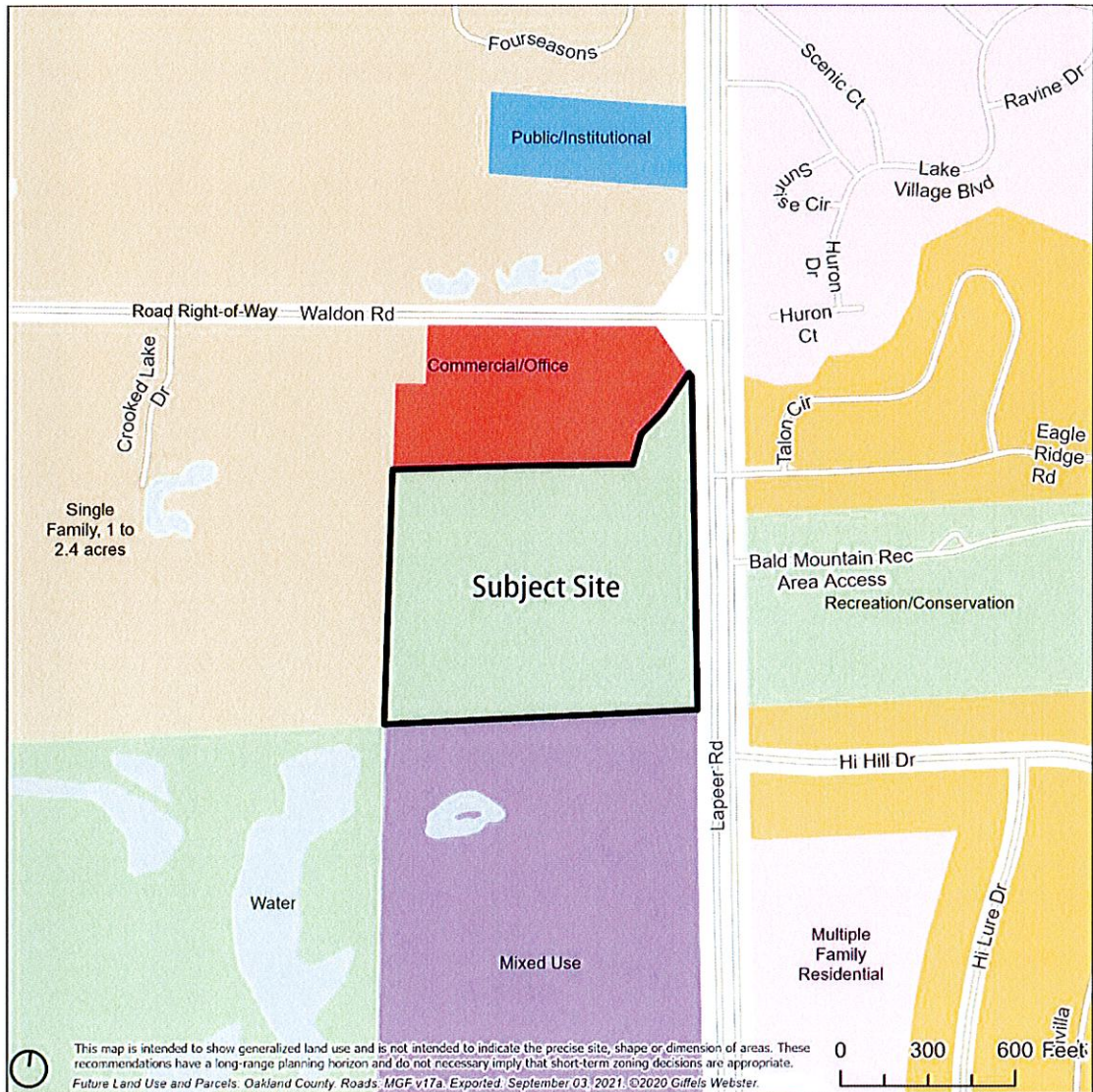
*If rezoned, the site would generally reflect the character of the Lapeer Road corridor, as both uses are found within the surrounding area, although not abutting the site. The area directly south of the parcel is planned for mixed use development, and this request would effectively amount to an extension of that proposed use.*

- Would approving the request grant a special benefit to a property owner or developer?

*The Planning Commission should review and consider whether or not this applies.*



**Future Land Use Map**



Respectfully,  
**Giffels Webster**

*Rodney L. Arroyo*

Rodney L. Arroyo, AICP  
 Partner

*Matt Wojciechowski*

Matt Wojciechowski  
 Associate Planner





## Agenda Item Summary

**To:** Board of Trustees  
**From:** Tammy Girling, Planning & Zoning Director  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 11, 2021  
**Subject:** PC-2021-71, F&D Silverbell Rezone Request

☐ Consent ☒ Pending

### REQUEST

Board action on PC-2021-71, F&D Silverbell Rezone, the request is to rezone approx. 23.05 acres of vacant parcel (#09-35-100-019) located at the SW corner of Silverbell and Lapeer Road from Office Professional (OP) to Industrial Park (IP), and approx. 7.02 acres from Office Professional (OP) to General Business (GB).

### REASON

The Planning Commission, at their October 6, 2021 meeting, passed a motion to recommend approval of PC-2021-71, F&D Silverbell Rezone request.

### PROCESS

The Orion Township Board of Trustees deliberates on PC-2021-71, F&D Silverbell Rezone, and approves or denies the first reading. If the first reading is approved, the Clerk advertises for the second reading and possible adoption of the map amendment on 11/15/2021.

### RECOMMENDATION (MOTION)

October 18, 2021

#### IF MOTION TO APPROVE FIRST READING

Motion to declare that the Orion Township Board of Trustees held and approved the first reading on October 18, 2021, for PC-2021-71, F&D Silverbell Rezone, a request to rezone approx. 23.05 acres of vacant parcel (#09-35-100-019) located at the SW corner of Silverbell and Lapeer Road from Office Professional (OP) to Industrial Park (IP), and approx. 7.02 acres from Office Professional (OP) to General Business (GB).

OR

#### IF MOTION TO DENY FIRST READING

Motion to declare the first reading was held and denied October 18, 2021, for PC-2021-71, F&D Silverbell Rezone, requesting to rezone approx. 23.05 acres of vacant parcel (#09-35-100-019) located at the SW corner of Silverbell and Lapeer Road from Office Professional (OP) to Industrial Park (IP), and approx. 7.02 acres from Office Professional (OP) to General Business (GB).



# Charter Township of Orion

2525 Joslyn Rd., Lake Orion MI 48360  
www.oriontownship.org

Phone: (248) 391-0304

November 15, 2021

## IF MOTION TO APPROVE SECOND READING:

Motion to declare that the Orion Township Board of Trustees held and approved the second reading on November 15, 2021, for PC-2021-71, F&D Silverbell Rezone, requesting to rezone approx. 23.05 acres of vacant parcel (#09-35-100-019) located at the SW corner of Silverbell and Lapeer Road from Office Professional (OP) to Industrial Park (IP), and approx. 7.02 acres from Office Professional (OP) to General Business (GB), for the reasons given in the recommendation of approval by the Planning Commission on October 6, 2021.

\* Motion maker to insert any additional reasons

OR

## IF MOTION TO DENY SECOND READING

Motion to declare that the Orion Township Board of Trustees held and denied the second reading on November 15, 2021, for PC-2021-71, F&D Silverbell Rezone, requesting to rezone approx. 23.05 acres of vacant parcel (#09-35-100-019) located at the SW corner of Silverbell and Lapeer Road from Office Professional (OP) to Industrial Park (IP), and approx. 7.02 acres from Office Professional (OP) to General Business (GB) for the following reasons:

\* Motion maker to list reasons



## Charter Township of Orion

Planning & Zoning Department

2525 Joslyn Rd., Lake Orion MI 48360

P: (248) 391-0304 ext. 5000; Fax (248) 391-1454

TO: Charter Township of Orion Board of Trustees  
FROM: Charter Township of Orion Planning Commission  
DATE: October 13, 2021  
RE: PC-2021-71, F&D Silverbell Rezone Request

The applicant, F&D Silverbell Company, LLC, is requesting approval for PC-2021-71, F&D Silverbell rezone, the request is to rezone approx. 23.05 acres of vacant parcel (#09-35-100-019) located at the SW corner of Silverbell and Lapeer Road from Office Professional (OP) to Industrial Park (IP), and approx. 7.02 acres from Office Professional (OP) to General Business (GB).

The Planning Commission held a public hearing on October 6, 2021 and at the regularly scheduled Planning Commission meeting the same evening took the following action:

Moved by Commissioner Walker, seconded by Commissioner Brackon, that the Planning Commission forward a recommendation to the Board of trustees to approve PC-2021-71, F & D Silverbell Request, the request is to rezone approx. 23.05 acres of vacant parcel (09-35-100-019) located at the SW corner of Silverbell and Lapeer Road from Office Professional (OP) to Industrial Park (IP), and approx. 7.02 acres from Office Professional (OP) to General Business (GB). This recommendation to approve is based on the following findings of facts: the objectives of the Master Plan are met pursuant to the report by the Planner; the existing uses of the property in the general area coincide with this.

**Roll call vote was as follows:** St. Henry, yes; Brackon, yes; Urbanowski, yes; Walker, yes; Gross, yes; Reynolds, yes. **Motion carried 6-0.** (Gingell absent)

Included in your packet is the consultant review letter, the rezone application, a rezoning plan, and the Planning Commission minutes and Public Hearing minutes from October 6, 2021. If you have any questions, please feel free to contact me at (248) 391-0304 x 5000.



**Charter Township of Orion**

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

RECEIVED  
 SEP 7 2021  
 Orion Township  
 Planning & Zoning

Case # 2021-71Meeting Date: 10/6/2021

## Charter Township of Orion Planning Commission Rezoning Application

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

Project Name: F & D Silverbell


<b>Applicant</b>	Name: <u>F &amp; D Silverbell Company, LLC</u> Address: <u>38700 Van Dyke Suite 200</u> City: <u>Sterling Heights</u> State: <u>MI</u> Zip: <u>48312</u> Phone: <u>586-977-8640</u> Cell: _____ Fax: <u>586-977-7946</u> Email: <u>sdagostini@dagostini.net</u>
<b>*Property Owner(s)</b>	Name: <u>F &amp; D Silverbell Company, LLC</u> Address: <u>38700 Van Dyke Suite 200</u> City: <u>Sterling Heights</u> State: <u>MI</u> Zip: <u>48312</u> Phone: <u>586-977-8640 ext 229</u> Cell: _____ Fax: <u>586-977-7946</u> Email: <u>sdagostini@dagostini.net</u>  * If the name on the deed does not match the name of the property owner on this application, documentation showing the individual is the same as the company name must be provided.
<b>Plan Preparer Firm/Person</b>	Name: <u>Atwell (engineer: Eric Lord)</u> Address: <u>12745 23 Mile Road, Ste 200</u> City: <u>Shelby Township</u> State: <u>MI</u> Zip: <u>48315</u> Phone: <u>586-786-9800</u> Cell: _____ Fax: _____ Email: <u>elord@atwell-group.com</u>
<b>Project Contact Person</b>	Name: <u>Sara D'Agostini</u> Address: <u>38700 Van Dyke, Ste 200</u> City: <u>Sterling Heights</u> State: <u>MI</u> Zip: <u>48312</u> Phone: <u>586-977-8640 ext 229</u> Cell: <u>586-405-4143</u> Fax: <u>586-977-7946</u> Email: <u>sdagostini@dagostini.net</u>

Property Description	Sidwell Number(s): <u>09-35-100-019</u>
	Location or Address of Property: <u>Southwest corner of M-24 (Lapeer Road) &amp; W Silverbell Road</u>
	Side of Street: <u>SW corner</u> Nearest Intersection: <u>Lapeer Road &amp; W Silverbell Road</u>
	Acreage: <u>30.087 acres</u> Current Use of Property: <u>Vacant land with Billboard at SE corner</u>
	Frontage (in feet): <u>Approx 1,005' (M-24) &amp; 1,218' Silverbell</u> Depth (in feet): <u>Approx 1,066 (from Silverbell) &amp; 1,204 (from M-24)</u>
	Subject Property Zoning: <u>OP</u> Adjacent Zoning: <u>N. GB / IP</u> <u>S. LI</u> <u>E. OP</u> <u>W. IP</u>
	Is the complete legal description printed on the site plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if no please attach to the application)
	Requested Zoning Classification: <u>Industrial Park and General Business</u>
	Existing Use of Property: <u>Vacant land with billboard</u> Proposed Use of Property: <u>Industrial and retail/commercial</u>
	Explain why the rezoning is necessary for the preservation and enjoyment of the rights of usage commonly associated with property ownership: <u>Please see attached pages for response to this question.</u>
Requested Rezoning	Explain why the existing zoning classification is no longer appropriate: <u>Please see attached pages for response to this question.</u>
	Explain why the proposed rezoning will not be detrimental to surrounding properties: <u>Please see attached pages for response to this question.</u>

***I/We, the undersigned, do hereby submit this application for Rezoning, pursuant to the provisions of the Charter Township of Orion Zoning Ordinance; No. 78, Section 30.04 and applicable ordinance requirements. In support of this request the above facts are provided. I hereby certify that the information provided is accurate and the application that has been provided is complete.***

**Signature of Applicant:**

*(must be original ink signature)*



Date: 9/7/2021

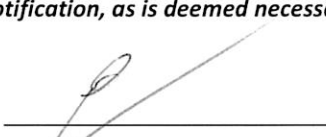
Print Name: F & D Silverbell Company, LLC

*By: P. Eugene D'Agostini ; Hs: manager*

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

**Signature of Owner:**

*(must be original ink signature)*



Date: 9/7/2021

Print Name: F & D Silverbell Company, LLC

*By: P. Eugene D'Agostini ; Hs: Manager*





## Charter Township of Orion

Planning & Zoning Department

2525 Joslyn Rd., Lake Orion MI 48360

P: (248) 391-0304 ext. 5002; Fax (248) 391-1454

Project Name F & D Silverbell

PC# \_\_\_\_\_ Parcel#(s) 09-35-100-019

Please select an option below:

☒ **Permission to Post on Web Site**

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

  
\_\_\_\_\_  
Signature of Applicant

9/7/2021

Date

F & D Silverbell Company, LLC  
Printed Name of Applicant

*By: P. Eugene D'Agostini, Its Manager*

## **Attachment to Rezoning Application for F & D Silverbell**

### **Explain why the rezoning is necessary for the preservation and enjoyment of the rights of usage commonly associated with property ownership.**

The Subject Property is an undeveloped 30.087-acre parcel, located on the Southwest corner of W Silverbell and Lapeer Roads. The Subject Property is currently zoned Office Professional (OP). The Subject Property is master planned by the Township for Industrial/Commercial/Residential Mixed Use.

The proposed Industrial Park (IP) and General Business (GB) zoning is necessary for the preservation and enjoyment of the rights of usage commonly associated with property ownership. For over 20 years, the Applicant has owned (directly or through its affiliates) the Subject Property. In the early 2000s, Applicant's affiliate designed, engineered, and marketed a development on the Subject Property that contained a higher office finish, compliant with OP zoning. At the time, and since, there has been no viable interest in such use or other uses that fall within the OP zoning.

In contrast to OP, there has been ample interest in uses that fall within IP and GB zoning uses. Accordingly, a rezone to IP and GB classification would allow for successful development of the Subject Property, and the preservation and enjoyment of rights associated with ownership of the Subject Property.

It is further noted that IP and GB zoning fall within the Township's master planning.

### **Explain why the existing zoning classification is no longer appropriate.**

As described above, the OP zoning is no longer appropriate because since the early 2000s, there has been little market interest in such use and no viable development proposals for the Subject Property under the OP zoning. The proposed GB zoning on the Eastern portion of the Subject Property will satisfy a general market need for retail establishments at a key intersection of Orion Township, and along major thoroughfares. The proposed IP zoning on the Western portion of the Subject Property will satisfy market need, as evident by the successful industrial developments of the adjacent properties to the West and South.

It should be noted that the proposed zoning would mirror the IP/GB zoning of the similarly situated parcel to the North (across Silverbell), which contains Lapeer and Silverbell frontage. Additionally, the proposed zoning would be consistent with the Township's master plan.

### **Explain why the proposed rezoning will not be detrimental to surrounding properties.**

Development of the Subject Property under the proposed IP and GB zoning will not be detrimental to surrounding properties, as it is consistent with the adjacent properties. To assist in explanation, the following is a summary of the surrounding properties:

Direction	Zoning	Land Use	Parcel Ids
North (across Silverbell)	General Business & Industrial Park	Vacant	09-26-300-013
South	Light Industrial	Industrial	09-35-100-008 09-35-100-009 09-35-100-017

East (across M24)	Office Professional	Genisys Credit Union; Vacant	09-35-200-020 09-35-200-002 09-35-200-032
West	Industrial Park	Industrial	09-35-100-020

The proposed IP and GB zoning would mirror the IP/GB zoning of the similarly situated parcel to the North (across Silverbell), which contains Lapeer and Silverbell frontage. The proposed IP zoning on the Western portion of the Subject Property is consistent with the industrial uses of the properties to the West and South. Accordingly, development of the Subject Property under the proposed IP and GB zoning will not be detrimental to surrounding properties.



Chairman Reynolds said a no vote would make the motion null and void and a yes vote would move forward with tabling the motion.

**Roll call vote was as follows:** Gross, no; St. Henry, no; Urbanowski, no; Walker, no; Brackon, no; Reynolds, no. **Motion failed 0-6.** (Gingell absent)

Chairman Reynolds said based upon a comment brought forth by the applicant there is a consideration to transition from (RM-2) to (RM-1).

Mr. Salone said that he would like to respectfully request that they consider the portion that they are requesting to be rezoned to (RM-2) the 17-acres would they consider that to be rezoned to (RM-1) and leave the commercial frontage as requested. Vice-Chairman Gross said that he felt that the request as modified has some merit. The property can support an (RM-1) type development in the commercial zoning on Lapeer Rd. of 4.2 acres is also appropriate being adjacent to the (OP) zoning immediately to the north of it. He would accept the applicant's amendment to his request.

Secretary St. Henry said that this is just a process, exercise, compromise, and negotiation back and forth. He thought that was a reasonable, good faith option to consider. It is consistent with the rest of the M-24 similar developments.

Chairman Reynolds said it was advertised as the more intensive use so, there isn't an issue here for a potential motion? Planner Arroyo said you can go more intense you can go less intense.

Chairman Reynolds said he doesn't have many issues with the (GB) zoning along M-24 that is obviously consistent it was the density of (RM-2) not the sake of the residential multi-family zoning that exists adjacent and around that.

Moved by Vice-Chairman Gross, seconded by Trustee Urbanowski, that the Planning Commission forward a recommendation to the Township Board to approve PC-2021-70, Grandview – Lapeer Road Rezone Request as amended, the request is to rezone approx. 17.44 acres of 3120 S. Lapeer Road (parcel #09-26-151-019) from Recreation 2 (Rec-2) to Multiple Family Residential (RM-1), and approx. 4.21 acres from (Rec-2) to General Business (GB). This recommendation to approve is based on the following findings of facts: that the subject parcel is suitable for the proposed rezoning with multiple family and the majority of the property being (RM-1) and a small portion of (GB) being adjacent to existing (OP) zoning to the north; the property does have some restrictions on it relative the powerline which traverses the property which would assist in making the (RM-1) zoning reasonable; due to the trend of development in the area that has taken place is consistent with the zoning classifications as requested.

**Roll call vote was as follows:** Walker, no; St. Henry, yes; Gross, yes; Brackon, no; Urbanowski, yes; Reynolds, yes. **Motion carried 4-2.** (Gingell absent)

D. PC-2021-71, F & D Silverbell Rezone Request, located at vacant parcel (#09-35-100-019) located at the SW corner of Silverbell and Lapeer Road from Office Professional (OP) to Industrial Park (IP) and from Office Professional (OP) to General Business (GB).

Chairman Reynolds asked if the applicant had anything they would like to add, otherwise they will turn it over to their professional consultants? Ms. D'Agostini said she had nothing more to add.



Planner Arroyo read through his review date stamped September 20, 2021.

Chairman Reynolds said that he didn't have any issues with the rezone request. He thought that there had been some adequate due diligence provided in the past. The Master Plan supports it and it is also consistent with the adjacent uses not to mention the zoning that is directly to the north on the other side of this intersection the NW corner of M-24.

Vice-Chairman Gross said his only disappointment with this is the fact that the site was cleared prior to any proposal being submitted to the Township. He is hoping that when a site plan comes forward that there will be some recognition of the fact that the site was totally stripped and it needs to be reflected in the landscaping plan of the new site.

Ms. D'Agostini stated that Commissioner Gross if you recall the whole reason, they wanted to clear the site is to generate marketing they heard a lot of feedback that just nothing has happened with the site. They were very successful with that effort and they have in about a year have worked on four deals that they have done iterations for layouts which they couldn't move forward because they were all very different. It did in fact achieve what it was supposed to achieve in their intent is to move forward on a speculative basis if they have to, to get activity to the site. They will make right any wrong you perceive.

Chairman Reynolds said that it was a discussion point and they did pull a land clearing permit that is allowable by their Woodland and Tree Ordinance. When they go to look at that ordinance is that something that they do or don't want to allow. It was fully admissible by the current code in zoning.

Vice-Chairman Gross said that the site is covered under their Lapeer Overlay District so that they have some control and review over the esthetics of the property.

Commissioner Brackon said from a historical standpoint he thought that this was the original site plan of the Meijer that ultimately ended up in Auburn Hills? Chairman Reynolds said he was not sure. Commissioner Brackon stated that a historical member of the ZBA that was familiar with those things told him that story a few months ago.

Mr. Eugene D'Agostini one of the Principals in F & D Development. They are sensitive to the Tree Ordinances and preservation of vegetation and trees, they truly are. They try to preserve when they can. The challenge with this site and he thought that they made a presentation at one time, this site had been partially mined for sand and gravel and there was 20-ft. of grade variation on this site, there were hills and valleys that were created as part of the mining process. There were mountains of topsoil that had been stripped so it was pillaged to some extent. There were trees left but the problem and the challenges are when they are developing a site like this, they have to wind up with a flat piece of property to build these industrial facilities some of them are a million square feet. In order to get a flat piece of property they have to do land balancing well they can't do that if there are trees on the site. They did evaluate the timber that was there, it was very low quality. They did work with the Township officials to figure that out. He added that when they do evaluate their ordinance, he thought that flexibility and careful granular analysis is something that they want to preserve rather than throw out. They want to be able to do those things when they have these challenging sites.

Secretary St. Henry said when they come back with the site plan that it is really landscaped nice. Mr. D'Agostini said they take pride in their projects, they have examples of some of the product they have done, and he felt they would be pleased.



Moved by Commissioner Walker, seconded by Commissioner Brackon, that the Planning Commission forward a recommendation to the Board of trustees to approve PC-2021-71, F & D Silverbell Request, the request is to rezone approx. 23.05 acres of vacant parcel (09-35-100-019) located at the SW corner of Silverbell and Lapeer Road from Office Professional (OP) to Industrial Park (IP), and approx. 7.02 acres from Office Professional (OP) to General Business (GB). This recommendation to approve is based on the following findings of facts: the objectives of the Master Plan are met pursuant to the report by the Planner; the existing uses of the property in the general area coincide with this.

**Roll call vote was as follows:** St. Henry, yes; Brackon, yes; Urbanowski, yes; Walker, yes; Gross, yes; Reynolds, yes. **Motion carried 6-0.** (Gingell absent)

E. PC-2021-58, MPD Welding Site Plan Modification, adding an addition to an existing building, located at 4200 S. Lapeer Rd., 09-35-100-010.

Chairman Reynolds asked the applicant to state their name and address and to give a brief overview of the project.

Mr. Danny Plantus Project Manager for Kemp Building and Development 275 W. Gerard Madison Heights, MI. He was there representing Mr. Lilly and Mr. Bondar the owners of MPD Welding. They are the design-build company that is bringing this project to them.

Mr. Plantus stated that he was sure that most of the Board were aware of MPD Welding, they have been in this community for 40 years. They treat metal dyes at their facility, they are an industrial operation. Previously they brought in a site plan for a much larger addition at the beginning of 2015, they asked for a couple of extensions that project never materialized, the founder of the company passed away, and the project was basically tabled. These gentlemen, are back to propose a smaller addition, which is less than half the size of the existing building. Same kind of process they are going to be expanding their existing operation which is metal heating and treating of dyes and repair of dyes. It is a modest addition it will be on the north side of the building at 7,200-sq. ft. There are no other site changes saved for an expansion of the existing parking area to access one overhead door of the new addition and then on the south side, there is an extension of a fire lane to satisfy the Fire Marshal's concerns that will access the side of the building and allow further coverage for hydrant coverage. As well, as they are going to be bringing in a firewater main to provide fire protection to the new addition, and they are going to retrofit the existing building which is currently unprotected with a new fire protection system.

Mr. Plantus said that the construction type, he knew that there were comments in the Planner's reports that he can address because construction type is going to mirror the existing facility which is a conventional steel structure, masonry wainscot, prefab metal siding to match the existing building as close as possible.

Planner Arroyo read through his review date stamped September 29, 2021.

Engineer Landis read through his review date stamped September 28, 2021.

Chairman Reynolds said that they did have a review from the Fire Marshal, it appeared that there was a second submittal and a revised review that recommends approval without any additional comments.

Chairman Reynolds said that there was a Public Services review without any immediate concerns.



Chairman Reynolds said that there was a Water Resources Commissioner's review that speaks to just a general overview of responsibilities and he thought built upon the Engineering review and just some statements of fact for required permits if certain sizes were to be addressed.

Chairman Reynolds stated that there was a site walk completed by the Site Walk Committee, the report was done by Vice-Chairman Gross. Both himself and Secretary St. Henry were present. If there is anything they would like to speak to on that otherwise it was just a general overview of the project.

Chairman Reynolds said that a couple of takeaways from a few of the reviews was thoughts on Lapeer Overlay Road Standards, building upon the architectural aesthetic of what is existing. There was a question about the trash enclosure, lighting seems to be limited but just clarification on that, and then the same thing with there is minimal landscaping proposed but those were four items of big picture thoughts.

Chairman Reynolds said his opinion was the Lapeer Overlay Standards he thought with it being an existing building there wasn't anything that he saw at the site walk that was alarming to him. Seeing how the addition doesn't propose much, as long as there was a blanket statement of lighting and things like that to meet the ordinance if it were to be provided.

Chairman Reynolds asked how is trash handled? Are they not handling that in an enclosure, is that handled indoors? Mr. Plantus replied that currently there is a trash receptacle, they don't generate a lot of waste from this facility there is not a ton of employees there. For economic reasons, if there is any way to avoid building another structure for a trash enclosure, they would like to avoid that. There is really nobody back there it is a dead-end street, there are neighbors, they would ask for a waiver on that if that is possible.

Chairman Reynolds asked if the trash was within the building or outside of the building? Mr. Plantus replied it was outside.

Secretary St. Henry asked if it would be more than adequate for handling any additional waste? Mr. Plantus replied correct. There is a new piece of equipment in the addition and that is basically it.

Chairman Reynolds said his concern is where trash is proposed is it going to be an enclosed or shielded area? Mr. Plantus replied yes, in a receptacle. Chairman Reynolds asked within an enclosed area per our ordinance? Mr. Plantus said not currently if they have an option to keep it inside. Chairman Reynolds said so there would still be a waiver but granted based on the condition that it is kept indoors otherwise provide an enclosure. They want to see that shielded, he understood that they are on a dead-end street it is just a basic requirement that they ask everyone to adhere to. So, if it is outside, they want it to be in a shielded enclosed area.

Mr. Plantus said some of the waivers that they would like to take advantage of for the record, the sidewalk won't be required, additional landscaping because it said that they would have to ask for a waiver he believed, versus it coming up in engineering they will have to address that.

Chairman Reynolds stated that he didn't believe that those items because it is a site plan review it is not a waiver. Planner Arroyo said that the site is currently deficient in terms of landscaping. The question becomes are they going to accept that. Most of the pavement is for access to the trucking area. That in and of itself typically doesn't trigger landscaping when there are other areas that are currently deficient, if it was being built new it would be different. Any project that comes in for an expansion they have the ability to take a look at what is reasonable to bring it up



to current standards. He wouldn't necessarily call it a waiver but are they going to accept the current existing nonconforming landscaping components and not require them to bring them up to the Board of Trustees.

Commissioner Brackon asked if they were talking about the sidewalk and building façade waiver? Planner Arroyo replied that the sidewalk is the connection from the actual building, there is already a sidewalk on Lapeer, but it would be the connection from the building to the sidewalk. Obviously, this goes through an industrial drive it doesn't have a sidewalk, so that would be one that they would be waiving because typically they would require that if it was reasonable, but in this case, it is not really functional to ask for that.

Chairman Reynolds asked about the comfort level of landscaping as proposed? Needing to bring the site up to standards versus where it currently is. Vice-Chairman Gross said that the existing landscaping area he thought was sufficient for this site. Secretary St. Henry agreed.

Chairman Reynolds said the sidewalk is a standard that they would ask for in new development but there were some statements of fact provided by the Planning consultant, thoughts on bringing that up to speed. Vice-Chairman Gross said that was a safety issue in the parking lot that should probably be incorporated into the plan. Chairman Reynolds said so a connection to the safety path is something that you do want to see.

Engineer Landis said that they did look at the requirement for extending the safety path along their road frontage which would be a typical site plan requirement. But the configuration of the site they are basically at the dead-end, the last site on Englewood so there are, really no site frontage along the roadway to where they would put a public pathway on this site. That is why they omitted that from their requirement.

Chairman Reynolds said that there is a safety path along M-24 there are no internal safety paths, it is an industrial office only use. Mr. Plantus stated that there is no path along Englewood whatsoever.

Chairman Reynolds said the Lapeer Overlay Standards, the general thoughts on the proximity of the building to M-24, and asking for Lapeer Overlay Standards. Secretary St. Henry said that they should get a waiver on that, the building sits of 200-yards off of Lapeer Rd., they don't even know it is there until they are back there. He added that in terms of any exterior requirements, it is an existing building and they are agreeing to continue the look and feel of it. Chairman Reynolds thought that would be a good condition or statement of fact in the motion.

Chairman Reynolds said he was a little nervous about the trash enclosure statements. He would be fine with granting a waiver if it is agreed to being stored indoors and if it is not then he would ask for an enclosure to be constructed. Mr. Plantus replied that they would agree to that.

Chairman Reynolds said that the site lighting they discussed wasn't clear but there is an ordinance provided so it wouldn't hurt to have that as a condition that it meet or exceed ordinance requirements. Mr. Plantus stated that there was a photometric plan provided but was sorry if it was not clear, the intent was to put wall packs on the new addition, fully shielded.

Moved by Secretary St. Henry, seconded by Trustee Urbanowski, that the Planning Commission grants a covered trash area waiver for PC-2021-58, MPD Welding Site Plan Modification, located at 4200 S. Lapeer Rd. (09-35-100-010) for plans date stamped received September 13, 2021, based on the following findings of facts: that the applicant has indicated that the addition will not generate any additional refuse that would require an additional trash enclosure and that all refuse will continue to be contained indoor facility.



**Roll call vote was as follows:** Urbanowski, yes; Brackon, yes; St. Henry, yes; Walker, yes; Gross, yes; Reynolds, yes. **Motion carried 6-0.** (Gingell absent)

Moved by Secretary St. Henry, seconded by Vice-Chairman Gross, that the Planning Commission grants an internal sidewalk waiver and building façade waiver for PC-2021-58, MPD Welding Site Plan Modification, located at 4200 S. Lapeer Rd. (09-35-100-010) for plans date stamped received September 13, 2021, based on the following findings of facts: that this is an existing building that sits more than 200-yards from Lapeer Rd., and is hidden behind an existing industrial park; the applicant will simply extend the building façade with the same materials and look as the current building; based on the configuration of the industrial park and where MPD Welding is located and internal sidewalk to Lapeer Rd. does not make sense, and is not needed.

**Roll call vote was as follows:** Gross, yes; Urbanowski, yes; Brackon, yes; St. Henry, yes; Walker, yes; Reynolds, yes. **Motion carried 6-0.** (Gingell absent)

Moved by Vice-Chairman Gross, seconded by Commissioner Walker, that the Planning Commission grants site plan approval for PC-2021-58, MPD Welding Site Plan Modification, located at 4200 S. Lapeer Rd. (parcel 09-35-100-010) for the plans date stamped and received September 13, 2021. This approval is based on the following conditions: that the parking and landscaping are considered as pre-existing and therefore nonconforming and shall remain as such; the site plan meets and complies with all other ordinance requirements.

Vice-Chairman Gross amended the motion, Commissioner Walker re-supported, to include that the engineering plan would be reviewed.

**Roll call vote was as follows:** Walker, yes; Gross, yes; Urbanowski, yes; Brackon, yes; St. Henry, yes; Reynolds, yes. **Motion carried 6-0.** (Gingell absent)

## **8. UNFINISHED BUSINESS**

### **A. PC-2021-07, 5-Year Master Plan Update**

Planner Arroyo said that they are working very hard to get ready for their next meeting which will be two weeks from now when they have their 6 p.m. workshop. They are going to have a Land Use Map to work with. They are working on other various elements including the economic development component and including talking about some redevelopment sites. They are going to have some concept ideas to show them and talk to them about. They are going to have more information on their 15-minute neighborhoods. A lot of material that they are working very hard on and looking forward to sharing that with them.

Planner Arroyo asked them to be thinking, and tonight was a great example with these rezoning requests. They are seeing a lot of pressure for more density along Lapeer Rd., particularly residential density. He wanted them to think about that in terms of whether or not they need to be tweaking the land use plan to recognize that there may be a trend towards that in certain locations. Obviously, they are starting to see some momentum that way and they are going to show them some other locations and they are going to talk about that.

Planner Arroyo also wanted them to be thinking about corridors that they think require special treatment within the community. They have been talking about a couple of them but wanted to get their input on that as well.



**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES**  
**PC-2021-71**  
**F & D SILVERBELL REZONE REQUEST**  
**PUBLIC HEARING – WEDNESDAY, OCTOBER 6, 2021**

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, October 6, 2021, at 7:15pm at the Orion Township Community Center, 1335 Joslyn Road, Lake Orion, MI 48360.

**PLANNING COMMISSION MEMBERS PRESENT:**

Don Walker, PC Rep to ZBA	Scott Reynolds, Chairman
Kim Urbanowski, BOT Rep to PC	Don Gross, Vice-Chairman
Joe St. Henry, Secretary	Dereck Brackon, Commissioner

**PLANNING COMMISSION MEMBERS ABSENT:**

Jessica Gingell, Commissioner

**CONSULTANTS PRESENT:**

Rodney Arroyo, (Township Planner) of Giffels Webster  
Matt Wojciechowski, (Township Planner) of Giffels Webster  
Mark Landis (Township Engineer) of OHM Advisors  
Tammy Girling, Township Planning & Zoning Director

**OTHERS PRESENT:**

Sara D'Agostini	Adam Ossipove	Danny Plantus
Joseph Salome III	Joseph Salome IV	Ken Mihelich
Michael Rich	Gene D'Agostini	Kelly Mihelich
Mary Ann Ryan	Wendy Ryan-Borga	M. Wany (sp?)
Jerry Lilly	Richard Bondar	Tracy Deuman
Chris Krystek	Dawn Krystek	

PC-2021-71, F & D Silverbell Rezone Request, the request is to rezone approx. 23.05 acres of vacant parcel (#09-35-100-019) located at the SW corner of Silverbell and Lapeer Road from Office Professional (OP) to Industrial Park (IP), and approx. 7.02 acres from Office Professional (OP) to General Business (GB).

Ms. Sara D'Agostini on behalf of F & D Silverbell Co. LLC, with her was Gene D'Agostini as well, both of their addresses are 38700 Van Dyke, Suite 200, Sterling Hts., MI.

Ms. D'Agostini said that F & D Silverbell Company owns the undeveloped parcel on the SW corner of Silverbell and Lapeer Rd. and is approx. 30.087 acres. The parcel is currently zoned Office Professional (OP) and it is Master Planned for mixed-use industrial commercial, and residential. By way of background F & D Silverbell directly and through affiliates have owned this parcel for over 20-years. They have broadly marketed under the (OP) use and went so far as to engineer and design a development that would fall squarely within the (OP) zoning back in 2000. Since that time, they have marketed and have had no success so this evening they are there to request a rezone to Industrial Park (IP) for the 23 acres that are the western portion of the property, and rezone to General Business (GB) for the 7 acres that are along the eastern portion of the property. They believe that it was consistent with the uses that the market demands. By way of background, the parcels to the north are zoned Industrial Park (IP) and General Business (GB) the parcel directly to the north that actually is similarly situated to theirs, so it mirrors the zoning they were requesting tonight. The zoning to the west is Industrial Park (IP) and that use is warehouse space, the zoning to the south is Limited Industrial (LI) and those are manufacturing and warehouse uses. Across Silverbell Rd. to the east, they have (OP) zoning, one vacant parcel, and one on the corner is a credit union. Kitty-corner they have (PUD) zoning with a gas station being developed as they speak. They believe that this rezoning would be consistent with the development around them and those developments have been very successful. They ask that they recommend to the Board of Trustees that they are allowed to rezone to these uses.

Chairman Reynolds asked if there were any citizens that would like to ask questions and provide comments on the public hearing, to state their name and address for the record. There was not.

Chairman Reynolds closed the public hearing at 7:20 p.m.

Respectfully submitted,

Debra Walton  
PC/ZBA Recording Secretary  
Charter Township of Orion

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Planning Commission Approval Date



RECEIVED

giffels  
webster

September 20, 2021

SEP 20 2021

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

Orion Township  
Planning & Zoning

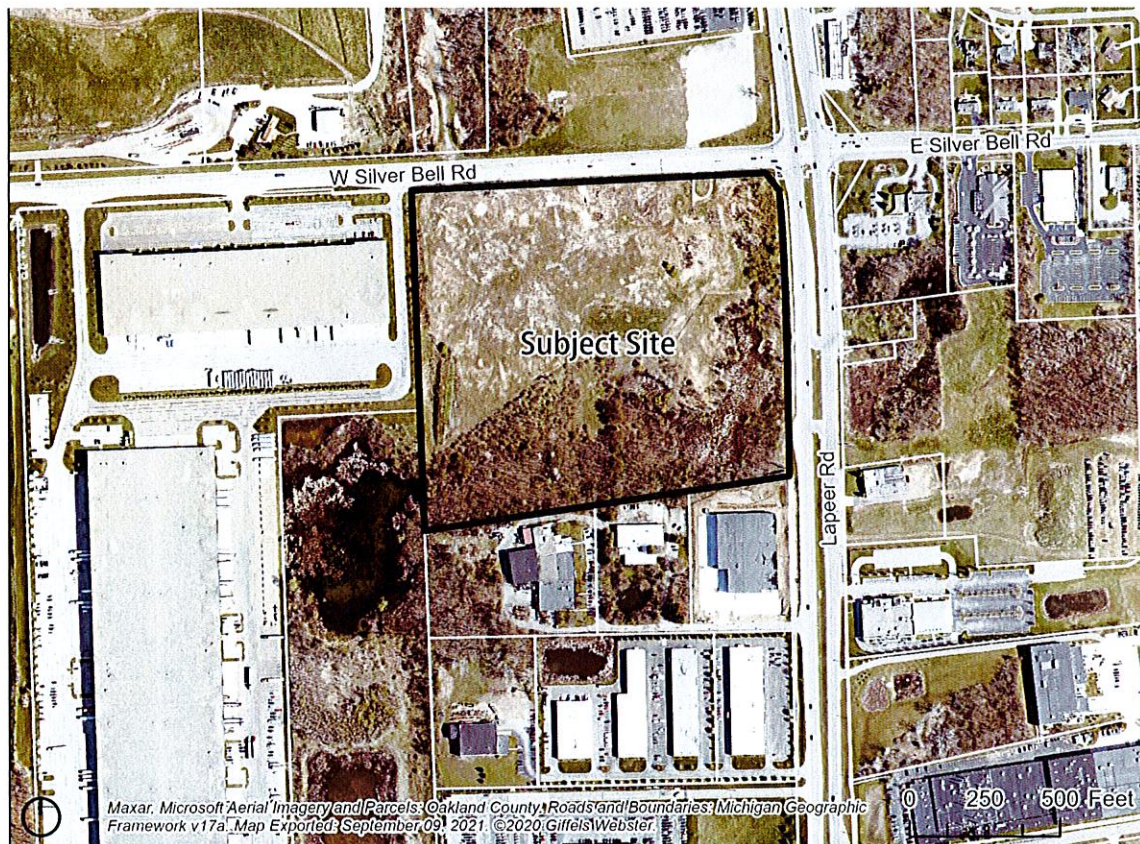
# Rezoning Review

Office Professional (OP) to Industrial Park (IP) & General Business (GB)

Case Number:	PC-2021-71	Plan Date:	09/07/21
Address:	Silverbell Road @ Lapeer (SW Corner)	Zoning:	OP
Parcel ID:	09-35-100-019	Proposed:	IP & GB
Area:	30.07 AC	Reviewer:	Matt Wojciechowski
Applicant:	F & D Silverbell Company, LLC		Rod Arroyo

Dear Planning Commission Members:

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





### **30.04 Amendments to the Zoning Ordinance**

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

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

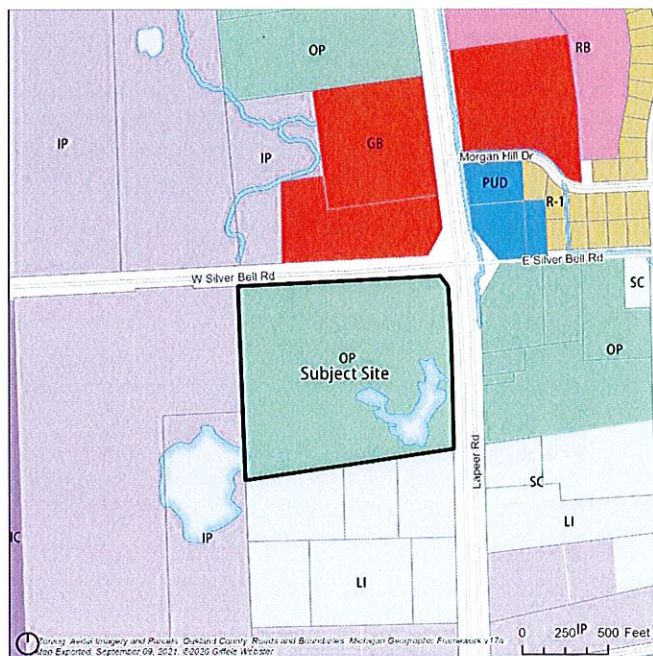
- a. The objectives of the Township's Master Plan.
- b. Existing uses of property within the general area of the property in question.
- c. The zoning classification of property within the general area of the property in question.
- d. The suitability of the property in question to the uses permitted under the existing zoning classification.
- e. The trend of development in the general area of the property in question, including any changes which have taken place in the zoning classification.

### **SUMMARY OF FINDINGS**

#### **Existing Conditions**

1. **Site.** The site is located on the west side of Lapeer Road, south of Silverbell, at the southwest intersection of the roads. The site is zoned Office Professional and lies within the Lapeer Road Overlay District. The site is currently vacant.

#### **Zoning Map**



**Items to Consider for Zoning Map Amendment:**

1. Is the proposed zoning consistent with the Master Plan?

*The Future Land Use Map designates this area as a future mixed-use area, which are planned to provide a mix of industrial, commercial and residential uses in the area near Brown Road between Baldwin and Joslyn and along Lapeer Road between Brown and Waldon. The intent is a mix of industrial, residential, commercial, medical and office uses and ancillary commercial uses within a well-planned business setting.*

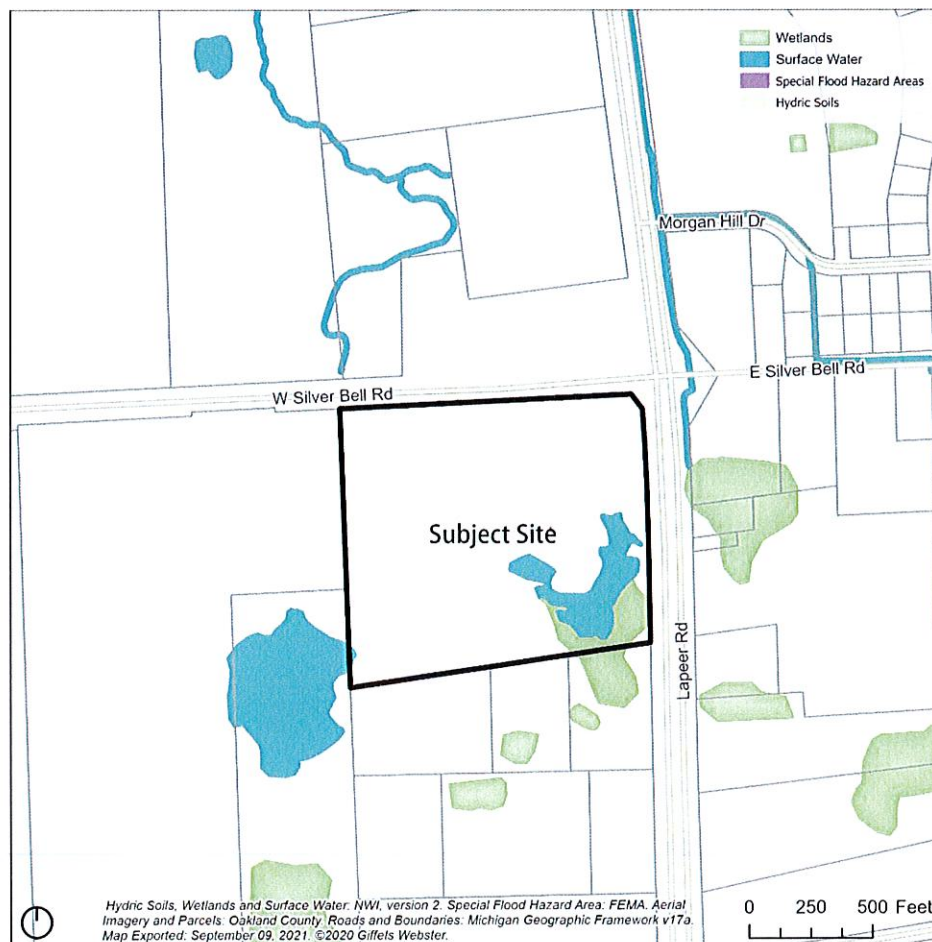
2. What other impact would the requested zoning have on public services, utilities, and natural features?

*Density: No residential uses are proposed with this request.*

*Natural Features: There appears to be surface water (drainage ditches) present on the site; it is unclear if there are any regulated wetlands or additional features. The site also appears to have been cleared of all vegetation.*

*Public Services: The uses appear to align with the planned demand on the public facilities.*

**Natural Features Map**





3. Has the Applicant provided evidence that the property cannot be developed or used as zoned?

*The Applicant stated the owner had received approval for an office park that met the standards of the OP district in the early 2000's; however, a lack of interest in the development led to the site sitting vacant. Marketing the property as office since that point has not led to any interest, while conversely there has been ample interest in industrial and commercial uses.*

4. Is the proposed zoning district (and potential land uses) compatible with surrounding uses?

*The surrounding land uses, w*

Direction	Zoning	Land Use
North	GB & IP	Car Dealership & Industrial
East	OP	Genesys Credit Union Office
South	LI	Industrial Research Park
West	IP	Industrial Warehousing

5. Will the proposed zoning place a burden on nearby thoroughfares? If so, how would this burden compare with the existing zoning district?

*The addition of new industrial and commercial square footage would add additional traffic the Lapeer Road thoroughfare. It is unclear how this traffic increase compares to the current permitted office uses. Mini-storage, warehousing and limited general retail uses are currently permitted as special land uses under the existing OP zoning district .*

6. Is there other land currently available for this use?

*There are limited vacant parcels located on Lapeer Road within the Lapeer Road Overlay District.*

7. Will development of the site under proposed zoning be able to meet zoning district requirements?

*No conceptual site plan was submitted demonstrating compliance with standards. There appears to be adequate depth to the commercial frontage for development.*

8. Is rezoning the best way to address to the request or could the existing zoning district be amended to add the proposed use as the permitted or special land use?

*The OP district lists mini-storge and warehousing as special land uses and it appears that use is supported. General Retail uses permitted as special land uses are limited to "Retail and Service uses incidental to the primary office/research and development uses."*

9. Has there been a change in circumstances and conditions since adoption of the Master Plan that would support the proposed change?

*The future land use designation of Industrial/Commercial/residential mixed use is still applicable for this site. The current 2022 Master Plan update is in process.*

10. Would granting the request result in the creation of an unplanned spot zone? Spot zoning is the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area, for the benefit of a single property owner and to the detriment of others (*Rogers v. Village of Tarrytown*, 96 N.E. 2d 731). Typically, to determine if a rezoning would constitute spot zoning a municipality would look to answer three questions.



- Is the rezoning request consistent with the Master Plan for the area?

*The request is consistent with the 2015 (current) Master Plan FLU designation.*

- Is the proposed zoning district a logical extension of an existing zoning district in the area?

*If rezoned, the Light Industrial zoning district abutting the west side of the site would be extended east. The GB zoning would also match the GB zoning located on the northwest corner of the Silverbell/Lapeer Road intersection, directly north of the site across the street.*

- Would approving the request grant a special benefit to a property owner or developer?

*The Planning Commission should review and consider whether or not this applies.*

### Future Land Use Map



Respectfully,  
**Giffels Webster**



Rodney L. Arroyo, AICP  
Partner



Matt Wojciechowski  
Associate Planner









## Agenda Item Summary

**To:** Board of Trustees  
**From:** Tammy Girling, Planning & Zoning Director  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 11, 2021  
**Subject:** Township Initiated Text Amd. To the Stormwater Management & Soil Erosion & Sedimentation Control Ordinance #139

☐ Consent ☒ Pending

### REQUEST

Board action on proposed text amendment.

### REASON

As part of Orion Township's updated MS4 permit, issued by EGLE June 1, 2021, changes to the Township's stormwater management standards are required.

### PROCESS

The Board of Trustees held the first reading on July 19, 2021 and directed the Clerk to advertise for the second reading and possible approval/adoption at a later date (October 18, 2021).

### RECOMMENDATION (MOTION)

October 18, 2021

Move to declare that the second reading of the Township initiated text amendment to the Stormwater Management & Soil erosion & Sedimentation Control Ordinance #139 to have been held on October 18, 2021 and to approve/adopt.

# **Charter Township of Orion**

## **Ordinance No. 139**

### **Stormwater Management and Soil Erosion & Sedimentation Control Ordinance**

Adopted October 2, 2006

July 14, 2021

AN ORDINANCE ENACTED TO PROTECT THE HEALTH, SAFETY, AND GENERAL WELFARE OF ORION TOWNSHIP RESIDENTS; TO MINIMIZE WATER QUALITY DEGRADATION, FLOODING, AND DRAINAGE PROBLEMS FROM STORMWATER RUN-OFF; TO REDUCE SOIL EROSION AND SEDIMENTATION DURING AND AFTER SITE DEVELOPMENT; TO DESIGNATE THE ORION TOWNSHIP BUILDING DEPARTMENT AS THE MUNICIPAL ENFORCING AGENCY, IN ACCORDANCE WITH PART 91 OF THE NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT, 1994 PA 451, MCL 324.9101, *ET SEQ.*; MSA 13A.101, *ET SEQ.*, AS AMENDED; TO REDUCE THE NEED FOR PUBLIC EXPENDITURES RELATED TO FLOODING AND POLLUTION CONTROL; TO IDENTIFY REQUIREMENTS FOR STORMWATER MANAGEMENT AND SOIL EROSION AND SEDIMENTATION CONTROL; TO PROVIDE FOR MAINTENANCE AGREEMENTS AND TOWNSHIP INSPECTIONS; AND TO PROVIDE FOR PENALTIES FOR THE VIOLATION OF THIS ORDINANCE; AND TO PROVIDE FOR THE REPEAL OF ORDINANCE 92.

## Article 1 – Short Title

This Ordinance shall be known and may be cited as the ***ORION TOWNSHIP STORMWATER MANAGEMENT AND SOIL EROSION & SEDIMENTATION CONTROL ORDINANCE*** and referred to as Ordinance No. 139.

## Article 2 – Definitions

The following terms, phrases, words and derivatives, when used in this Ordinance, shall have the meaning given herein, unless the context otherwise requires:

**Accelerated Soil Erosion** – The increased loss of the land surface that occurs as a result of human activities.

**Agriculture** – Plowing and tilling for the purposes of producing and harvesting crops.

**Agricultural Practices** – All land farming operations except the plowing or tilling of land for the purpose of crop production or the harvesting of crops.

**Authorized Public Agency** – A state agency or an agency of a local unit of government authorized by the Department under Section 9110 of Part 91 to implement Soil Erosion and Sedimentation Control Procedures with regard to Earth Changes undertaken by it.

**Certification of Completion** – A signed written statement by the Township Engineer, Building Official, or Soil Erosion and Sedimentation Control Agent(s) that specific construction has been inspected and found to comply with any Stormwater Management Plan or that specific construction and permanent stabilization has been inspected and found to be complete and comply with Part 91 and any approved Soil Erosion and Sedimentation Control Permit and/or any Soil Erosion and Sedimentation Control Plan.

**Channel Protection Volume Control (CPVC)** – The volume of runoff under post development conditions from a 1.3” rainfall event that is required to be retained on-site to the maximum extent practicable (MEP).

**Channel Protection Rate Control (CPRC)** – The volume of runoff under post development conditions from a 1.9” rainfall event that requires extended detention be provided.

**Conservation District** – A conservation district authorized under Part 93, Soil Conservation Districts, of the Natural Resources and Environmental Protection Act, 1994 PA 451, being 324.9301 *et seq.* of the Michigan Compiled Laws, as defined therein.

**Conveyance Facility** – A structure or channel which transports stormwater run-off.

**Department** – The Michigan Department of Environmental Quality.

**Designated Agent** – A person who has written authorization from the landowner to sign the application and secure a soil erosion and sedimentation control permit in the landowner’s name.



**Detention Basin** – A structure or facility, natural or artificial, which stores stormwater on a temporary basis and releases at a controlled rate. A detention basin may drain completely after a storm event, or it may be a pond with a fixed minimum water elevation between run-off events.

**Discharge** – The rate of flow of water at a given point and time resulting from a storm event, measured in cubic feet per second (cfs).

**Disturbed Area** – An area of land subjected to the removal of vegetative cover and/or earthmoving activities.

**Drainage System** – All facilities, channels, and areas which serve to convey, catch, filter, store, and/or receive stormwater, either on a temporary or permanent basis.

**Earth Change** – Any human-made change in the natural cover or topography of land, including cut and fill activities, grading, and land clearing which may result in, or contribute to, soil erosion or sedimentation of Waters of the State, watercourses or wetlands. Earth change does not include the practice of plowing and tilling soil Agriculture.

**Erosion** – See "*Soil Erosion*."

**Flood** – A temporary rise in the level of any waterbody, watercourse or wetland which causes the inundation of areas not ordinarily covered by water.

**Floodplain** – The area of land adjoining a river, stream, watercourse, lake or other body of water which will be inundated by a 100-year frequency flood event.

**Gardening** – Activities necessary to the growing of plants for personal use, consumption, or enjoyment.

**Grading** – Any leveling, stripping, excavating, filling, stockpiling, or any combination thereof, including the land in its excavated or filled condition.

**Illicit Connection** – An improper physical connection of Illicit Discharges to the storm water drainage system, or other connections not authorized by local authority (where required), to the stormwater drainage system.

**Illicit Discharge** – The discharge of untreated sanitary wastewater (including industrial and commercial wastewater) or other polluting materials into a river, stream, or other water body from improper sewer connections, effluent from improperly designed and/or operated septic systems, sanitary sewer overflows, improper disposal of waste products, and other discharges not composed entirely of stormwater.

**Infiltration Facility** – A structure or area which allows stormwater run-off to gradually seep into the ground, e.g. French drains, seepage pits, infiltration basin, dry well, ~~or~~ perforated pipe, rain garden, bioswale, or bioretention.

**Lake** – The Great Lakes and all natural and artificial inland lakes or impoundments that have definite banks, a bed, visible evidence of a continued occurrence of water, and a surface area of water that is equal to, or greater than 1 acre. "Lake" does not include sediment basins and basins constructed for the sole purpose of storm water retention, cooling water or treating polluted water.

**Landowner** – The person who owns the property or holds a recorded easement on the property or who is engaged in construction in a public right-of-way in accordance with sections 13, 14, 15 and 16 of Highway Obstructions and Encroachments; use of Highway by Public Utilities, 1925 PA 368, as amended, being 247.183, 247.184, 247.185 and 247.186 of the Michigan Compiled Laws.

**Maintenance Agreement** – A binding agreement between the proprietor and Orion Township which sets forth the terms and conditions for stormwater control facility maintenance.

**Major Development** – Any use or development requiring a site plan in accordance with Section 30.01 of the Orion Township Zoning Ordinance (Ordinance 78), any land proposed for platting, and any development projects of any federal state, and/or local governmental agency.

**Minor Development** – Development of a single-family residential lot or development on any site not subject to site plan approval under the provisions of the Orion Township Zoning Ordinance (Ordinance 78).

**Municipal Enforcement Agent (MEA)** – An agent designated by a municipality under Section 9106 of Part 91 to enforce a local ordinance.

**Non-Erosive Velocity** – A speed of water movement that is not conducive to the development of accelerated soil erosion.

**Off-Site Facility** – All or part of a drainage system which is located partially or completely off of the development site which it serves.

**On-Site Authorized Agent** – The person identified on the permit application by the landowner or the designated agent to be authorized and responsible for making decisions on behalf of the landowner.

**Part 91** – Part 91, Soil Erosion and Sedimentation Control, of the Michigan Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, being 324.9101 *et seq.* of the Michigan Compiled Laws.

**Peak Rate of Discharge** – The maximum allowable rate of stormwater flow from a storm event, as measured at a given point and time in cubic feet per second (cfs).

**Person** – Any individual, firm, partnership, association, corporation, company, organization or legal entity of any kind, including governmental agencies.

**Planning Commission** – Orion Township Planning Commission.

**Pond** – All natural and artificial inland ponds that have definite banks, a bed, visible evidence of continued occurrence of water, and a surface area of water that is less than 1 acre. “Pond” does not include sediment basins and basins constructed for the sole purpose of storm water retention, cooling water or treating polluted water.

**Proprietor** – A Person who holds an ownership interest in land, whether recorded or not.

**Public Storm Sewer** – A drainage system serving a platted subdivision or other development which has been designed and constructed to be operated and maintained by the Oakland County Drain Commissioner, the Oakland County Road Commission, or Orion Township.

**Receiving Body of Water** – Any watercourse, lake, pond, creek, stream, wetland, or groundwater into which stormwater run-off is directed.

**Retention Basin** – A stormwater holding area, either natural or manmade, which does not have an outlet, and may or may not contain a permanent pool of water. Water is removed from retention basins through infiltration and/or evaporation processes.

**Run-Off** – That part of precipitation which flows off the land, measured in depth of inches.

**Rules** – The rules promulgated pursuant to the Administrative Procedures Act of 1969, 1969 PA 306, being 24.201 to 24.328 of the Michigan Compiled Laws for the administration of Part 91.

**Seawall Maintenance** – An earth change activity landward of the seawall.

**Sediment** – Solid particulate matter, including both mineral and organic matter, that is in suspension in water, is being transported, or has been removed from its site of origin by the actions of wind, water, or gravity and has been deposited elsewhere.

**Sediment Basin** – A naturally occurring or constructed depression used for the sole purpose of capturing sediment during and after an earth change activity.

**Site** – Any tract, lot or parcel of land or combination of tracts, lots or parcels of land proposed for development.

**Soil Erosion** – The wearing away of land by the action of wind, water, gravity or a combination thereof.

**Soil Erosion and Sedimentation Control (SESC) Agent** – A person who has a current certification of training in soil erosion and sedimentation control from the Department, and who is appointed by the Township Building Department and is responsible for administering and enforcing Part 91, the Rules and this Ordinance.

**Soil Erosion and Sedimentation Control (SESC) Measures** – A structure, barrier, berm, vegetative cover, basin or other installation designed to control accelerated soil erosion and sedimentation.

**Temporary Measures** – Interim Control Measures which are installed or constructed to control soil erosion and sedimentation and which are not maintained after project completion.

**Permanent Measures** – Control measures which are installed or constructed to control soil erosion and sedimentation and which are maintained after project completion.

**Soil Erosion and Sedimentation Control (SESC) Plan** – A Plan that contains at a minimum Rule 1703 requirements for an earth change which is designed and planned to show how soil erosion and sedimentation will be controlled and the site permanently stabilized.

**Soil Erosion and Sedimentation Control Permit** – A permit issued by the Municipal Enforcement Agent to authorize work to be performed under the provisions of Part 91, the Rules and this Article.

**Stabilization** – The establishment of vegetation or the proper placement, grading or covering of soil to ensure its resistance to soil erosion, sliding or other earth movement.

**Stop Work Order** – An order that stops all work on a project until any and all violations of Part 91, the Rules and this Ordinance are corrected, except for remedial measures to correct the violation.

**Storage Facility** – A basin, structure, or area, either natural or manmade, which is capable of holding stormwater for the purpose of reducing the rate of discharge from the site.

**Storm Drain** – A conduit, pipe, swale, natural channel or man-made structure which serves to transport stormwater run-off. Storm drains may be either enclosed conduits or open drains.

**Stormwater Management Plan** – Maps and written information for a development or earth change which describe the way in which stormwater run-off is to be controlled, both during and after construction.

**Stormwater Management Measures and Facilities** – Any facility, structure, channel, area, or measure which serves to control stormwater run-off in accordance with the purposes and standards of this Ordinance.

**Storm Water Retention Basin** – An area which is constructed to capture surface water runoff and which does not discharge directly to a lake or stream through an outlet. Water leaves the basin by infiltration and evaporation.

**Stream** – A river, creek or other surface watercourse which may or may not be serving as a drain as defined in The Drain Code of 1956, 1956 PA 40, as amended, being 280.1 *et seq.* of the Michigan Compiled Laws, and which has definite banks, a bed and visible evidence of the continued flow or continued occurrence of water, including the Waters of the State.

**Stripping** – Any activity which removes or significantly disturbs the vegetative surface cover, including clearing and grubbing operations.

**Swale** – Low-lying area with gradual slopes which transports stormwater, either on-site or off-site.

**Township** – Orion Township Board of Trustees.

**Vegetative Cover** – Grasses, shrubs, trees, and other vegetation which hold and stabilize soils.

**Violation** – A violation of Part 91, the Rules or this Ordinance, or a Soil Erosion and Sedimentation Control Permit.



**Waters of the State** – The Great Lakes and their connecting waters, inland lakes and streams, as defined in the Rules, and wetlands regulated under Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, being 324.30301 *et seq.* of the Michigan Compiled Laws.

**Watercourse** – Any natural or manmade waterway or other body of water having reasonably well-defined banks. Rivers, creeks, and streams, whether continually or intermittently flowing; as well as lakes and ponds are watercourses for purposes of stormwater management.

**Watershed** – A land area, known as a drainage area, which collects precipitation and contributes run-off to a receiving body of water.

**Wetlands** – Areas that are inundated or saturated by surface water or groundwater with a frequency sufficient to support, and under normal circumstances do support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. Wetlands shall include poorly drained and very poorly drained soils, and other soils classified as "hydric soils" by the U.S. Soil Conservation Service.

### **Article 3 – Stormwater Management**

#### **Section 3.01 – Purpose**

The purpose of this Article shall be:

- A. To protect public health, safety, and general welfare by requiring stormwater management measures and facilities whenever new, expanded, or modified developments are proposed.
- B. To ensure that landowners control stormwater run-off from their property so that lake and stream water quality is protected, flooding is reduced, and to protect the Waters of the State and adjacent properties.
- C. To preserve and use the natural drainage system for conveying and receiving stormwater run-off, and to minimize the need to construct storm drain pipes.
- D. To protect Orion Township's lakes from any adverse effects of stormwater run-off, while at the same time utilizing the water-holding capacity of the lakes.
- E. To encourage the use of stormwater conveyance and detention systems, which serve multiple purposes, including, but not limited to flood control, water quality enhancement, recreation, and wetlands protection.
- F. To ensure that stormwater management systems are incorporated into the early stages of site planning and design.
- G. To allow on-site and/or off-site wetlands to be used for stormwater detention, provided that adverse environmental impacts on wetlands are minimized and provided that any anticipated effects are acceptable to the Orion Township Planning Commission, the Orion Township Board of Trustees, and permitted by the Michigan Department of Environmental Quality.
- H. To allow for off-site stormwater management if proposals meet the requirements of this Ordinance and applicable county and/or state requirements.
- I. To ensure that all stormwater conveyance and detention measures and facilities will be properly constructed, maintained, and preserved.
- J. To ensure that Illicit Discharge to stormwater facilities does not occur within the Township.

#### **Section 3.02 – Construction of Language**

The following rules of construction apply to the text of this Ordinance:

- A. Particulars provided by way of illustration or enumeration shall not control general language.

- B. Ambiguities, if any, shall be construed liberally in favor of protecting natural resources.
- C. Words used in the present tense shall include the future, and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
- D. Terms not specifically defined in this Ordinance shall have the meaning customarily assigned to them.
- E. In case of conflict between Township maps and the definitions in this Ordinance, the definitions shall control.

### **Section 3.03 – General Provisions**

#### **A. Abrogation and Conflict of Authority**

Nothing in this Ordinance shall be interpreted to conflict with present or future State statutes in the same subject matter. Conflicting provisions of this Ordinance shall be abrogated, but only to the extent of the conflict. Moreover, the provisions of this Ordinance shall be construed to be consistent with and in addition to relevant State regulations and statutes.

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by State statutes.

This Ordinance is not intended to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this Ordinance imposes greater restrictions, the provisions of this Ordinance shall prevail. If there is another ordinance that is inconsistent, the terms of the ordinance that is most restrictive shall apply.

#### **B. Applicability**

##### **1. Applicability to Minor Developments**

Any Minor Development, including individual single family residential lot development, shall meet the purpose of this Ordinance for Stormwater Management Plans and permits.

##### **2. Applicability to Major Developments.**

The proprietor of any proposed Major Development shall submit a Stormwater Management Plan to the Township for review and approval.

#### **C. Compliance**

Full compliance with the terms of this Ordinance and other applicable regulations shall be met by all persons.

#### **D. Proof of Ownership**

The Township Building Official may require proof of ownership of the subject property before approval of a Stormwater Management Plan.

#### **E. Illicit Discharge**

Illicit Discharges are strictly prohibited within the Township. The Township shall have the legal authority to investigate suspected Illicit Discharges or Connections. If an Illicit Discharge or Connection is found as a result of this investigation, the Township shall have the authority to require elimination of the Illicit Discharge or Connection. If the Illicit Discharge or Connection is not eliminated within a period of time set forth in the notice requiring elimination of the Illicit Discharge, the Township shall have the authority to proceed with penalties and enforcement measures outlined in Article 5 of this Ordinance.

#### **F. Fee Schedule**

All fees for administering and enforcing this Ordinance shall be paid to the Township in accordance with a Fee Schedule determined by resolution of the Township Board. The Township may revise the Fee Schedule by adopting a written amendment to the Fee Schedule from time to time.

All fees shall be doubled if work starts without a permit.

### **Section 3.04 – Stormwater Management Plan Requirements for Major Developments**

#### **A. Pre-Application Conference**

A pre-application conference may be requested by the proprietor prior to the submittal of a Stormwater Management Plan. The pre-application conference shall be held with the Township Supervisor and/or his/her designee. The purpose of the pre-application conference is to provide information and guidance that will assist the proprietor in preparing the required plan.

#### **B. Stormwater Management Plan Contents**

##### **1. Plan Organization and Presentation.**

- a. Through maps, reports, illustrations, and calculations, the Stormwater Management Plan shall display the required information in a clear and logical sequence.
- b. Information submitted to the Township on a site plan may be used to meet the requirements of this Section, provided that a written statement identifying the Stormwater Management Plan information is provided.
- c. Information submitted to the Township on a tentative preliminary subdivision plat and a final preliminary subdivision plat may be used to meet the requirements of this Section, provided that a written statement identifying the applicable data is provided.
- d. The Stormwater Management Plan must be sufficiently detailed to specify the type, location, and size of stormwater management, using preliminary calculations. Construction drawings and specifications are not required at the plan review stage.
- e. If it is proposed that a parcel be developed in two or more phases, the Stormwater Management Plan shall be prepared and submitted for the total project unless a waiver has been approved by the Planning Commission.

##### **2. Plan Preparation.**

The Stormwater Management Plan shall be prepared by a registered civil engineer, registered landscape architect, registered land surveyor, and/or registered architect. Other persons and professionals may assist in the preparation of the plan.

##### **3. Scale for Mapping.**

The Stormwater Management Plan shall be drawn to a scale of one inch equal to fifty feet (1 inch = 50 feet) for property less than three (3) acres and one inch equal to one hundred feet (1 inch = 100 feet) for property three (3) acres or more in size. Sheet size shall be at least twenty-four (24) inches by thirty-six (36) inches.

##### **4. Required Information: Identification and Description.**

- a. Proprietor's name, mailing address, and telephone number.
- b. Common description of property and complete legal description.
- c. Dimensions of land, total acreage, and net acreage (total acreage minus rights-of-way).
- d. Existing zoning and zoning of all adjacent properties.



- e. Written description of the proposed land use and the name of the proposed development.
  - f. Location and size of existing and proposed lots, buildings, structures and pavement.
  - g. Name and address of any ~~professional~~ architect, landscape architect, ~~wetland-specialist~~, engineer, or ~~planner surveyor~~ responsible for the preparation of the stormwater management plan.
  - h. Proof of ownership of the property, as well as any off-site easements for stormwater management.
  - i. Title block, scale, northpoint, and date of submission with revisions noted (month, day and year).
5. Required Information: Existing Conditions.

The following information describing existing site conditions is required:

- a. A site location and vicinity map at a scale of not less than one inch equal to two thousand feet (1 inch = 2000 feet) including the approximate boundaries of the small watershed within which the site is located. Maps are available for reference at Orion Township offices.
  - b. Topography on the site and within one hundred (100) feet of the site at two (2) foot contour intervals, referenced to a U.S. Geological Survey benchmark.
  - ~~c.~~ Soils Types with a high infiltration rate, including soil map units 14B, 14C, 15B, 15C, 15E, 35A, 62B, 62C, and 63A, as shown on the soil survey maps of Oakland County, published by the U.S. Department of Agriculture, Natural Resource Conservation Service (<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>) U.S. Soil Conservation Service. The percentage of the site in each Hydrologic Soil Group (Type A, B, C, D) shall be provided.
  - ~~e.d.~~ The in-situ infiltration rates determined by direct testing for the soils where infiltration facilities are proposed, as well as verification that the groundwater depths will not impact the designed infiltration.
  - ~~d.e.~~ Location and flow direction of all watercourses (including lakes, ponds, creeks, and streams) on the site and within one hundred (100) feet of the site, including permanent and intermittent features. Elevations shall be indicated, referenced to a U.S. Geological Survey benchmark.
  - ~~e.f.~~ Entry points where stormwater run-off and watercourses enter the site from off-site locations, with arrows indicating the direction of the flow.
  - ~~f.g.~~ Outlet point and drainage area boundaries for all watercourses on the site and within one hundred (100) feet of the site.
  - ~~g.h.~~ Preliminary engineering analysis of the existing peak rate of discharge from the site.
  - ~~h.i.~~ Location of wetlands on the site, based upon the National Wetland Inventory maps (available for reference in Orion Township offices) or soil survey maps (poorly drained soils, very poorly drained soils, and other hydric soils), and verified by field survey.
  - ~~i.j.~~ Location of any existing storm drains, ditches, swales, or other stormwater management facilities.
6. Required Information – Proposed Conditions.
- a. Information Required for Tentative Preliminary Plats:
    - i. Proposed changes to the land surface and existing vegetative cover, including delineation of areas to be cut and filled. Final contours at two (2) foot contour intervals shall be provided.
    - ii. Flow routes with directional arrows for stormwater Run-Off from the 100-year storm frequency event.

- iii. Proposed outlet points and associated drainage area boundaries.
  - iv. The receiving watercourses for stormwater run-off, including but not limited to lakes, streams, wetlands, road drains, and county drains, whether located on-site or off-site.
  - v. Preliminary description of the location, type and size of stormwater management facilities and measures, including facilities for the conveyance, infiltration, and/or storage of stormwater Run-Off.
  - vi. Approximate location of easements to protect the primary and secondary drainage systems, and to provide access for maintenance.
- b. Information Required for Site Plans and Final Preliminary Plats:
- i. All of the information required for tentative preliminary plats.
  - ii. A plan and timetable for the staging of site grading and preparation activities.
  - iii. Preliminary calculations of the effect of the development upon the peak rate of discharge, and a preliminary determination of the amount of channel protection volume, extended detention (channel protection rate control) and detention storage required, ~~to limit the proposed discharge to the existing levels.~~
  - iv. Description and proposed location of all temporary and permanent stormwater management facilities and measures, including facilities for the conveyance, infiltration, and/or storage of run-off. The benefits of stormwater management facilities for water quality and/or flood control shall be indicated. The flow rate at all points of discharge from any conveyance or storage facility shall be indicated. Facility construction plans and specifications are not required at this stage.
  - v. Expected alterations of wetlands and watercourses, including expected changes in the type of vegetation and water level.
  - vi. Listing of activities proposed to maintain stormwater management and facilities.

C. Plan Submission

1. Fourteen (14) copies of the Stormwater Management Plan shall be submitted to the Township Clerk. Copies shall be distributed to the Planning Commission, Building Department, Planner, Engineer, and/or other reviewers by the Clerk as appropriate.
2. For developments subject to site plan review, the proprietor shall submit a Stormwater Management and Erosion Control Plan to the Township Clerk at the time that the site plan is submitted.
3. For developments subject to subdivision plat review, the proprietor shall submit a SESC Plan to the Township Clerk in two phases, as indicated herein.
4. For other earth changes or activities subject to Stormwater Management and Erosion Control Plan requirements, the plan shall be submitted to the Township Clerk before construction drawings are submitted.
5. Compliance with the requirements of this Ordinance does not eliminate the need for the proprietor to obtain necessary and required permits and approvals from county and state agencies, including, but not limited to:
  - a. Drainage approvals from the Oakland County Drain Commissioner;
  - b. Road drainage approvals from the Road Commission for Oakland County;
  - c. Wetlands, dam construction, Inland Lakes and Streams, and Flood Plain permits from the Michigan Department of Environmental Quality;

**D. Review Procedures**

1. The Planning Commission shall determine if a proposed Stormwater Management Plan meets the requirements and standards of this Ordinance. The Planning Commission is authorized to approve, approve with conditions, or disapprove.
2. If the Planning Commission disapproves the proposed Stormwater Management Plan, the proprietor shall be notified of the decision. Reasons for the disapproval shall be specified in writing.
3. If approval with conditions has been granted, revisions shall be reviewed by the Township Engineer and/or Building Official prior to the issuance of any building permit. If Stormwater Management Plan revisions are not made as specified by the Planning Commission, the building permit(s) shall not be issued.

**E. Review Fees**

The Township Board shall establish fees and escrow requirements by resolution. A copy of the current resolution establishing such fees shall be attached to this Ordinance as an appendix.

**F. Standards for Stormwater Management Plan Approval**

Stormwater management measures and facilities, whether on-site or off-site, shall be designed, constructed, and maintained to prevent flooding and protect water quality. Facilities shall be designed in accordance with this ordinance and the Township's engineering standards.

**1. General Standards for On-Site and Off-Site Stormwater Management.**

- a. Stormwater management, conveyance, storage, and infiltration facilities shall be designed to prevent flood hazards and water pollution related to run-off from the proposed development project.
- b. Stormwater from upstream and off-site locations shall be conveyed through the site or stored on-site.
- c. A primary drainage system which manages Run-Off from storms up to a 100-year frequency storm event shall be provided.
- d. Every basin shall have an internal overflow system to direct run-off from storms of a greater than a 100-year frequency (secondary drainage system).
- e. Every detention basin shall control the release of stormwater from the 100-year frequency event. The peak discharge rate shall be calculated per the Township' engineering standards or as defined by the established County Drainage Districts shall not exceed the agricultural discharge rate of 0.2 cubic feet per second (cfs) per acre. There may be cases where the existing outlet has limitations due to downstream conditions. In this situation the discharge from the site will be restricted to conform to the governing downstream conditions.
- f. There may also be cases where the outlet has already reached capacity. The burden is on the proprietor to design and construct, at his expense, any necessary improvements to the downstream outlet, including obtaining property permissions. Such designs will be reviewed by the governing agency for adequacy. Additional controls may be required in these cases in order to protect downstream properties.

~~Unless otherwise approved, stormwater run-off shall be conveyed through swales and vegetated buffer strips so as to decrease run-off velocity, allow for natural infiltration, allow suspended sediment to settle, and to remove pollutants.~~

- g. Alterations to natural drainage patterns shall not create flooding or water pollution for adjacent or downstream property owners.
- h. Watercourses and adjacent stream banks shall not be dredged, cleared of vegetation, deepened, widened, straightened, stabilized, or otherwise altered without approval from the Department and Township. If the



watercourse is a designated County drain, approval from the Oakland County Drain Commissioner shall also be obtained.

- i. No modifications of major watercourses shall be permitted if the primary purpose is to increase the flow capacity of the watercourse.
  - j. Discharge of run-off from commercial and industrial sites which may contain oil, grease, toxic chemicals, or other polluting materials shall be prohibited unless measures to reduce and trap pollutants meet the requirements of the Department and Township.
  - k. Drainage systems shall be designed to protect public health and safety and to be visually attractive.
  - l. No approval shall be made by the Planning Commission if it finds that the action will or is likely to pollute, impair or destroy a wetland or watercourse. However, if the Planning Commission finds that there are no feasible and prudent alternatives and that the approval is consistent with the public interest in light of the purposes of this Ordinance, the Planning Commission may grant approval.
2. Stormwater Storage, ~~and~~ Infiltration, And Water Quality Control Facilities.

a. Channel Protection Volume Control (CPVC) shall be provided. Provide infiltration and/or storage/reuse BMP's. This may include bioretention, rain gardens, bio-swales, pervious pavement, cisterns, green roofs, etc. For water use BMP's, water demand must be established and documented to show adequate drawdown times. Where in-situ soil infiltration rates are determined to be less than 0.24 in/hr, infiltration is impractical and is therefore waived. In these cases of poor infiltration rates, other low impact development (LID) practices must be implemented to the maximum extent practical. Stormwater storage or infiltration facilities which protect water quality and prevent flooding on-site and off-site shall be required. Storage or infiltration facilities may include, but are not limited to detention basins, retention basins, infiltration trenches, infiltration basins, and swales with check dams, and other facilities.

b. Channel Protection Rate Control (CPRC) shall be provided by providing extended detention.

a-c. Water Quality Control (WQC) shall be provided by either reducing the total suspended solids (TSS) in the post development runoff to 80mg/l or 80%TSS reduction. The WQC requirement shall be satisfied for the area tributary to the CPVC. In other cases, WQC can be achieved by either a mechanical separator or sediment forebay.

b-d. Detention and Flood Control shall be provided to manage the 100-peak runoff rate. All detention basins shall be designed to maximize the ability of the basin to hold and trap sediment. The types of basins listed below meet Orion Township requirements. Types of basins are listed in order of preference, with the most desirable listed first:

- i. Infiltration facilities, provided that soils and groundwater conditions are suitable. The permeability of the existing soils must be demonstrated such that percolation of the retained storm water is possible. Soil boring logs must be submitted for review. The borings must be taken within the proposed basin bottom area to a distance of twenty (20) feet below the proposed basin bottom elevation. Calculations performed by a professional geotechnical engineer must be submitted. The calculations must indicate the percolation rates for the soils encountered during soil boring.
- ii. Detention basins with a fixed minimum water elevation between run-off events (wet basins). Wet basins, which serve to trap soil particles on-site, are preferable to dry basins.
- iii. Detention basins which hold stormwater for more than twenty-four (24) hours before completely draining to become a dry basin (extended detention basins).
- iv. Dry detention basins, which have upland sediment basins or mechanical separators to trap sediment.

e-e. Detention basins shall be designed to hold run-off from a 100-year frequency storm event. Basins shall be permanently stabilized to minimize erosion.

~~d.f. A sediment forebay, or equivalent structure, designed to capture the runoff from a 1-year frequency storm event is required for all sites. The forebay should be a separate cell from the main detention basin and designed such that it will dewater within forty-eight (48) hours. The volume of detention within the forebay, above any proposed permanent pool of water, can be considered when calculating total detention volume required for a site.~~

e.g. Detention basins shall have an overflow system. If the overflow system cannot discharge to a creek, lake or wetland without causing flooding on adjacent or downstream properties, then the basin shall be designed to hold stormwater run-off from two (2) back-to-back 100-year frequency storm events.

f.h. Detention and retention basins with banks which are steeper than one on four (vertical to horizontal) shall not be permitted unless a waiver is obtained from the Planning Commission. Any basin permitted with a steeper slope than one on four shall provide a fence or other suitable barrier to prevent public access.

g.i. Signs shall be posted by the proprietor to alert residents to hazards and use limitations of any stormwater basin.

h.j. Constructed detention and retention basins may not be a part of a platted subdivision lot, but shall be provided in platted outlots or open space areas.

3. Discharge of Stormwater Run-Off to Wetlands.

a. Stormwater run-off discharged to wetlands must be diffused to a non-erosive velocity before it reaches the wetland.

b. Wetlands may be used for stormwater detention if the following conditions are met:

- i. That part of the wetland used for a storage or detention area is set back at least one hundred (100) feet from any lake or stream.
- ii. The wetland does not have significant wildlife habitat or ecological values which are likely to be impaired or destroyed by stormwater.
- iii. The wetland has sufficient holding capacity for stormwater, based upon calculations prepared by the proprietor and reviewed and approved by the Township Engineer.
- iv. Adequate soil erosion control is provided to protect the natural integrity of the wetland.

c. During the construction phase of development, adequate soil erosion and sedimentation control and protection of wetlands shall be provided. Measures such as the following are encouraged:

- i. One or more sediment traps or soil settling basins located in upland locations; or
- ii. Open-water sediment traps within or adjacent to wetlands, provided that the proposal meets the wetlands requirements of the Michigan Department of Environmental Quality and Orion Township, and provided that access for maintenance equipment is provided.

d. If off-site wetlands are used for stormwater management, easements must be provided in accordance with the requirements of this Ordinance.

G. Off-Site ~~Detention and Flood Control~~Stormwater Management

1. Waiver Option.

In lieu of on-site stormwater detention ~~and flood control~~, the use of off-site stormwater ~~conveyance, infiltration, and/or~~ detention areas may be proposed. In such cases, the proprietor shall request a waiver of the requirements for on-site stormwater detention ~~and flood control~~. This waiver option does not allow for changes in requirements for ~~CPVC and~~ on-site soil erosion and sedimentation control.

Off-site stormwater management areas may be shared with other landowners, provided that maintenance agreements have been approved by the Planning Commission and Township Board, and properly recorded with the Oakland County Register of Deeds.

2. Stormwater Management Plan.

The waiver request shall be submitted with a Stormwater Management Plan as provided in Section 3.04, including proposed stormwater management measures on-site and off-site.

3. Applicable Standards.

In addition to stormwater management standards specified in Section 3.04 of this Ordinance, the proprietor must demonstrate and provide assurances for all of the following, as applicable:

- a. Stormwater flows and management controls shall not result in excessive stream channel erosion on-site or off-site;
- b. High value or unique wetlands and natural areas shall not be significantly altered by stormwater flows on-site or off-site;
- c. Off-site stormwater facilities shall be protected through appropriate easements; and
- d. Adequate provision and agreements for maintenance of stormwater management facilities shall be made.

### Section 3.05 – Construction Drawings and Specifications

A. Submittal Requirements.

Following approval of any site plan or final preliminary plat, construction drawings and specifications shall be submitted.

B. Approval Responsibilities.

A building or construction permit for a major development shall not be issued unless and until the construction drawings and specifications meet the standards of this Ordinance and have been approved by the Township Engineer. All applicable requirements of State and County agencies shall also be met and proof of necessary permits shall be presented to the Township Building Official.

C. Stormwater ~~Management Run-Off Volume~~ Calculations.

Calculations of stormwater run-off volumes and peak discharge rates from all contributing areas to storage facilities or other outlets shall be submitted with engineering specifications. Calculations shall be completed in accordance with Township's Engineering Standards and the Oakland County Water Resources Commissioner Stormwater Engineering Design Standards and shall be provided for the following:

1. Channel Protection Volume Control
2. Channel Protection Rate Control: Extended Detention
3. Water Quality Control
4. Detention and Flood Control

The rational method of design:

1.—

~~Q = CIA for a 100-year frequency storm event shall be used, where:~~

~~Q = Run-off rate in cubic feet per second;~~

~~C = Imperviousness coefficient;~~

~~A = Contributing area in acres, and~~

~~I = Rainfall intensity in inches per hour.~~



~~For a 100-year frequency storm event,  $I = 275/T + 25$ , where T is the time of concentration in minutes.~~

- ~~2.5. For proposed developments larger than fifty (50) acres in size, the Soil Conservation Service Method (Technical Release No. 55) as presented in the "Soils and Run-Off Guidebook" of the Land and Water Management Division, Michigan Department of Natural Resources, may be used as an option. A copy of this Guidebook is available for review in the Orion Township Building Department.~~

~~Retention and Detention Basin Sizing Requirements:~~

~~D.—~~

~~The procedure recommended by the Oakland County Drain Commissioner, titled "A Simple Method of Retention Basin Design" for a 100-year frequency storm event with a maximum of 0.2 cubic feet per second (cfs) per acre allowable outflow shall be used. There may be cases where the existing outlet has limitations due to downstream conditions. In this situation the discharge from the site will be restricted to conform to the governing downstream conditions. If a drainage outlet to an existing watercourse for the basin is not available, the basin volume shall be designed for back-to-back 100-year frequency storm events.~~

### Section 3.06 – Waivers

#### A. Planning Commission Authority

The Planning Commission shall have the authority to grant waivers from the strict application of this Article regarding stormwater management, in accordance with the terms of this Section.

#### B. Written Application Required

A written application requesting a waiver shall be submitted to the Township Clerk, demonstrating that:

1. Special conditions and circumstances exist which are peculiar to the land or project involved, and which are not generally applicable to other plans or projects;
2. The special conditions and circumstances do not result or have not resulted from the actions of the applicant or the applicant's predecessor;
3. Literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties under the terms of this Article; and
4. Granting of the waiver shall not result in an unreasonable risk of impairment or destruction of property and/or natural resources which this Article is designed to protect.

#### C. Standards for Waivers

1. All waivers of the provisions of this Article regarding stormwater management shall be granted only if all of the following standards are met:
  - a. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties or class of uses in the same district or zone.
  - b. That such waiver is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity.
  - c. That the granting of such waiver or modification will not be materially injurious to the property or improvements in such zone or district in which the property is located.
2. In addition, the Planning Commission shall, prior to granting a waiver to the provisions of this Article, make a determination that the proposed waiver will not pollute, impair, or destroy air, water or other natural resources or the public trust therein.

- D. In exercising their authority to grant waivers to the provisions of this Article, the Planning Commission shall have the following responsibilities:
- a. The Planning Commission may permit modification in the size and location of stormwater management facilities, provided that off-site pollution, flooding and health hazards are avoided.
  - b. The Planning Commission may impose such conditions and restrictions as may be necessary to comply with the standards and objectives of this Article.

### **Section 3.07 – Performance Guarantees, Inspections, ~~and~~ Maintenance, and Submittals**

#### **A. Performance Guarantees**

1. After Stormwater Management Plan approval, but prior to the beginning of construction, the proprietor shall be required to post a cash escrow, certified check, or other acceptable form of performance security in an amount determined by a Resolution of the Township Board.
2. After determination by Orion Township that all measures and facilities are installed in compliance with the approved plan, the security shall be released.

#### **B. Maintenance**

All stormwater management facilities shall be maintained in proper working condition by the owner of the facility. If, after due notice, a facility is not properly maintained, Orion Township may withhold any other inspections, retain bond and/or escrow funds, revoke and/or refuse issuance of occupancy permits, and/or perform the necessary maintenance and assess the cost to the owner. The cost of the work shall be a lien on the property, or pro-rated against the beneficial users of the property, and may be placed on the tax roll and collected as ordinary taxes. The financing requirement shall be stated in the maintenance agreement. Additionally, the Township may institute appropriate court action to prohibit further activities upon the site.

#### **C. Stormwater Management Easements**

1. Necessity of Easements.

Stormwater management easements shall be provided by the property owner if necessary to ensure: (1) access for stormwater management facilities inspections and maintenance; and (2) preservation of stormwater management conveyance, infiltration, and storage areas, including overflow routes.

2. Easements for Off-Site Stormwater Management.

Stormwater management and flood easements are required for all areas used for off-site stormwater management, unless the areas are under the ownership of the proprietor at the time of stormwater management plan submittal.

3. Recording of Easements.

Easements shall be recorded with the Oakland County Register of Deeds according to Oakland County requirements.

4. Recording Prior to Building Permit Issuance.

The proprietor must provide the Building Official with evidence of the recording prior to the issuance of a building permit.

#### **D. Maintenance Agreement**

1. Purpose of Maintenance Agreement.

The purpose of the Maintenance Agreement is to provide the means and assurance that maintenance of stormwater management facilities shall be undertaken.

2. Maintenance Agreement Required.

- a. The proprietor of a development and/or earth change subject to Stormwater Management Plan requirements (Article 3) shall submit a Maintenance Agreement to the Township Clerk.
- b. Maintenance agreements shall be reviewed by the Township Engineer and Township Attorney and approved by the Township prior to the issuance of any building permit or final preliminary plat approval.

3. Maintenance Agreement Provisions.

- a. The Maintenance Agreement shall provide for routine maintenance and emergency maintenance.
- b. The Maintenance Agreement shall be binding on all subsequent owners of land served by the stormwater management and erosion control facilities, and shall be recorded in the land records of Oakland County within thirty (30) days after approval by the Township.

E. Submittals

Upon substantial completion of the stormwater management facilities and prior to submitting the Notice of Completion described below, the land owner shall submit the Land Use Summary chart, as well as GIS point format data for the following data: development area, site outfalls and points of discharge, drainage areas (including off-site drainage areas), structures, and storm sewer. The data shall be submitted per the Township's engineering standards. If the landowner is unable to provide the data in the proper format, the Township will cause the work to be performed and charge the cost of said work to the projects construction escrow account posted with the Township.

F. Notification

In the event that an owner or developer fails to comply with the requirements of this Ordinance, or fails to conform to the requirements of any approval given under this Ordinance, the Orion Township Building Official or his/her designee, shall provide written notification of any violation. Such notification shall set forth the nature of the violation and establish a time limit for correction.

G. Notice of Completion; Certificate of Completion

Upon satisfactory execution of the approved plans and permit conditions and other requirements imposed under this Article, the landowner shall file a written notice of completion with the Orion Township Building Official or his/her designee. The Orion Township Building Official or his/her designee shall make a final inspection within thirty (30) days of receiving notice of completion and shall issue a certificate or letter of completion and release of bond if the landowner has satisfactorily complied with the plan, permit conditions and this Article. If the project is to be completed in different phases, the landowner may submit a written notice of completion for a project phase and the Orion Township Building Official or his/her designee may issue separate certificates of completion and authorize a proportionate release of a cash bond for each completed project phase.

### Section 3.08 – Violation and Enforcement

A. Effect of Approval on Remedies

The approval or disapproval of any stormwater management plan shall not have any effect on any remedy of any person at law or in equity, provided that, where it is shown that there is a wrongful failure to comply with this Ordinance, there shall be a rebuttable presumption that the violation was the proximate cause of the damage to the land of any person bringing suit.

B. Liability for Township Expenses for Violations



Any person violating the provisions of this Ordinance shall become liable to the Township for any expense or loss or damage occasioned by the Township by reason of such violation.

C. Circuit Court Action

In addition to municipal civil infraction penalties which may be imposed, the Township may institute circuit court action to obtain injunctive relief for a violation of this Ordinance. A violation of this Ordinance shall be deemed a nuisance *per se* and shall be abated by order of the court.

D. Stop Work Order

Upon notice of the Township Building Official or his/her designee that activity which requires a Stormwater Management Plan approval is being conducted without such approval, such activity shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved and/or to the person conducting the activity.

E. Injunction; Inspection and Investigation; Interference with Administration and Enforcement

1. Injunction

Notwithstanding the existence or pursuit of any other remedy, the Department or the Township may maintain an action in its own name in a court of competent jurisdiction for an injunction or other process against a person to restrain or prevent violations this Ordinance.

2. Right of Entry and Inspection

An agent appointed by the Department or the Township may enter at all reasonable times in or upon any private or public property for the purpose of inspecting and investigating conditions or practices that may be in violation of this Ordinance.

3. Interference with Administration and Enforcement

No person shall unlawfully hinder, oppose or resist the Orion Township Building Official or his/her designee in the discharge of the administration and enforcement this Ordinance. No person shall remove, mutilate or conceal any notice posted by the Orion Township Building Official or his/ her designee except by written permission of the Orion Township Building Official or his/ her designee.

## **Article 4 – Soil Erosion and Sedimentation Control (SESC)**

### **Section 4.01 – Purpose**

The purpose of this Article shall be:

- A. To protect public health, safety, and general welfare by requiring soil erosion and sedimentation control measures and facilities whenever new, expanded, or modified developments are proposed.
- B. To prevent soil erosion and off-site sedimentation to adjacent properties and to the waters of the state.
- C. To effectively reduce soil erosion and sedimentation by requiring both temporary and permanent soil erosion and sedimentation control measures in accordance with Part 91 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.9101, *et seq.*
- D. To regulate earth change activities, which can harm the environment through soil erosion and sedimentation and the unnatural accumulation of sediment in accordance with provisions of Part 91 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.9101, *et seq.*

- E. To provide necessary legal authority for the designation of the Orion Township Building Department as the Municipal Enforcement Agency (MEA) in accordance with provisions of Part 91 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.9101, *et seq.*
- F. To ensure that soil erosion and sedimentation control systems are incorporated into the early stages of site planning and design.
- G. To ensure that all soil erosion and sedimentation control measures will be properly constructed, maintained, and preserved.
- H. To provide penalties for violation of the provisions of this Article.

#### **Section 4.02 – Construction of Language**

The following rules of construction apply to the text of this Article:

- A. Particulars provided by way of illustration or enumeration shall not control general language.
- B. Ambiguities, if any, shall be construed liberally in favor of protecting natural resources.
- C. Words used in the present tense shall include the future, and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
- D. Terms not specifically defined in this Article shall have the meaning customarily assigned to them.
- E. In case of conflict between Township maps and the definitions in this Article, the definitions shall control.

#### **Section 4.03 – General Provisions**

##### **A. Abrogation and Conflict of Authority**

Nothing in this Article shall be interpreted to conflict with present or future State statutes on the same subject matter. Conflicting provisions of this Article shall be abrogated to, but only to the extent of the conflict. Moreover, the provisions of this Article shall be construed to be consistent with and in addition to relevant State regulations and statutes.

In their interpretation and application, the provisions of this Article shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by State statutes.

This Article is not intended to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this Article imposes greater restrictions, the provisions of this Article shall prevail. If there is another ordinance that is inconsistent, the terms of the ordinance that is most restrictive shall apply.

##### **B. Applicability**

###### **1. Applicability to Minor Developments.**

- a. Any Minor Development, including single-family residential lot development, shall meet the requirements of this Article for SESC Plan and permits, if a permit is required for an earth change under Part 91, the Rules, or this Article.

###### **2. Applicability to Major Developments.**

- a. The landowner of any proposed Major Development shall submit a SESC Application and Plan to the MEA for review and approval for earth changes that require a permit under Part 91, the Rules, or this Article.

##### **C. Soil Erosion and Sedimentation Control Permit Required**

1. Activities Requiring a SESC Permit

a. Earth change activity which:

- i. Disturbs one or more acres of land; or
- ii. Is located within five hundred (500) feet of the Waters of the State regardless of the amount of land disturbed.

b. If the earth change is under the jurisdiction of two or more local or county enforcing agencies, then the department shall act as the enforcing agency.

c. An earth change activity that does not require a SESC Permit under this Ordinance is not exempt from enforcement procedures under Part 91, the Rules or this Article, if the activity results in violation of Part 91, the rules, or this Article.

2. A SESC Permit shall be issued only if the following conditions are met:

a. A SESC Plan has been submitted for review with the SESC Permit application and approved by the MEA.

b. Any required fees or bonds have been received by the Township.

3. All SESC Permits shall be issued for a period of one (1) year and may be renewed annually.

4. Earth Change Requirements

The landowner and the On-Site Responsible Party engaged in an Earth Change shall:

a. Conduct the Earth Change in a manner that will effectively reduce accelerated soil erosion and resulting off-site sedimentation.

b. Plan, implement and maintain acceptable SESC Measures in conformance with Part 91, the Rules and this Article, which effectively reduce accelerated soil erosion and off-site sedimentation.

c. Carry out the Earth Change activities in accordance with an approved SESC Plan and in compliance with all the requirements of the SESC Permit, Part 91, the Rules and this Article.

d. The SESC Permit must be posted on-site and clearly visible from the road. The SESC Plan must be available for inspection at the site of the Earth Change at all times.

D. Compliance

Full compliance with the terms of this Article and other applicable regulations shall be met by all persons.

E. Proof of Ownership

The MEA may require proof of ownership of the subject property before issuance of a SESC Permit.

F. Rules Adopted

The Township hereby adopts by reference and incorporates into this Article as if fully set forth herein the Rules adopted by the Department pursuant to Part 91 and duly filed with the Secretary of State. Said rules shall be available for public distribution at a reasonable charge and will be available for public inspection at the Township Clerk and Building Department offices.

G. Fee Schedule



All fees for administering and enforcing this Article shall be paid to the Township in accordance with a Fee Schedule determine by resolution of the Township Board. The Township may revise the Fee Schedule by adopting a written amendment to the Fee Schedule from time to time.

All fees shall be doubled if work starts without a SESC permit.

#### **Section 4.04 – Soil Erosion and Sedimentation Control Plan and Permit Requirements for Minor Developments**

##### **A. Soil Erosion and Sedimentation Control Plan Requirements**

1. Any person proposing to initiate an Earth Change which meets the requirements of Section 4.03 in the Township shall submit a SESC Application and Plan to the MEA for review and approval.
2. The SESC Application shall be on the form supplied by the Township and shall be accompanied by three (3) copies of the plan drawn to a scale of 1" = 50' (one inch equals 50 feet) on a sheet of paper no smaller than eleven (11) inches by seventeen (17) inches and no larger than twenty-four (24) inches by thirty-six (36) inches.
3. The SESC Plan shall meet the requirements of Part 91.
4. If a building permit is required, the Township shall not issue the building permit to a person engaged in an Earth Change if the change requires a permit under Part 91 or the Rules until the MEA has issued the required state-prescribed SESC permit for the Earth Change.
5. The SESC Plan shall include the following information:
  - a. Legal description of the property.
  - b. Site location map.
  - c. A soils survey or written description of the soil types of the exposed land area contemplated for the Earth Change.
  - d. Existing topography including predominant land features, and proposed changes in topography.
  - e. Location of all existing Waters of the State, and ponds on the site and within five hundred (500) feet of the site.
  - f. Description and location of the physical limits of existing and proposed buildings, pavement, and other Earth Changes.
  - g. Flow direction(s) of stormwater run-off from the site, before and after development.
  - h. A description and the location of all existing and proposed on-site drainage and dewatering facilities.
  - i. Description and location of all proposed temporary and permanent SESC Measures and removal of temporary SESC measures.
  - j. Description and location of all existing and proposed on-site stormwater management facilities, if applicable.
  - k. The timing and sequence of each proposed Earth Change.
  - l. A program proposal for the continued maintenance of all permanent SESC Measures that remain after project completion, including the designation of the person responsible for the maintenance. Maintenance responsibilities shall become part of any sales or exchange agreement for the land on which the permanent SESC Measures are located.
6. SESC Permit Application; Designated Agent; Meeting with Soil Erosion Control Agent

- a. A landowner or Designated Agent shall submit a SESC Permit Application to the MEA. Copies of the SESC Permit Application containing the state-prescribed information are available at the Township Offices.
- b. The SESC Permit Application shall be signed and dated by the landowner or Designated Agent. If the landowner is a corporation, the name and title of the authorized corporate representative shall be included.
- c. If a Designated Agent is signing the application for the landowner, the landowner shall either also sign the application or provide a letter authorizing the Designated Agent to act on his/her behalf including authority for the Designated Agent to designate an On-Site Responsible Party. The landowner or Designated Agent shall meet with the SESC Agent, if requested, to ensure that the SESC Plan meets the provisions of Part 91, the Rules and this Article.

**B. Review Procedures and Standards**

1. The SESC Agent shall 1) approve, 2) approve with conditions, or 3) deny the SESC Permit following a review of the SESC Permit Application and Plan. A decision shall be made within ten (10) working days of receipt of a complete SESC Permit Application and Plan.
2. The SESC Agent shall review SESC Plans to ensure compliance with the following standards:
  - a. Cutting, filling and grading shall be minimized and the natural topography of the site shall be preserved to the maximum possible extent.
  - b. Sediment resulting from accelerated soil erosion shall be trapped and retained on the site through the use of effective sediment control measures.
  - c. Seeding, mulching, establishment of vegetative cover, or other permanent soil erosion control measures for all disturbed land areas shall be completed within five (5) calendar days following the completion of the Earth Change.
  - d. Temporary SESC measures shall be installed before or on commencement of the earth change activity and shall be maintained on a daily basis.
  - e. Temporary SESC measures shall be removed after permanent SESC measures are in place and the area is stabilized.
  - f. The area shall be stabilized with permanent SESC measures under approved standards as prescribed by R 323.1710.
  - g. If it is not possible to permanently stabilize a disturbed area after an Earth Change has been completed, or if significant earth change activity ceases, then all temporary SESC measures shall be maintained until permanent SESC measures are in place and the area is stabilized.
  - h. Stormwater infiltration into the ground shall be encouraged through the design and location of swales, yards, buildings, and paved areas.
  - i. Diversion of stormwater run-off to adjacent properties which increases the volume, rate of discharge, or pollutants shall be prohibited unless approval from the affected property owners has been obtained in the form of a document recordable with the Oakland County Register of Deeds.

**Section 4.05 – Soil Erosion and Sedimentation Control Plan Requirements for Major Developments**

**A. Pre-Application Conference**

A pre-application conference may be requested by the landowner prior to the submittal of a SESC Plan. The pre-application conference shall be held with the MEA and/or his/her designee. The purpose of the pre-application conference is to provide information and guidance that will assist the landowner in preparing the required plan.

**B. Construction Drawings and Specifications****1. Submittal Requirements.**

Following approval of any site plan, final preliminary plat or final planned unit development, construction drawings and specifications shall be submitted.

**2. Approval Responsibilities.**

A building or construction permit for a Major Development shall not be issued unless and until the construction drawings and specifications are found to meet the standards of this Article and have been approved by the MEA and the Township Engineer. All applicable requirements of State and County agencies shall also be met and proof of necessary permits shall be presented to the MEA.

**3. Soil Erosion and Sedimentation Control Requirements**

SESC Plans for a Major Development shall be included in the construction drawings. A building or construction permit for a Major Development shall not be issued unless and until the construction drawings and specifications are reviewed by the MEA and all requirements of Part 91, the Rules, and this Article are met.

**C. Soil Erosion and Sedimentation Control Plan Requirements****1. Plan Organization and Presentation.**

- a. Through maps, reports, illustrations, and calculations, the SESC Plan shall display the required information in a clear and logical sequence.
- b. The SESC Plan must be sufficiently detailed to specify the type, location, and size of soil erosion and sedimentation control measures. Construction drawings and specifications are not required at the plan review stage.
- c. If it is proposed that a parcel be developed in two or more phases, the SESC Plan shall be prepared and submitted for the total project unless a waiver has been approved by the MEA.

**2. Plan Preparation.**

The SESC Plan shall be prepared by a registered civil engineer, registered landscape architect, registered land surveyor, and/or registered architect. Other persons and professionals may assist in the preparation of the plan.

**3. Scale for Mapping.**

The SESC Plan shall be drawn to a scale of one inch equal to fifty feet (1 inch = 50 feet) for property less than three (3) acres and one inch equal to one hundred feet (1 inch = 100 feet) for property three (3) acres or more in size. Sheet size shall be at least twenty-four (24) inches by thirty-six (36) inches.

**4. Required Information: Identification and Description.**

The SESC Plan shall meet the requirements of Part 91 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL Rule 323.1703, *et seq*, and contain all of the following information:

- a. Landowner's name, mailing address, and telephone number.
- b. Common description of property and complete legal description.
- c. Dimensions of land, total acreage, and net acreage (total acreage minus rights-of-way).
- d. Existing zoning and zoning of all adjacent properties.



- e. Written description of the proposed land use and the name of the proposed development.
  - f. Location and size of existing and proposed lots, buildings, structures and pavement.
  - g. Name and address of any professional architect, landscape architect, wetland specialist, engineer, or planner responsible for the preparation of the SESC Plan.
  - h. Proof of ownership of the property, as well as any off-site easements for stormwater management.
  - i. Title block, scale, northpoint, and date of submission with revisions noted (month, day and year).
5. Required Information: Existing Conditions.

The following information describing existing site conditions is required:

- a. A site location and vicinity map at a scale of not less than one inch equal to two thousand feet (1 inch = 2000 feet) including the approximate boundaries of the small watershed within which the site is located. Maps are available for reference at Orion Township offices.
  - b. Topography on the site and within one hundred (100) feet of the site at two (2) foot contour intervals, referenced to a U.S. Geological Survey benchmark.
  - c. Predominate land features on or within one hundred (100) feet of the site.
  - d. Soils with a high infiltration rate, including soil map units 14B, 14C, 15B, 15C, 15E, 35A, 62B, 62C, and 63A, as shown on the soil survey maps of Oakland County, published by the U.S. Soil Conservation Service.
  - e. Location and flow direction of all waters of the state and ponds on the site and within five hundred (500) feet of the site, including permanent and intermittent features.
  - f. Entry points where stormwater run-off and waters of the state enter the site from off-site locations, with arrows indicating the direction of the flow.
  - g. Outlet point and drainage area boundaries for all waters of the state on the site and within one hundred (100) feet of the site.
  - h. Location of wetlands on the site, based upon the National Wetland Inventory maps (available for reference in Township offices), soil survey maps (poorly drained soils, very poorly drained soils, and other hydric soils), and field inspection.
  - i. Location of any existing storm drains, ditches, swales, or other stormwater management facilities.
6. Required Information – Proposed Conditions.
- a. Proposed changes to the land surface and existing vegetative cover, including delineation of areas to be cut and filled. Final contours at two (2) foot contour intervals shall be provided.
  - b. Flow routes with directional arrows for stormwater run-off from both the 10-year storm frequency event and the 100-year storm frequency event.
  - c. Proposed outlet points and associated drainage area boundaries.
  - d. The receiving watercourses for stormwater run-off, including but not limited to lakes, streams, wetlands, road drains, and county drains, whether located on-site or off-site.
  - e. A description of the location, type and size of stormwater management facilities and measures, including facilities for the conveyance, infiltration, and/or storage of stormwater run-off.

- f. A plan and timetable for the staging of site grading and preparation activities.
- g. Description, location, and scheduling the installation and removal of temporary and permanent SESC measures, including but not limited to sediment traps, sediment basins, diversion structures, stone filters around storm drain inlets, filter fabric, straw bale berms, seeding and vegetative cover.
- h. Description and proposed location of all temporary and permanent stormwater management measures, including facilities for the conveyance, infiltration, and/or storage of run-off. The benefits of stormwater management facilities for water quality and/or flood control shall be indicated. The flow rate at all points of discharge from any conveyance or storage facility shall be indicated.
- i. Expected alterations of wetlands and watercourses, including expected changes in the type of vegetation and water level.
- j. Listing of activities proposed to maintain soil erosion and sedimentation control measures.

**D. Plan Submission**

- 1. Two (2) copies of the SESC Plan, required under Section 4.03.2(B), shall be submitted to the Township Clerk. Copies shall be distributed to the Building Department, Engineer, and/or other reviewers by the Clerk, as appropriate.
- 2. For all Major Developments, the landowner shall submit a SESC Permit Application and Plan to the Township Clerk at the time that the construction drawings are submitted.
- 3. Compliance with the requirements of this Article does not eliminate the need for the landowner to obtain necessary and required permits and approvals from county and state agencies, including, but not limited to:
  - a. Drainage approvals from the Oakland County Drain Commissioner;
  - b. Road drainage approvals from the Road Commission for Oakland County;
  - c. Wetlands, dam construction, inland lakes and streams, and flood plan permits from the Michigan Department of Environmental Quality,

**E. Review Procedures**

- 1. The SESC Agent shall approve, disapprove, or require modification to an application for a SESC Permit within thirty (30) calendar days after the filing of a complete Permit Application. A complete application includes the completed application, plans and required fees. The SESC Agent shall notify an applicant of approval. If an application is disapproved, then the SESC Agent shall advise the applicant of its reasons for disapproval and any conditions required for approval. The SESC Agent need not notify an applicant of approval or disapproval by mail if the applicant is given written notification of the determination in person. A permit given to the applicant in person constitutes approval.
- 2. Upon determination that a Permit Application has met all the requirements of Part 91, the Rules and this Article, the SESC Agent shall issue a Permit for the proposed Earth Change on a form that contains State-prescribed information as well as that prescribed by the Township.

**F. Review Fees**

The Township Board shall establish fees and escrow requirements by resolution. A copy of the current resolution establishing such fees shall be attached to this Ordinance as an appendix.

**G. Standards for Soil Erosion and Sedimentation Control Plan Approval**

SESC measures, whether on-site or off-site, shall be designed, constructed, and maintained to prevent flooding and protect water quality.

1. Soil Erosion and Sedimentation Control.

- a. Cutting, filling and grading shall be minimized and the natural topography of the site shall be preserved to the maximum possible extent, except where specific findings demonstrate that major alterations will still meet the purposes and requirements of this Article.
- b. Development shall be staged to keep the exposed areas of soil as small as practicable.
- c. SESC measures shall be installed between the disturbed area and any Waters of the State, ponds; or roadways on or near the site.
- d. Sediment resulting from accelerated soil erosion shall be removed from run-off water before that water leaves the site.
- e. Temporary and permanent SESC measures designed and constructed for the conveyance of water around, through, or away from the site shall be designed to limit the water flow to a non-erosive velocity.
- f. Temporary SESC measures shall be removed after permanent SESC measures have been implemented and the site is permanently stabilized. All sites shall be stabilized with permanent SESC measures.
- g. If lakes, ponds, creeks, streams, or wetlands are located on or near the site, SESC measures which divert run-off and trap sediment must be provided at strategic locations. Straw bale berms may be used as temporary stormwater diversion structures, but will not be considered sufficient for trapping sediment. The use of sediment basins, filter fabric, vegetated buffer strips, and rock filters in lieu of straw bale berms shall be strongly encouraged. Other measures may be required if reasonably determined to be necessary to protect Waters of the State.
- h. If it is not possible to permanently stabilize a disturbed area after an Earth Change has been completed or when significant Earth Change activity ceases, temporary SESC measures shall be maintained until permanent SESC measures are installed and the area is permanently stabilized.
- i. Permanent SESC measures for all slopes, channels, ditches, or any disturbed land area shall be completed within five (5) calendar days after final grading or the final earth change has been completed.
- j. It is recommended that a twenty-five (25) foot vegetated buffer strip be created or retained along the edge of all Waters of the State and ponds.
- k. SESC measures shall be maintained on a daily basis to ensure proper functioning.
- l. Permit Application shall be complete and comply with the provisions of Part 91, the Rules and this Article.

2. Earth Change requirements; time; sediment removal; design installation, and removal of temporary or permanent control measures; Standards and Specifications (see R 323.1708 and 1709 and 1710)

- a. A person shall design, construct and complete Earth Change activities in a manner that limits the exposed area of any disturbed land for the shortest possible period of time as determined by the MEA.
- b. A person shall remove sediments caused by accelerated soil erosion from runoff waters before it leaves the site of the Earth Change.
- c. A person shall design a temporary or permanent SESC measure that is designed and constructed for the conveyance of water around, through or from, the soil moving area to limit the water flow to a non-erosive velocity.



- d. A person shall complete permanent soil erosion control measures for all slopes, channels, ditches or any disturbed land area as approved in the timing sequence schedule but not later than five (5) calendar days after final grading or the final earth change activates have been completed. A person shall install and maintain temporary and permanent SESC measures in accordance with the standards and specifications of all the following:
  - i. Those formally adopted by the Township.
  - ii. The Department, and
  - iii. The product manufacturer.
- e. If a conflict exists between standards and specifications referenced in this section, then the MEA shall determine which specifications are appropriate for the project.

#### **Section 4.06 – Waivers**

- A. A SESC permit is not required for any of the following:
  - 1. A beach nourishment project permitted under part 325 of Act 451 of the Public Acts of 1994, as amended, being §324.32501 et seq. of the Michigan Compiled Laws
  - 2. Earth changes associated with well locations, surface facilities, flowlines or access roads relating to oil or gas exploration and development activities regulated under Part 615, Supervisor of Wells, of the Natural Resources and Environmental Protection Act, 1994 PA 451 being MCL 324.61501 *et seq.*, provided the permit application to drill and operate contains a Soil Erosion and Sediment Control Plan that is approved by the Department under Part 615. However, those earth changes shall conform to the same standards as required for a Permit under Part 91, the Rules and this Article.
  - 3. Earth changes associated with a metallic mineral mining activity regulated under a mining and reclamation plan that contains soil erosion and sedimentation control provisions approved by the Department under Part 631, Reclamation of Mining Lands, of the Natural Resources and Environmental Protection Act, 1994 PA 451, being MCL 324.63101 *et seq.*
    - a. As used in this section “mining” does not include the removal of clay, gravel, sand, peat, or topsoil as stated in Part 91 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.9115, *et seq.*
  - 4. Normal road and driveway maintenance, such as grading or leveling, that does not increase the width or length of the road or driveway and that will not contribute sediment to lakes or streams.
  - 5. An Earth Change of a minor nature that is stabilized within twenty-four (24) hours of the initial earth disturbance and that will not contribute sediment to lakes or streams.
  - 6. Installation of oil, gas, and mineral wells under permit from the Supervisor of Wells to be in compliance with the conditions of Part 91.
  - 7. Gardening, if the natural elevation area is not raised.
  - 8. Seawall maintenance that does not exceed one hundred (100) square feet.
- B. The MEA may grant a permit waiver for an Earth Change after receiving a signed affidavit from the landowner stating that the Earth Change will disturb less than two hundred twenty-five (225) square feet and that the Earth Change will not contribute sediment to lakes or streams.
- C. Exemptions provided in subsections A and B of this Section shall not be construed as exemptions from enforcement procedures under Part 91 or the Rules, if the activities exempted by subsections A and B cause or result in a violation of Part 91, the Rules, or this Article.

**Section 4.07 – Performance Guarantees, Inspections, and Maintenance****A. Performance Guarantees**

1. After SESC Application and Plan approval, but prior to the beginning of construction, the landowner shall be required to post a cash escrow, certified check, or other acceptable form of performance security in an amount determined by the Township.
2. After determination by the MEA that all permanent soil erosion and sedimentation measures are installed in compliance with the approved SESC plan and the site is permanently stabilized, the security shall be released.
3. In the event that the landowner fails to comply with the terms and conditions of the SESC Permit; or fails to comply with the provisions of Part 91, the Rules, or this Article; or fails to implement the approved SESC Plan, the SESC Agent may order such work as necessary to provide for effective soil erosion and sediment control. The landowner or person issuing the irrevocable letter of credit or making a cash bond shall continue to be firmly bound under a continuing obligation for the payment of all necessary costs and expenses, including legal, that the Township incurs in causing any and all work to be done to comply with the provisions of Part 91, the Rules or this Article. In the case of a cash bond, the SESC Agent shall authorize the Township to refund any unused portion to the person who posted the bond.

**B. Maintenance**

All soil erosion and sedimentation control measures shall be maintained in proper working condition by the landowner. If, after written notice, SESC measures are not properly maintained, the Township may withhold any other inspections, retain bond and/or escrow funds, revoke and/or refuse issuance of occupancy permits, and/or perform the necessary maintenance and assess the cost to the owner. The cost of the work shall be a lien on the property, or pro-rated against the beneficial users of the property, and may be placed on the tax roll and collected as ordinary taxes in accordance with Part 91, the Rules, and this Article. The financing requirement shall be stated in the maintenance agreement. Additionally, the Township may institute appropriate court action to prohibit further activities upon the site.

**C. Notification**

If MEA determines that the soil erosion and sedimentation onto adjacent properties or the Waters of the State has or will reasonably occur from land in violation of Part 91, the Rules, or this Article, the MEA may seek to enforce Part 91, the Rules, or this Article by notifying the person who owns the land, by mail, with return receipt requested, of its determination that a violation has occurred. The notice shall contain a description of the violation and what must be done to remedy the violation and specify a time to comply with Part 91, the Rules, and this Article.

**D. Notice of Completion; Certificate of Completion**

Upon satisfactory execution of the approved SESC plans and permit conditions and other requirements imposed under this Article, the Permittee shall file a written notice of completion with the MEA. The MEA shall make a final inspection within thirty (30) days of receiving notice of completion and shall issue a certificate or letter of completion and release of bond if the landowner has satisfactorily complied with the SESC Plan, SESC Permit conditions, Part 91, the Rules, and this Article. If the project is to be completed in different phases, the landowner may submit a written notice of completion for a project phase and the MEA may issue separate certificates of completion and authorize a proportionate release of a cash bond for each completed project phase if separate SESC Permits are issued for each phase.

**Section 4.08 – Violations and Enforcement****A. Effect of Approval on Remedies**

The approval or disapproval of any SESC Plan shall not have any effect on any remedy of any person at law or in equity, provided that, where it is shown that there is a wrongful failure to comply with Part 91, the Rules and this Article, there shall be a rebuttable presumption that the violation was the proximate cause of the damage to the land of any person bringing suit.

**B. Liability for Township Expenses for Violations**

Any person violating the provisions of Part 91, the Rules, or this Article shall become liable to the Township for any expense or loss or damage occasioned by the Township by reason of such violation.

**C. Circuit Court Action**

In addition to municipal civil infraction penalties which may be imposed, the Township may institute circuit court action to obtain injunctive relief for a violation of Part 91, the Rules, or this Article. A violation of Part 91, the Rules, or this Article shall be deemed a nuisance *per se* and shall be abated by order of the court.

**D. Stop Work Order**

Upon notice of the MEA that activity which requires a SESC Permit is being conducted without such permit, such activity shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the person conducting the activity.

**E. Enforcement****1. Enforcement**

The MEA or SESC Agents may issue a municipal civil infraction citation, Stop Work Order or revoke a permit based upon its findings that there is a violation of Part 91, the Rules or this Article, or a finding that there is a violation of a permit or an approved SESC Plan. (See R 323.1712)

**2. Notice of Determination**

If the MEA determines that soil erosion or sedimentation onto adjacent properties or the Waters of the State has or will occur from land in violation of Part 91, the Rules or this Article, the MEA may seek to enforce Part 91, the Rules, or this Article by notifying the landowner through a notice of violation served in person or by mail. The notice shall contain a description of the violation and what must be done to remedy the violation and shall specify a time to comply with Part 91, the Rules and this Article. (See R 324.9117)

**3. Compliance; Time**

Within five (5) days after a notice of violation has been issued under Section 3.08.6(B) of this Article, a person who owns land subject to Part 91, the Rules or this Article shall implement and maintain SESC Measures in conformance with Part 91, the Rules or this Article. (See R 324.9118)

**4. Entry upon Land; Construction; Implementation and Maintenance of Soil Erosion and Sedimentation Control Measures; Cost**

Not sooner than five (5) days after notice of violation has been served in person or mailed under Section 4.08 of this Article, if the condition of the land, in the opinion of the MEA, may result in or contribute to soil erosion or sedimentation of adjacent properties or to the Waters of the State, and if soil erosion and sedimentation control measures in conformance with Part 91, the Rules, this Article are not in place, the MEA, or its designee, may enter upon the land and construct, implement and maintain soil erosion and sedimentation control measures in conformance with Part 91, the Rules and this Article. However, the MEA shall not expend more than \$10,000 for the cost of the work, materials, labor and administration without prior written notice in the Notice of Determination



provided in Section 4.08 of this Article to the landowner that an expenditure of more than \$10,000 may be made. If more than \$10,000 is to be expended under this section, than the work shall not begin until at least 10 days after the notice of violation has been mailed.

5. Reimbursement of Township Expenses

All expenses incurred by the MEA under this Article to construct, implement and maintain SESC Measures to bring land into compliance with Part 91, the Rules and this Article shall be reimbursed to the MEA by the lien. (See R 324.9120)

F. Inspection and Investigation; Interference with Administration and Enforcement

1. Right of Entry and Inspection

An agent appointed by the Department or the MEA may enter at all reasonable times in or upon any private or public property for the purpose of inspecting and investigating conditions or practices that may be in violation of Part 91, the Rules or this Article.

2. Interference with Administration and Enforcement

No person shall unlawfully hinder, oppose or resist the SESC Agent in the discharge of the administration and enforcement of Part 91, the Rules or this Article. No person shall remove, mutilate or conceal any notice posted by the SESC Agent except by written permission of the SESC Agent.

G. Appeal Procedures

1. Appeal of Permit Decision; Informal Hearing

If the landowner or Designated Agent is aggrieved by a permit decision made by the SESC Agent, a written appeal including the reason for the appeal referencing applicable sections of this Article; a photocopy of any written action; and the required fees may be filed with the MEA within 14 calendar days of that decision. If an appeal is filed, a hearing will be scheduled within fourteen (14) calendar days from the date of the filing. However, an appeal decision cannot waive or conflict with any requirements set forth in Part 91, the rules, and this Article. During this period the permittee must not allow any further discharges of sediment onto adjoining properties or into waters of the state.

2. Appeal of Notice of Violation; Informal Hearing

If the landowner or On-Site Authorized Agent is aggrieved by a compliance and enforcement action made by the Soil Erosion Control Agent pursuant to Section 4.08. of this Ordinance, a written appeal including the reason for the appeal referencing applicable sections of the Ordinance; a photocopy of any written action; and the required fees may be filed with the MEA within 24 hours of receiving a notice of violation. If an appeal is filed, a hearing will be scheduled within five (5) business days of the date of the filing. However, an appeal decision cannot waive or conflict any requirements set forth within Part 91 and the Rules.

The hearing will allow the landowner or On-Site Authorized Agent opportunity to submit additional information or re-emphasize previously submitted data. The MEA will then review the information and take under advisement any other information received before making a final decision within two (2) days of the informal hearing, and forward this final decision to the landowner or On-Site Authorized Agent in person or by mail.

3. Municipal Enforcing Agency Decisions; Standard of Review

a. The MEA shall sustain the decision of the SESC Agent unless it is found, by clear and convincing evidence that the SESC Agent's decision:

- i. Was based upon a mistake(s) of fact or law and upon the correction of that mistake(s) it is found that there is no violation; or,

- ii. Was based upon a mistake(s) of fact or law and upon the correction of that mistake(s) it is found that there is a different violation; or,
  - iii. Constitutes an abuse of discretion and no factual or legal argument provides any support for the SESC Agent's position.
4. All decisions, whether oral or written, must include a brief recap of testimony and evidence presented. The decision of the MEA shall be binding upon the SESC Agent and the Landowner, Designated Agent and/or On-Site Responsible Party.

## **Article 5 – Penalties and Enforcement**

- A. **Municipal Civil Infraction/Payment of Fine.** Any person, firm, or corporation violating a provision of this Ordinance, upon an admission or finding of responsibility for such violation, shall be deemed responsible for a municipal civil infraction, and shall pay a fine.
- B. **Costs.** Except as otherwise provided herein, the person, firm, or corporation ordered to pay a fine under Subsection (A) shall be ordered by the District Court Judge or Magistrate to pay costs of not less than Nine Dollars (\$9) or more than Five Hundred Dollars (\$500), which costs may include all expenses, direct and indirect, to which the Township has been put in connection with the violation of this Ordinance up to the entry of the Court's judgment or order to pay fines and costs.
- C. **Additional Writs and Orders.** A person who admits or is found responsible for violation of this Ordinance shall comply with any order, writ or judgment issued by the District Court to enforce this Ordinance.
- D. **Default on Payment of Fines and Costs.** A default in payment of a civil fine, costs, or damages or expenses ordered under Subsection (A) or (B) or an installment of the fine, costs, or damages as allowed by the Court, may be collected by the Township by a means authorized for the enforcement of a judgment.
- E. **Failure to Comply with Judgment or Order.** If a defendant fails to comply with an order or judgment pursuant to this section within the time prescribed by the Court, the Court may proceed under Subsection (G).
- F. **Failure to Appear in Court.** A defendant who fails to answer a citation or notice to appear in Court for a violation of this Ordinance is guilty of a misdemeanor, punishable by a fine of not more than Five Hundred Dollars (\$500) plus costs and/or imprisonment not to exceed ninety (90) days.
- G. **Civil Contempt.**
- 1. If a defendant defaults in the payment of a civil fine, or other damages or expenses, or an installment as ordered by the District Court, upon motion of the Township or upon its own motion, the Court may require the defendant to show cause why the defendant should not be held in civil contempt and may issue a summons, order to show cause, or bench warrant of arrest for the defendant's appearance.
  - 2. If a corporation or an association is ordered to pay a civil fine, costs, or damages or expenses, the individuals authorized to make disbursements shall pay the fine, costs, damages or expenses, and their failure to do so shall be civil contempt unless they make the showing required in this subsection.
  - 3. Unless the defendant shows that the default was not attributable to an intentional refusal to obey the order of the Court or to a failure on their part to make a good faith effort to obtain the funds required for payment, the Court shall find that the default constitutes a civil contempt and may order the defendant committed until all or a specified part of the amount due is paid.
  - 4. If it appears that the default in the payment of a fine, costs, or damages or expenses does not constitute civil contempt, the Court may enter an order allowing the defendant additional time for payment, reducing the amount of each installment, or revoking the fine, costs, damages or expenses.
  - 5. The term of imprisonment on civil contempt for nonpayment of a civil fine, costs, or damages or expenses shall be specified in the order of commitment and shall not exceed one day for each Thirty Dollars (\$30) due. A person

committed for nonpayment of a civil fine, costs, or damages or expenses shall be given credit toward payment for each day of imprisonment and each day of detention in default of recognizance before judgment at the rate of Thirty Dollars (\$30) per day.

6. A defendant committed to imprisonment for civil contempt for nonpayment of a fine, costs, damages or expenses shall not be discharged until one of the following occurs:
  - a. Defendant is credited with an amount due pursuant to Subsection (G)(5) above.
  - b. The amount due is collected through execution of process or otherwise.
  - c. The amount due is satisfied pursuant to a combination of subdivisions G(6)(a) and (b) above.
7. The civil contempt shall be purged upon discharge of the defendant pursuant to Section G(6).

#### **H. Lien Against Land, Building, or Structure.**

If a defendant does not pay a civil fine or costs or installment ordered under Subsection (A) or (B) within thirty (30) days after the date upon which the payment is due for a violation of this Ordinance involving the use or occupation of land or a building or other structure, the Township may obtain a lien against the land, building, or structure involved in the violation by recording a copy of the court order requiring payment of the fine and costs with the Oakland County Register of Deeds. The court order shall not be recorded unless a legal description of the property is incorporated in or attached to the court order.

1. The lien is effective immediately upon recording of the court order with the Register of Deeds.
2. The court order recorded with the Register of Deeds shall constitute the pendency of the lien. In addition, a written notice of the lien shall be sent by Orion Township by first class mail to the owner of record of the land, building, or structure at the owner's last known address.
3. The lien may be enforced and discharged by Orion Township in the manner prescribed by its Charter, by the General Property Tax Act, Act No. 206 of the Public Acts of 1893, being Section 211.1 *et seq.*, of the Michigan Compiled Laws, or by an ordinance duly passed by the Township. However, property is not subject to sale under Section 60 of Act No. 206 of the Public Acts of 1893, being Section 211.60 of the Michigan Compiled Laws, for non-payment of a civil fine or costs or an installment ordered under Subsection (A) or (B) unless the property is also subject to sale under Act No. 206 of the Public Acts of 1893 for delinquent property taxes.
4. A lien created under this section has priority over any other lien unless one or more of the following apply:
  - a. The other lien is a lien for taxes or special assessments.
  - b. The other lien is created before the effective date of the amended ordinance that added this section.
  - c. Federal law provides the other lien has priority.
  - d. The other lien is recorded before the lien under this section is recorded.
5. The Township may institute an action in a court of competent jurisdiction for the collection of the fines and costs imposed by a court order for a violation of this Ordinance. However, an attempt by the Township to collect the fines or costs does not invalidate or waived the lien upon the land, building, or structure.
6. A lien provided for by this subsection shall not continue for a period longer than five (5) years after a copy of the court order imposing a fine or cost is recorded unless within that time an action to enforce the lien is commenced.

#### **Article 6 – Repealer**

Ordinance No. 92 of the Charter Township of Orion, and all other ordinances or parts of ordinances which are inconsistent or in conflict herewith, are hereby repealed to the extent of such inconsistency or conflict.



**Article 7 – Severability**

The various parts, sections and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

**Article 8 – Effective Date**

This Ordinance shall be published in full in a newspaper of general circulation in the Charter Township of Orion, qualified under State law to publish legal notices, and shall become effective upon publication, as provided by law.

**Article 9 – Adoption**

This Ordinance is hereby declared to have been adopted by the Board of Trustees of the Charter Township of Orion at a meeting thereof duly called and held on the 2nd day of October, 2006, and ordered to be given publication in the manner prescribed by the Charter of the Township of Orion.



## Agenda Item Summary

**To:** Board of Trustees  
**From:** Chris Barnett, Township Supervisor  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 13, 2021  
**Subject:** Schedule Budget Workshop

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☐ Consent ☒ Pending

### REQUEST

The request is to convene the Township Board of Trustees for a 2022 Budget Workshop.

### REASON

To receive presentations from the Township Supervisor and Department Directors regarding the preliminary 2022 Budget.

### PROCESS

A Doodle Poll was sent to the Township Board to determine availability for a budget workshop. The date and time will be determined at the meeting.

### RECOMMENDATION (MOTION)

Schedule a Budget Workshop with the Board of Trustees based on the Doodle Poll results.

## OAKLAND COUNTY SHERIFF'S OFFICE



Orion Township Substation

Weekly "Calls for Service" Summary

Time period: 10-04-2021 to 10-10-2021

Calls for service: 347
Felony arrests: 1
Misdemeanor arrests: 2
Accidents: 16

**21-206315      12:08 AM      10/05/2021 - Orion Township – Traffic Stop –  
Methamphetamine Possession**

While on patrol in the area of S. Lapeer and Clarkston Rd. deputies observed a vehicle traveling northbound in the southbound lanes. Deputies effected a traffic stop and contacted the driver. As deputies were speaking with the driver, the passenger began acting erratically. Deputies asked the driver if they could search the vehicle and the driver agreed. Both the driver and passenger were safely removed from the vehicle. During the search of the vehicle, deputies located suspected drugs and drug paraphernalia. The driver was issued a traffic citation and released at the scene pending court date. The passenger, a 33-year-old Davidson resident, was arrested on the charge of Possession of Methamphetamine and transported to Oakland County Jail without incident.

**UPDATE:** The Oakland County Prosecutor's Office authorized the complaint for Possession of Controlled Substance. The warrant was sworn to in front of Magistrate Soma from the 52<sup>nd</sup> 3<sup>rd</sup> District Court. The subject was arraigned and given a \$5000, 10% bond.



**21-206423      2:35AM      10/05/2021      Larceny from Vehicle - Report**

Deputies were dispatched to Parakeet Hill Dr for a larceny from vehicle report. The owner of the vehicle stated he parked his vehicle in the alley behind his residence on 10/3/2021. When he returned to his vehicle on 10/04/2021 he noticed that his cell phone had been stolen. There was no damage done to the vehicle. Detectives will be continuing the investigation.

**21-207637      2:44PM      10/06/2021      Retail Fraud**

Deputies were dispatched to 4872 Baldwin Rd (KOHLS) for a retail fraud complaint. An employee stated that on 10/04/2021 a male subject entered the store and proceeded to the perfume counter, selected 6 bottles of perfume placed them into a bag. The subject proceeds towards the exit passing all points of purchase making no attempt to pay for the items. Suspect is currently unknown. All information was gathered and turned over to detectives for follow up. Investigation continues.

**21-208445      1:13PM      10/07/2021      Check Fraud**

Deputies received a walk-in complaint at the Orion Twp Substation for a fraud complaint. The Orion Township resident received an email asking him if he wanted to be a secret shopper. The victim responded and was advised that he would be receiving several checks in the mail. After receiving the checks, he was to cash them and obtain several VISA gift cards totaling the amount of the check. After getting the gift cards he was told to photograph the gift cards front and back and text the pictures to the unknown suspect. After completing this several times, he believed that he may be a victim of a scam. All information was gathered and turned over to detectives, investigation continues.

**21-209141      9:41AM      10/08/2021      Credit Card Fraud**

Deputies were dispatched to 465 Brown Rd. (Menards) for an Illegal Use of Credit Card report. Management reported that on 10/07/2021 at 9:30 pm two black male suspects entered the store. The suspects filled two shopping carts with merchandise and began checking out. The suspects were able to make 3 transactions and attempted a fourth, but employees became suspicious. Employees noticed that the suspects were swiping a Visa credit card, but the cashier observed it was displaying as a Menards chip card in the system. Management approached the suspects at the register while transaction four was in progress and requested his ID. The suspects ran out of the store dropping two (suspected fraudulent cloned) Visa cards. Management reported Menards' West Bloomfield Store encountered these same two individuals at their store at approximately 8:30PM on 0/07/2021. Deputies obtained statements

from employees and video of the suspects. It was determined that the suspects fled in a White Chevy Equinox with an undisclosed amount of stolen merchandise.

**21-210670      8:37AM      10/10/2021      MDOP Vehicle**

Deputies were dispatched to the 800 block of Markdale for a MDOP report. A 42-year-old resident stated that he parked his vehicle in his driveway on 10/09/2021. On 10/10/2021 he received a call from his father telling him that the back window of his vehicle was broken out. Upon closer inspection the victim also noticed damage to the front fender of his vehicle. All information was collected and turned over to detectives. Investigation continues.

**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.**




**Orion Township Fire Department  
Interoffice Memorandum**

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Date: October 13, 2021

To: Orion Township Board of Trustees

From:   
John Pender  
Assistant Fire Chief

Subject: Fire Department Call Volume/Significant Incidents

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**Orion Township Call Volume  
September 29, 2021-October 13, 2021**

Medical Calls- 97	Mutual Aid's-
Non- Medical Calls- 49	Received- 2
Total Call Volume- 146	Given-3
Year to Date- 2705	
Transports (pre-ALS)- 299	
Transports YTD- (ALS)- 716	
Transport Cost Recovery YTD- \$294,360.35	

**Fire Department Significant Incidents**

- Massive flooding event caused one call for FD service. Sink hole at a residence.
- Structure Fire- Upon arrival crews had smoke showing. Fire crews determined that the fire was in the kitchen area of the home on the first floor. An attack crew made entry through the front door and made an aggressive interior attack on the fire. Fire was extinguished quickly with minimal damage to the home. Resident was treated and transported to hospital for possible smoke inhalation. No other injuries. Fire cause is under investigation with the Prevention Division.
- Multiple car PI accident. 4 vehicles involved. One passenger needed to be extricated from the vehicle.
- Hazardous Materials Team Leader Lt. Kyle Hagan was deployed to Auburn Hills for an incident. Lt. Hagan assisted in leading his team in mitigating the incident.





# Charter Township of Orion

2525 Joslyn Rd., Lake Orion MI 48360  
www.oriontownship.org

Phone: (248) 391-0304

## Report Item Summary

**To:** Board of Trustees  
**From:** Chris Barnett, Township Supervisor  
**Meeting Date:** October 18, 2021  
**Memo Date:** October 13, 2021  
**Subject:** Community Survey

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### REQUEST

The 2021 Community Survey launched today, October 18, 2021. It will be open until the end of the year. All Township residents and business owners are encouraged to participate so we can capture this important feedback. The survey can be accessed online at [www.oriontownship.org/survey](http://www.oriontownship.org/survey). Printed copies are available at Township Hall, the Orion Center, and the Orion Township Public Library.

### RECOMMENDATION (MOTION)

Receive and file.