CHARTER TOWNSHIP OF ORION PLANNING COMMISSION REGULAR MEETING AGENDA WEDNESDAY, JUNE 1, 2022 - 7:00 PM ORION TOWNSHIP MUNICIPAL COMPLEX BOARD ROOM 2323 JOSLYN ROAD LAKE ORION, MI 48360

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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.

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION * * * * * A G E N D A * * * * *

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1. OPEN MEETING

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- C. PC-22-19, Oakland Business Park, Buildings A & C Site Plan Amendment, 163 & 187 Premier Dr., parcels 09-35-476-001 & 09-35-476-004

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- B. PPC-2022-22, Township Initiated Text Amendment to Zoning Ordinance #78, Articles 19 (Industrial Complex-IC) and 27 (General Provisions)
- C. PC-21-07, 5-Year Master Plan Update

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16. ADJOURNMENT

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION ****** MINUTES ****** REGULAR MEETING, WEDNESDAY, MAY 18, 2022

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, May 18, 2022, at 7:00 p.m. at the Orion Township Municipality Complex Board Room, 2323 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Scott Reynolds, Chairman
Don Gross, Vice Chairman
Kim Urbanowski, BOT Rep to PC

Don Walker, PC Rep to ZBA Joe St. Henry, Secretary Derek Brackon, Commissioner

PLANNING COMMISSION MEMBERS ABSENT:

Jessica Gingell, Commissioner

1. OPEN MEETING

Chairman Reynolds opened the meeting at 7:00 p.m.

2. ROLL CALL

As noted

CONSULTANTS PRESENT:

Rodney Arroyo, (Township Planner) of Giffels Webster Matt Wojciechowski (Township Planner) of Giffels Webster Mark Landis (Township Engineer) of Orchard, Hiltz, and McCliment, Inc. Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:

Brad Klein

3. MINUTES

A. 5-4-22, Planning Commission Regular Meeting Minutes

B. 5-4-22, Planning Commission Public Hearing Minutes for PC-2022-16, Lava Mountain Coffee SLU.

Moved by Vice-Chairman Gross, seconded by Trustee Urbanowski to **approve** both sets of minutes as presented. **Motion carried**

4. AGENDA REVIEW AND APPROVAL

Moved by Vice-Chairman Gross, seconded by Secretary St. Henry, to **approve** the agenda as presented. **Motion carried**

5. BRIEF PUBLIC COMMENT - NON-AGENDA ITEMS ONLY

Mr. Michael Flood 3920 Rohr Rd. He thanked the Planning Commission for doing a great job on the Master Plan. He knew they worked on it for over a year.

Mr. Flood added that on Monday night Board of Trustees meeting passed the redraft of the By-Laws and the ZBA By-Laws, so those have been approved at the Board level. The ZBA hasn't been done in 20-years. Lastly serving on the Zoning Board of Appeals with Commissioner Walker, and Secretary St. Henry served on the ad hoc committee on the 6-ft. privacy fences. He knew that went to them whether they want to take the time to do it. The problem is they are starting to legislate, and their job is not to legislate because this problem keeps reoccurring. He didn't want to see their Township turn into Fort Apache. That is kind of what happened over on Keatington over on Waldon Rd. and it is not very attractive. He asked if they had the time and the will, he would appreciate them looking at it to help them out.

6. CONSENT AGENDA

None.

7. NEW BUSINESS

A. PC-2022-20, Use Not Otherwise Included Within a District Determination, use of manufacturing/assembly square footage greater than 4,000,000.

Planning & Zoning Director Girling stated that there is a section of the ordinance specifically 27.02(e) that gives the right to the Planning Commission to determine a use of what a zoning district it goes in if it is not provided for in the ordinance. They have started initial conversations with General Motors, and they pointed out to them that (IC) which is the district that they are in, if they look at their use chart, it lists manufacturing/assembly and there are two categories there is one talking about being a plant, and another being a number of buildings. It has 2 million up to 4 million square feet. So, their ordinance is missing a manufacturing or assembly plant greater than 4 million square feet. The Township is asking them to determine if they are missing that use, where would a manufacturing assembly plant greater than 4 million square feet, what zoning district would it go into, and once they determine whether it is a use by right or a special land use. She added that they are asking that their determination be (IC) and that is the most intense use district that they have. If that use already allows 2 million to 4 million it would make sense that anything in excess of that would be in their most intense district of (IC).

Chairman Reynolds said his initial thoughts on this would be that he supports it being in the (IC) district. They have very/extremely limited zoning of (IC) and it seemed to be the best fit.

Trustee Urbanowski stated that she agreed with it being in the (IC) district.

Commissioner Brackon asked if they are starting a new designation for 4 million-plus? The Planning & Zoning Director replied that they have a use that is being acquired which is more than 4 million, what zoning district of all of our zoning districts does it go into is what she was asking.

Chairman Reynolds said they currently have (IC) as a zoning district that allows 2-4 million. The question is they need to find a place for greater than 4 million does it continue to stay in (IC). If it isn't (IC) where else does it go and is it use by right or special land use?

Commissioner Brackon asked if they are starting a new category? Or is this just a one-time special exemption? The Planning & Zoning Director replied that it would be that the zoning ordinance would contain this language going forward. They have one property in the entire Township that is (IC), and that is GM. There are no other properties zoned (IC).

Moved by Vice-Chairman Gross, seconded by Commissioner Walker, that for PC-2022-20, requesting a determination that a requested use of a manufacturing or assembly plant greater than four million square feet is similar in nature to the uses listed in Ordinance #78, Article XIX, Section 19.01 (IC). The use is clearly similar in nature and is compatible with the listed and existing uses in the (IC) district. The use does have specific characteristics that are similar to the uses expressly permitted in the district such as daily traffic count, types of merchandise or service provide, types of goods produced, and expected hours of operation. The use is similar to the existing uses in (IC) and the use of a manufacturing or assembly plant greater than four million square feet is (IC) as a use by right.

Discussion on the motion:

Chairman Reynolds stated that he would move that since it is such a great amount of square footage that they would want to see it as a special land use versus a use by right within that designation.

The Planning & Zoning Director Girling stated that all uses in (IC) currently are special land uses, every single use.

Secretary St. Henry asked if that is for the GM facility 30-40 years ago? Planning & Zoning Director Girling replied that she can't tell them what the ordinance said 30-40 years ago, she could research if they want her to but the zoning ordinance right now all uses in the (IC) district are special land uses. There is none that is a use by right.

Chairman Reynolds stated that the motion on the table right now is requesting a determination of the requested use that a plant of greater than 4 million sq. ft. is similar to ordinance #78 section 19.01 for (IC) uses. It is similar in nature and compatible with the other existing uses in the district and is compatible, it doesn't have any special characteristics that expressively are permitted within the district such as daily traffic counts, types of merchandise or services provided, types of goods produced, and expected hours of operation and the type of use would be allowed by special land use.

The Planning & Zoning Director said that she did have one more request. If they are looking at the documents that were provided under (IC) there are two buckets as she had mentioned that it says manufacturing assembly plant and the other is a series of interconnected manufacturing or assembly plants. Although they are asking, where would something larger than 4 million square feet go, she would ask is that appropriate in both of those buckets.

Chairman Reynolds said to him it seemed appropriate in both buckets.

Vice-Chairman Gross amended the motion, Commissioner Walker re-supported, to eliminate the use by right to read as special land use, and that it falls under both categories of combined and separate facilities.

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)**

8. UNFINISHED BUSINESS

A. PC-2022-08, Peninsula Development LLC., Site Plan, located on the north side of Silverbell Rd. just west of M-24 (09-26-300-014).

Chairman Reynolds asked that he be recused from this agenda item as he is an employee of Auger Klein Aller Architects, and the firm prepared this presentation application tonight.

Moved by Trustee Urbanowski, seconded by Commissioner Walker, that they recuse Chairman Reynolds from this case.

Motion carried

Acting Chairman Gross said this is under their unfinished business since this item was postponed by the Planning Commission at their March 2, 2022, Planning Commission meeting.

The reason for the postponement was to obtain an opinion from their legal consultant The Kelly Firm regarding whether a drive-thru was a permissible use within the zoning ordinance versus a

curb service being provided as an alternative.

Acting Chairman Gross asked if the applicant would like to make a presentation?

Mr. Brad Klein with Auger Klein Aller Architects stated that he was there with Brian Milosch with Peninsula Development, the applicant, as well as Jim Sharp from Sharp Engineering the civil engineer for the project.

Mr. Klein stated that they were there back in March and will tailor his presentation to what they have revised or amended since that meeting based on the comments from the original Township Consultant reviews, as well as the discussion they had in March.

Mr. Klein said they are on Silverbell just SW of the Milosch Palace Dealership, and just south of the Peninsula Development Cultivation facility.

Mr. Klein added that looking at the plan, what they have revised since last time based on the comments received on the two ingress and egress drives, the two curb cuts remain, however they did narrow those down to a single lane width drive to alleviate some of those concerns expressed from the Board here. The other was in relation to the curbside pick-up where they had previously had queuing lanes that were wrapping around the back of the building, they have now dedicated six parking spots to the north side of the rear of the building for curbside pickup as opposed to queuing lanes. They also addressed a number of items in the comments related to sidewalk width, handicap parking, etc. Those were the major items that they were talking about back then. He believed that the curbside pickup issue has been resolved within the Township in terms of it being an allowed rule by the state for the licensing and regulation of the CRA.

Mr. Klein showed them the clear access around the building by the Fire Department. They also added additional information about drainage and grading as well. All of that information has been provided. In the floor plan, they added parking blocks to the curbed areas. He thought they could discuss that a little bit, he was going to go through what he believed were the current comments by both the Township Planning and Engineer.

Mr. Klein stated in relation to the curbside pickup they amended the back canopy of the building and reduced that now that it is no longer that queued drive lane, they pealed that back so that it is still providing the delivery personnel with some protection from the weather as they deliver to curbside.

Mr. Klein said that the photometric plan was revised to reflect all of these plan changes. It is essentially the same. They also indicated the security fixtures or those that will be on for security purposes at night whereas the four poles in the front of the parking lot or nearest to Silverbell can be dimmable lights, they kind of dial down after 11 p.m. He showed them a couple of views of the street.

Mr. Klein stated that they did provide a traffic study as requested. He knew that at this time it is still under review by the Township Engineer, however per the conclusion of recommendations of the traffic engineering consultant that was retained by the applicant. Essentially their conclusion was based on the information listed in the report on generated trips and everything else that goes into the study. Traffic engineer determined that the proposed Peninsula Dispensary located on Silverbell Rd. should have a very limited impact on the existing traffic operations. Again, they understand it is still under review by Township Engineer.

Mr. Klein said that in the Township Planners review there were a few clarifications or a couple of minor things to be corrected on the plans. In the first one they indicated that they have a typo in their calculations that they were calling 56 parking spaces when there are 64, they will get that corrected. The wheel stops they will look for some direction from the Planning Commission on location if what they have shown is adequate or required. Typically, when they layout sites and design they provide one or the other in terms of a curb stop or a curb. This pavement throughout the development is curbed so he didn't know if that would be looked at as redundant or necessary, but they certainly would appreciate some input on that, and then they will show whatever is requested. Regarding the lights, the four pole fixtures that are near Silverbell will be dimmable to dial down the light intensity after 11 p.m. He thought that most of the bolded items that again if they could get a motion tonight relate to things that were discussed and they gained their correction related to the exterior materials being used, the planter boxes on the east side of the building, the number of parking spaces within the front yard, and the lighting plan. The pickup operation has dedicated spots, six to the rear of the building for that function.

Mr. Klein stated that in the Township Engineer review he thought a number of these in terms of under their conclusion section can be addressed in the engineering plans. They can certainly provide an ADA ramp at the 5-ft. stripes base in front of the entry door, as well as either side of the crossing at the main drive aisle. Again, they provided the traffic study and didn't believe there was an issue with the request regarding the sanitary sewer.

Mr. Klein said in the memo that he submitted in response to the original letters item 11 on page 5 summarizes their opinion on the traffic impact. They included some information from the SE Michigan Council of Governments traffic volume map which they can find online. Their average daily trips for Silverbell Rd. in this location is 14,300. According to the Highway Capacity Manual 6th addition indicates a four-lane road with left-turn lanes such as Silverbell has a capacity that likely exceeds 36,800 vehicles per day. With what the traffic study has displayed, well below any impact that would cause any change to the traffic pattern. They can wait for the Township Engineer's response to that.

Planner Wojciechowski read through his review date stamped May 10, 2022.

Engineer Landis read through his review date stamped May 11, 2022.

Acting Chairman Gross stated that they did have the report from the attorney's office that indicates that a revised plan showing that this includes a pickup operation as opposed to a drive-thru would be an appropriate approval of a site plan for this development. The report gave some definitions of drive-thru versus curbside service.

Trustee Urbanowski said regarding the waivers, she did believe that they talked about the boxes at the last meeting. She recalled that it looked better than the bollards, she was ok with that, she was ok with the planter boxes, and thought that someone mentioned that as long as the landscaping is kept up. She added talking about the parking it makes sense to have the parking in front of the building. The front of the building faces Silverbell she was ok with that because they do have those parking spaces in the back for their pickup, so it made sense for them to have the parking more in the front than in the back. They did talk about the materials earlier because they wanted to get some of that out of the way before they left here to make sure that they weren't giving them another thing to think about. She wanted to mention that they did have approval from their Fire Marshall, and Public Services said that they had the capacity.

Trustee Urbanowski asked if they will be extending that sanity sewer? Mr. Jim Sharp with Sharp Engineering replied that the first time they came through here, there was an emergency

repair that was recently done at M24 and Silverbell on the west side of the road. They were proposing a grinder pump which was similar to what they had done to the development to the west. Since that time with the emergency repair and the potential future development on the northwest corner of Silverbell and M24, they thought it was in the best interest not to maintain a pump for the perpetuity of the development and to extend that sanitary sewer from that intersection to their property. Engineer Landis had made a comment that they are going to extend that sanitary sewer across their property, he thought they could give the easement across the property which is what it says in the letter but they were not intending to extend the sanitary sewer line all the way across the property because the next property is already connected via a grinder pump and then they have the large landfill next to that. It didn't make sense to extend the sanity line all the way across their property.

Engineer Landis stated that they are extending the main all the way from M24 into their site, so it is not like it is right at their easterly property line. There could be some consideration given to the cost that they are incurring to bring it that far and the future extension on another development if they wanted. They typically ask that utilities be extended to the property line but again they could give some consideration to the expense that they are incurring to bring it that far into mid-site.

Mr. Sharp stated that there is a sanity sewer on the south side of the street so anything that developed over there would connect to the existing sanitary sewer. An extension to their westerly property line again, they are also the property to the west which is already connected to that sewer via grinder pump, so it didn't make sense to extend it all the way down, he didn't see anyone connecting to it in the future.

Secretary St. Henry stated that looking at this plan versus what they reviewed a couple of months ago seemed to address any concerns that he had especially in regard to the in and out off of Silverbell and the curb cuts. The circulation seems to be better; the stacking issues have been addressed; the pick-up issue has been addressed.

Acting Chairman Gross asked if there were any comments from the public. There were none.

Acting Chairman Gross said that they have two items before them relative to this request. They have the waivers for the planter's bed setback and for the front yard setback. They also have the consideration for the site plan as submitted this evening.

Acting Chairman Gross asked if there was a motion? He added that they could proceed first with the requirements regarding the Lapeer Overlay Design Standards in Ordinance #78, Section 35.04(A).

Moved by Trustee Urbanowski, seconded by Commissioner Brackon, that the Planning Commission grants the Lapeer Overlay Site Design Standard waiver for the 10-ft. planting bed setback and 50% threshold for front yard parking, for PC-2022-08, Peninsula Development Site Plan located on a vacant parcel located east of 210 W. Silverbell Rd. (Sidwell #09-26-300-014) for plans date stamped received 04/27/2022 based on consideration for the following and the following findings of facts: the planter boxes are aesthetically pleasing and will do their job just as well as the bollards would do, the 50% threshold for front yard parking is necessary due to the parking in the back of the building that is required for their pick up so it makes more sense to put it in the front of the building for traffic flow.

Roll call vote was as follows: Walker, yes; Gross, yes; Urbanowski, yes; Brackon, yes; St. Henry

Motion carried 5-0 (Gingell Absent, Reynolds recused)

Acting Chairman Reynolds said the next item they have is the site plan as submitted dated 4/27/2022 with revisions that were suggested by the applicant, and he felt they addressed all of the planner's questions in their report of May 10th. Then there are some issues relative to the engineer's report of May 11, 2022, primarily regarding the sanitary sewer extension to the west property line. He asked if there was a motion on the site plan.

Moved by Commissioner Walker, seconded by Trustee Urbanowski, that the Planning Commission grants site plan approval for PC-2022-08, Peninsula Development Site Plan located on a vacant parcel located east of 210 W. Silverbell Rd., (Sidwell #09-26-300-014) for plans date stamped received 04/27/2022 based on the following findings of facts: that the applicant has indicated that most of the issues that were here before them when the applicant had appeared before them last time have been resolved; the only ones remaining are the ones that the unresolved issues related to the Township Planners review letter, the Townships Engineers review letter, and the Fire Marshals review letter. The applicant has indicated his willingness to cooperate with the Engineer and the Planner to resolve these last remaining issues and therefore would move that the site plan be approved.

Discussion on the motion:

Acting Chairman Gross asked for clarification on the issue relative to the extension of the sanitary sewer to the west property line. He asked if it was sufficient to accept the extension of the sanity sewer from Lapeer Rd. to the east property line and end it there? He asked if that was correct, midway?

Commissioner Walker amended the motion, and Trustee Urbanowski re-supported that it was sufficient to accept the extension of the sanity sewer line from Lapeer Rd. to the east property line and end it midway.

Roll call vote was as follows St. Henry, yes; Walker, yes; Urbanowski, yes; Brackon, yes; Gross, yes. **Motion carried 5-0 (Gingell absent, Reynolds recused)**

B. PC-2021-07, 5-Year Master Plan Update

Chairman Reynolds asked Planner Arroyo to give an overview of why they are discussing the strategy tables and just a general outline of what their expected outcome is.

Planner Arroyo stated that as many of them may be aware the Township is seeking certification from the Michigan Economic Development Corporation (MEDC) under their Redevelopment Ready Communities Program. The current draft plan was submitted by the Township to (MEDC) for an informal review. They were very favorable about the contents and the plan but there was one item that they suggested. As they will recall the action strategies included all of their action strategies, but it did not assign responsible parties, and it did not assign a timeframe priority, as well as some of the information that they have and if they look at the table it is included in their packet. The (MEDC) has indicated that in order to get all the points that they need, so their plan checks all the boxes that they really need to fill out at least the responsible party and the priorities prior to adoption. He didn't think that they were required to go through and identify the funding sources, that is something that would come later.

Planner Arroyo said if they look at the first page just to refresh their memory the timeframes are intended to be guides. A short timeframe is intended to be three years or less to accomplish a medium to long-term timeframe would be more than three years. So, in terms of priority, it is

that simple it is either short-term or it is a medium till long term based on the three-year. In terms of assigning a lead body typically, it would be the administration, Planning Commission, or the Township Board, it could be some other body but typically those are the key entities that are responsible for these strategies.

Planner Arroyo said they could go through these and thought a lot of them were straightforward. There may be a couple they will need to discuss but thought a lot of the were straightforward in terms of how they might work.

Chairman Reynolds asked from a sense of discussion of timeframe, is there a right or wrong answer here or should there be some of these goals that they look at as a picture to prioritize or individual line items? Do they think that some of these are tackled better by a goal as a whole versus single line items? Planner Arroyo replied that he thought the timeframes were aspirational, so it is not the end of the world if they don't make it. Obviously, sometimes they need budgeting, sometimes they need all other factors they don't control in order for them to happen. He thought that they could think of these as being very general. He would go through each one and figure out what seems reasonable. If they don't end up doing it in three years, they are not going to get penalized. They are going to make their best effort and if certain factors happen then it might be four or five years, it is aspirational.

Chairman Reynolds asked Planner Arroyo to walk them through Action Strategy items.

Planning & Zoning Director Girling stated that their goal would be for this to be completed prior to the public hearing. Although they are done at a relatively early time, they want to put some time into it. If no one looked at this ahead of time they would like to make progress but keep in mind she could put it on the agenda next time also. She didn't want them to rush thinking they have to fill all of the information in tonight. If it is possible then wonderful, if they need to reflect and look at it then maybe there is something that they say pass for right now. She asked all of them that were given a copy, in addition to their electronic, to hold on to it as they are working through this if it is not done in one evening.

Commissioner Brackon asked why don't they just try to be optimistic and put less than three years for all of them? Planning & Zoning Director Girling replied that looking at their agendas looking at the time they all get done are they setting themselves up for failure and how can they think they are going to do it all at once. If that is what their desire is, then that is what they will do.

Planner Arroyo thought they wanted to try to be realistic, if they do it early too that is not a problem either. They are all fairly experienced with what is accomplishable, he thought, in the Township and had a good sense or gut feeling of what could really be done in three years. He thought it was good to try to assign a realistic timeframe and maybe more of them are short-term than long-term and that is fine.

Chairman Reynolds said let's go through some line items. He believed in a general sense to help to guide the conversation. Some of his thoughts were that a lot of the zoning items are something that they are going to tackle with the administration. He thought it was the advocacy items the capital improvement and the other items that they maybe need to consider who that fall within, maybe to kind of kickoff and supporting partners. He asked Planner Arroyo if that is going to be future entities or future defined entities like MEDC or just at this goal they are trying to say who as part of their current team is those other supporting partners. Planner Arroyo replied that if it is clear that there is an outside agency or entity that would make sense to list, they can list them, if they don't know they don't have to list them.

Chairman Reynolds said under Goal 1 – "High-Quality and Diverse Housing": Zoning Action Items (1a): Developing standards for "missing middle" housing.

Chairman Reynolds said that is something that they do with their Planning & Zoning staff along with the Planning Commission and to him, that was a short-term goal. He thought that was something as they adopt future zoning ordinances it is something that they work with the Township Board. That was his first line item as an example. He asked if that would be accurate? Planner Arroyo replied that he thought that would be perfect. The lead body would be admin/PC and then they would put in a timeframe short, and the supporting partner they would list Township Board, so TB would be the abbreviation for that, as you just described that he thought that is how they would show that there.

Chairman Reynolds said to maybe simplify or jump ahead here with goal one, he wants to talk through maybe long-term, short-term strategies with these. They can make a blanket statement, but they can also go line item. He thought all of these zoning action items were admin/PC and they were going to partner with the Township Board on them. He added that if anyone disagreed speak up. Just talking through short-term and long-term goals.

Chairman Reynolds said the next one (1b): Enable residents to age in place by creating zoning standards that encourage the development of active adult housing in a variety of styles, including detached and attached single-family homes, and multi-use developments. He thought that was also short-term to him.

Trustee Urbanowski said she agreed. This is something that they are actively talking about anyway, and she had two people ask about this in particular at the Master Plan Open House.

Chairman Reynolds stated (1c): Assess and amend ordinances as needed to ensure open space required within develops offer adequate public amenities. He asked if it should be short-term or long-term? Commissioner Brackon replied short.

Chairman Reynolds said (1d): review and, if necessary, update standards for buffering of non-residential uses from residential uses. He thought that should also be short. He asked if there were any disagreements? There were not.

Chairman Reynolds noted (1e): apply standards for street and subdivision design that require connectors between neighborhoods that improve residential access promote public safety access and minimize traffic congestion. He thought that was also a short-term goal. Vice-Chairman Gross said it was ongoing yeah.

Chairman Reynolds stated the next was Advocacy Action Items: Those are kind of bigger picture. (1f) Promote residential retrofits for accessibility in order to help seniors remain in their homes. To him, it was not necessarily an ordinance requirement. He thought it was more like their administration between Zoning or maybe Building Department that they are going to rely on. He thought that they could assist. What he wrote down was administration with supporting partner roles as PC.

Chairman Reynolds asked if they say it is a long-term goal it doesn't mean that it isn't a goal right now it just is a further priority list? Planner Arroyo replied it is true, however, he would say that this one they have already access to some funding that comes from the federal and county level to assist seniors with that type of thing. That could be short, as well as long. They could be doing it now so they could call it short if they wanted to because there is funding that can be made available. Chairman Reynolds said he would be in support of that and then he would feel the same about (1g) Pursue strategies to make Orion Township an age-in-place friendly

community. He felt that those were similar in approach. To him, he said all because he thought that was something that the Township Board, PC, or administration can do. He didn't think that was one entity therefore he didn't have a partner established there.

Trustee Urbanowski said that they are already in support of Oakland County's home improvement program anyway. She couldn't remember what fund it was. Planner Arroyo replied there are the Block Grant Funds and others. Trustee Urbanowski thought that they were already kind of doing it.

Chairman Reynolds stated that Capital Improvement Items (1h): Continue public investment in new and existing pathways, sidewalks, parks, roads, and street trees to improve the quality of life in existing neighborhoods and along thoroughfares. He thought that did occur here but to him, he wrote Township Board since that is who typically initiates capital improvements. He felt themselves and the administration is a partner in that and thought it would be a short-term goal.

Chairman Reynolds moved on to Other Action Items – Facilitate rehabilitation or removal of blighted residential structures. He thought that was the Township Board, administration, and PC as the code hearings officer they do that currently and have had active cases. He felt that the tools were in place, and it was a good short-term strategy especially since it is already happening now, he supported keeping that moving.

Chairman Reynolds said under goal 2 "Natural and Historic Resources" he felt the same as the previous comment for goal 1 for zoning action items he felt that all of them were admin/PC with a partner of the Township Board, so just discussing timeframe. (2a) Adopt a Corridor Open Space Preservation Overlay District or similar zoning mechanism that the Township can use to protect important corridor vegetation and rural areas. He said that was a short-term goal especially since it has been a big topic within their Master Plan.

Chairman Reynolds stated (2b) Assess the Zoning Ordinance and amend it as needed to promote green development that is consistent with leadership and lead standards for those equivalents. He was indifferent about this one, he thought it wouldn't hurt to have that as a short-term goal. They are talking about natural features in a sense of the garbage dump, but it could also be one they push out as a long-term goal. Vice-Chairman Gross said medium. Chairman Reynolds asked if they wanted to introduce three categories or is it just two, short and long-term? Planner Arroyo said whatever they think is right, right now that is the way it is written but they could add a medium if they wanted to. They could make medium 4-5 years and then long greater than 5 years. Chairman Reynolds said he thought it was prevalent, it is important he thought of that as a long-term strategy. He thought they needed to start designating what they see as a higher priority and further priority. Even if they fall closer to the 1-year or 3-year mark they are priority one versus six or seven. He asked for thoughts on supporting it on being long. Urbanowski agreed.

Chairman Reynolds added that (2c) Amend the Zoning Ordinance to allow alternative energy systems. He said long for that one. Trustee Urbanowski said it goes with the discussion with the landfill.

Chairman Reynolds said (2d) Explore the addition of a historic overlay zone to recognize and preserve the recognized historic assets within the Township. He also thought that was long because he thought that some of the other goals are higher priority.

Chairman Reynolds stated (2e) Review and amend the Zoning Ordinance as needed to update lighting standards to lower energy demand and light pollution. He thought this was a short-term strategy because he did think there are some immediate things that they could change in their ordinance. Like a dark sky ordinance and thought the more of the renewable energy or energy

demand side is a long-term part. He defined it as a short for the sake of discussion and simplifying the chart. Trustee Urbanowski thought it was doable in the short term. Chairman Reynolds thought that there were some minor improvements that they could make.

Chairman Reynolds noted (2f) Update the Zoning Ordinance standards to ensure they align with the county's best practice standards for stormwater management and low impact design. He thought that was a short-term strategy and was something that they are considering on a regular basis. Engineer Landis said they just updated the ordinance and the Engineering Standards to adopt the County stormwater standards that were already in place. That happened back in the fall and any site plans that are coming in new as of, he thought, November 1st, they were requiring them to adhere to those new standards. Chairman Reynolds stated with that said that he thought it was appropriate to say short-term goal since it is already in motion.

Chairman Reynolds stated (2g) Require electronic vehicle charging station conduits in both public and private parking lots so that charging stations can be added as demand increases without the need to tear up surface lots. He said he struggled with this one a little bit, he knew they had a major investment by GM, but he hasn't heard tons and he could be persuaded one way or the other about the requirement of it. He wasn't sure, maybe he was behind the times here by saying it is long-term and it needs to be short in the 1–3-year range. Planner Arroyo said to keep in mind that the requirement could just be for a percentage of a parking lot. Planning & Zoning Director Girling said plus if they are just putting the conduit in if it never takes off it is not harming anything. Chairman Reynolds said a valid point he thought that there were some short-term ideas there.

Chairman Reynolds said (2h) Amend landscaping provisions to encourage more natural stormwater management practices, increase tree canopy and reduce overall impervious surface on developed sites. He said that was a short-term goal.

Chairman Reynolds stated, "Advocacy Action Items" (2i) Educate the development community about the benefits of LEED certifications for both residential and no-residential buildings. He put that on their administration and thought it was a short-term goal. It exists now it is just a matter of considering renewable energy sources. He thought just a good framework for an environmentally conscious building. He thought that doesn't hurt and it is a small tidbit to at least they look favorable on it. Trustee Urbanowski asked regarding educating the development community, is there not already continuing education? Would it be more like, this a value we hold, and they are educating them on it? Chairman Reynolds replied as an architect LEED typically gets pushed by the community in which the development is in, or the client itself. It doesn't just come out of thin air. He typically doesn't just say he wants to do LEED sadly enough even though it is good in concept. He thought if they were to promote it or say, are you considering any sustainable practices, it is a bigger book they are talking about disposal of materials utilizing sustainable materials, utilizing like this building that has economizer cycles and there is an on and off, low or eco button. Those kinds of things it isn't just to one category of this, hey you wear a gold crown, and you are perfect, there are other levels that could be implemented and be promoted. Trustee Urbanowski agreed it should be short-term because it goes along with (2b) because they already are saying that is short-term.

Chairman Reynolds read (2j) Continue to promote and publicize the Township's participation in the Tree City USA program. He added that since that is already occurring, he said it was a short-term goal. He thought that was their administration and thought the Township Board and the PC partners with that.

Chairman Reynolds stated, "Capital Improvement Action Items" (2k) Identify and budget for grant and funding opportunities to acquire and enhance parcels adjacent to the environmentally sensitive areas. He thought that was their administration, The Township Board, and he thought that was a short-term goal. It is something that they sort of do now by capturing public dollars with pathways and things and thought it didn't hurt to continue to push that. Trustee Urbanowski asked is it like pocket parks and things like that? Chairman Reynolds replied yeah, he thought it was talking a little bigger picture in the sense of can they have a sustainable retention garden instead of a retention pond. Something that is good for the environment that doesn't hurt and especially if grant dollars can cover the gap in that. Trustee Urbanowski said it was a priority already because they just got that grant to do that garden. Planning & Zoning Director Girling asked isn't it talking about coming up with funding opportunities for the Township to acquire and enhance parcels adjacent to environmentally sensitive areas. So, it would be looking for the Township to come up with grant money to buy land that is adjacent. Chairman Reynold apologized because he misread that. He said he would then support that as a long-term strategy since it is not something that isn't on the docket right now.

Chairman Reynolds said, "Other Action Items" (2I) Explore the creation of a "Friends of Orion Parks" volunteer group to assist with the identification and removal of invasive species and identification and protection strategies for wildlife habitats. He thought it was a short-term goal and it was administration, The Township Board, PC assists with that when developments come in, they ask for development agreements to have it in there. They are advocating for the committee, so he thought that some of those were already in place.

Chairman Reynolds stated (2m) Partner with Orion Schools and local environmental professionals to understand important environmental issues in the Township and region to make recommendations for educating parks and recreation users. To him, that was a Township Board item, PC assists along with the staff. He was open to discussion on the long-term, and short-term goals with that. He thought it was less of a priority from their perspective, he thought it was nice, but in the long list of shorts that they have, he was debating adding another short.

Chairman Reynolds said that leads them to Goal 3 – Economic Development. Similar to prior Zoning Action Items he thought were PC administration with their supporting partner of The Township Board. (3a) Amend the Zoning Ordinance to add mixed-use designations that align with the goals of the Hamlet, Village Center, and mixed-use designations. They thought it was a short-term goal.

Chairman Reynolds stated (3b) Update industrial zoning to accommodate a modern mix of tech, research, and light industrial uses. They thought it was a short-term goal.

Chairman Reynolds said (3c) Review and amend the Zoning Ordinance as needed to ensure the development review process is as efficient and effective as possible. They thought it was a short-term goal.

Chairman Reynolds added (3d) Develop flexibility in parking standards and other site standards for redevelopment sites to enable new uses on physically constricted sites. Lower barriers to positive redevelopment. They thought it was a short-term goal.

Chairman Reynolds noted (3e) Use frontage landscaping standards to improve the appearance of commercial and industrial areas. They thought it was a short-term goal.

Chairman Reynolds said (3f) Consider permitting additional height and or density in the RM-2 district. Review and consider appropriate buffering of taller structures. He thought that was a

short-term goal. To him, that is an area of their PUDs and RM that they need to dig into, whether they agree with it or not.

Chairman Reynolds stated (3g) Implement corridor-specific landscaping and streetscape design concepts. In a way, they are kind of doing this by preserving corridors so it kind of tied together for him and he said it was short.

Chairman Reynolds said, "Advocacy Action Items" (3h) Explore public/private partnership opportunities for corridor improvements. He thought that was a Township Board item and to him, that was a long-term goal, with admin and PC assist.

Chairman Reynolds added (3i) Develop a guidebook showing placemaking ideas for private development sites. He felt that was on their staff and is great in theory but is a long-term goal. He felt that PC and Township Board can assist with that.

Chairman Reynolds said (3j) Develop an annual survey to better understand the needs of the business community and ways in which the Township can provide support. To him, that was a Township Board and their administration assisted by PC. Although he thinks it is great information for him, it was a long-term goal since they have a sea of short-term goals. Trustee Urbanowski asked if they could put the Chamber of Commerce in there for supporting partners? Chairman Reynolds replied they could if they want to specifically call out someone yes. Under (3j) they are saying chamber. Vice-Chairman Gross said it says to develop an annual survey, and asked shouldn't that be short-term? Chairman Reynolds replied that he didn't want to make a blanket statement of let's do it all now because it is not a realistic strategy if they are saying everything is short-term. Trustee Urbanowski said the Chamber of Commerce already does a survey every year just of their membership, but they already do one. They can start the partnership, but the information is already out there and maybe making it more cohesive for both. They thought it should be a long-term goal.

Chairman Reynolds noted (3k) Work with MDOT to encourage provisions that allow context-appropriate landscaping within state-controlled rights-of-way, like those along Lapeer Rd. To him, that was a short-term goal only because it could be something they talk about corridors within their Master Plan. He thought they were an assist to that and that the lead would be by the administration and the Township Board.

Chairman Reynolds stated (3I) Strive to target development to corridors with recent public investments including, but not limited to, Brown Road and Baldwin Road. He thought it was a short-term goal. He felt that it was the administration, CIA, Township Board, and PC as an assist to that.

Chairman Reynolds added (3m) Work with property owners and the development community to explore implementations of identified redevelopment site concept plans. To him that was PC and administration, it could also include the Township Board. He was a little mixed on that one. He thought maybe the same as the last one. To him that would be a short-term goal, they see a lot of development occurring these days and thought it would be good to start to help steer the conversations. Trustee Urbanowski asked if this refers to the redevelopment areas that they have identified in the Master Plan? Planner Arroyo replied yes. Chairman Reynolds said administration and short-term, and the Township Board and PC are the partners.

Chairman Reynolds said (3n) Work towards the development of a plan to promote Orion Township's leisure recreation amenities by highlighting natural beauty with important Township, County, and State Parks and Recreation Areas, pon-motorized pathways, and access to shopping and entertainment. Monitor the success of these efforts to ensure that the priority is

on local residents having access and reasonable use of these facilities, striking an important balance so that natural amenities are not overburdened by too many visitors. They thought Township Board, administration, and long-term goal, and thought that PC would play into that with the Master Plan as an assist or a partner. Trustee Urbanowski thought they were already doing this. Chairman Reynolds thought to him it was more about a marketing effort, a bigger kind of game plan of how they promote and market. Planner Arroyo said he saw it as helping Township residents understand great amenities, not everyone knows the great amenities that are here. Trustee Urbanowski thought it was a short-term goal because they are putting in a lot of improvements. Chairman Reynolds stated that said he would support that being short-term.

Chairman Reynolds read "Capital Improvement Action Items" (3o) Annually review and update the CIP to target capital spending to priority areas. He asked right now they don't do much with CIP. Planner Arroyo replied historically you haven't. Trustee Urbanowski stated that they are getting ready to start doing that. Planning & Zoning Director Girling stated that years ago, even though it was supposed to be Planning Commission there was a resolution naming the Township Board to be responsible for CIP. Every year during budget they would have capital improvement, but they were just like extra computers, things like that. They recently contracted with another firm or computer program that literally looked at CIP for the first time in many years, so that is being worked on by their Budget Procurement Director. She would think that would be short because it was definitely kicked off. Chairman Reynolds asked PC and administration would partner with the Township Board with that. Planning & Zoning Director Girling said they would support but it is definitely the Township Board. Chairman Reynolds said the Township Board was the driving entity for it.

Chairman Reynolds added, "Other Action Items" (3p) Establish a beautification award program, with categories for individual residential and commercial/mixed-use properties, as well as collective neighborhood efforts. He thought that was a long-term goal, it was on the Township Board. They can always promote or identify, obviously, they look at citizens of the month, which could be something that the Township Board does. Planning & Zoning Director Girling asked doesn't the Chamber give out a beautification award? Trustee Urbanowski replied that it does give out a Community Beautification Award, but they have to be a member and it is a business, so it is very limited in scope. Chairman Reynolds said so, they don't want to explicitly call them on as a partner.

Chairman Reynolds read – Community Facilities "Zoning Action Items" (4a) Review and amend the Zoning Ordinance as needed to accommodate autonomous vehicles, ride-sharing, and other forms of transportation. They felt it was a long-term goal, with PC, admin, and the Township Board being their partner.

Chairman Reynolds added, "Advocacy Action Items" (4b) Adopt a Complete Streets policy that establishes non-motorized transportation as a policy priority, reflecting that the Township will consider opportunities for improvements to non-motorized connections and facilities whenever new construction projects take place. He thought it was already in place by the Township Board, obviously, they assist with that with the staff, and that was a short-term goal for him.

Chairman Reynolds stated (4c) Explore the creation of an ad hoc committee tasked with the evaluation of sharing facilities and services between adjacent communities, schools, the county, and private businesses with a goal of providing effective and efficient community amenities and services. He thought that was a long-term goal that is the Township Board, that is the staff, and PC would assist with that as projects come about.

Chairman Reynolds noted, "Capital Improvement Action Items" (4d) Consider the priority installation of non-motorized facilities in accordance with the Township's Safety Path Plan and

establishment of the core 15-minute neighborhoods. He thought that was Township Board, admin also partnering with the PC and that is probably a short-term goal.

Chairman Reynolds stated, "other Action Items" (4e) Minimize required street pavement width, where possible, based on the need to support travel lanes, street parking, and emergency maintenance service vehicle access. He thought that was an ordinance item and thought it was PC and the administration working with the Township Board. They thought long-term.

Chairman Reynolds added (4f) Continue to update the Township's recreation Master Plan every five years to ensure the adopted plan is recognized by the DNR and the Township remains eligible for grant and assistance. He stated that is something that their administration does along with the Township Board. To him, that was a long-term goal. PC assists in that if they had some thoughts.

Chairman Reynolds read Goal 5 - Community Character & Aesthetics "Zoning Action Items" (5a) Review and amend the Zoning Ordinance as needed to require high-quality building materials and design standards for all new development. He thought that was the PC and administration. They thought it was short-term.

Chairman Reynolds (5b) Review and amend the Zoning Ordinance as needed to encourage the preservation and reuse of historic structures. He felt it was important but to him, it was a long-term goal.

Chairman Reynolds (5c) Review and update the lighting ordinances to meet the Michigan Dark Skies regulations; consider lighting zones to accommodate all uses. This was a short-term goal for him.

Secretary St. Henry asked about (5b) in regard to the preservation and reuse of historic structures. He thought that should be a short-term goal because to make it long-term and with so much going on in their community right now that if it is not a priority something could happen to one of these facilities and they may regret it down the road. He suggested that they make that just as important with the design standards of new structures. Trustee Urbanowski agreed that it was important but thought it was a multi-pronged equation. With the historic structures what specifically are they talking about? The one that pops into her brain is the Ehmen Center, in the Village but that was privately owned. Secretary St. Henry said the barn on Clarkston Rd., or parts of the Canterbury Village, or Scripp's mansion. Trustee Urbanowski asked what can they do in the short term? Secretary St. Henry said that it was stated to encourage the preservation and reuse of historic structures. Chairman Reynold said it also says to review and amend the Zoning Ordinance. They are talking about creating a design standard or a historic preservation standard. So, that is a new section, a new thought. They do have sections that do speak to preservation their PUD talks about it. Secretary St. Henry said that if there are mechanisms in place now then they are going to continue those, then that is fine. Chairman Reynolds said when they get through the list, he thought it was definitely something to move up in the priority list. The Planning & Zoning Director said when she started there was a survey done by the Orion Historical Society of all of the buildings that they felt was of an age that were of historical value. She thought there could be a couple since that was done and is old enough now that it is not in there, but it would have the oldest. They have their inventory so there would just be a discussion of they know that within the PUD they have a mechanism to preserve. Not that she wants to add anything more to the short, but she didn't see this as coming up with something creative to put in the Ordinance as a way to encourage the preservation, they got the meat and potatoes they just need the language. Chairman Reynolds asked if they wanted to

circle back to that after looking at the list, do they want to move it to short-term since they have some goals in place? Trustee Urbanowski said she would be ok with moving it too short-term. Chairman Reynolds asked if they wanted the supporting partners with Orion Historical Society? He thought they should. They have done that in the past, Porritt Barn, and Howarth School

House, all of which are partnerships between the Township and the Historical Society.

Chairman Reynolds moved on to "Advocacy Action Items" (5d) Establish architectural design, signage, and landscaping of key entryway features at the Township's borders. He thought that this was a Township Board item, they can partner with the staff, but to him it was long-term.

Chairman Reynolds stated (5e) When a property is developed or redeveloped, explore opportunities to link the front and back of the building by pedestrian passages that are open to the public. He thought this was the Township Board and PC. A lot of times it comes up with safety paths, and they are already doing it and thought it was a short-term goal. Admin could be a partner with it, and they could move any of those around from lead to admin.

Chairman Reynolds said, "Capital Improvement Action Items" (5f) Update the Township's CIP plan annually. He thought that was the Township Board, and PC is a partner in that with the administration and he thought that was a short-term item since it is already in place.

Moved by Chairman Reynolds, seconded by Trustee Urbanowski, to receive and file. **Motion carried**

Planning & Zoning Director Girling asked if they wanted it to be populated and back in front of them to look at again to make sure that it was understood? Chairman Reynolds replied that he thought it would get woven into the final Master Plan draft. Planning & Zoning Director Girling asked if they wanted to look it over. Chairman Reynolds replied that he thought it would be worthwhile to look at it one more time, but he thought it wasn't a huge conversation, they kind of flew through it. So, throw it on their agenda for their next Master Plan update.

9. PUBLIC COMMENTS

None.

10. COMMUNICATIONS

None.

11. PLANNERS REPORTS

None.

12. COMMITTEE REPORTS

None.

13. PUBLIC HEARINGS

None.

14. CHAIRMAN'S COMMENTS

Chairman Reynolds appreciated everyone that came to the Open House. It has been a long thought-out process for the update to the Master Plan. As they went through this action strategy outline plan, he did think that one of his comments is taking a look at their PUDs and multifamily developments he thought were worthwhile being maybe a priority in the future. Some of the biggest comments that they got are concerns about some of their PUDs in the last 5-years and how they have influenced their Township residents. He heard concerns about not just recently proposed but other actual construction or completed construction projects about

stormwater concerns, buffers, all of those little things that do disturb their existing citizens and their property. He always appreciates everyone coming out, but he thought that was one of his sections along with the Woodlands piece that is always in the back of his mind to update.

15. COMMISSIONERS' COMMENTS

Commissioner Walker said thanks to Trustee Urbanowski for doing a great job with the book sale. He has been laid up and has not been at the library like he would like to be. He thought that they sold 3,000 books on the first day.

Secretary St. Henry stated regarding the priority project he suggested that they review this perhaps once a year or maybe once every two years just to see if these are truly priorities and maybe knock a few of them off the list that they accomplished. Maybe there are some opportunities to move some back, as they progress through the next five years. Chairman Reynolds thought it was also worthwhile to look at the short-term list and pluck out and make action items and have a schedule to say in June they are going to have three or four sections reviewed and update. Planning & Zoning Director Girling asked Planner Arroyo that really these goals whether she comes up with a laminated thing that is sitting here really should be in front of them each time they are making a decision. These goals are part of any decision. That was one thing that they haven't done with their old Master Plans, they had so many and so many pages that they were overwhelming, and we were not consciously in front of them as the PC was making the decisions. She always thought in her mind that maybe they have a laminated sitting here, so it is right here in front of their eyes as they are looking at their goals for projects. Planner Arroyo replied that when they are looking at things that involve policy decisions or some type of discretionary decisions where they are struggling with whether it is the right thing to do that is really where this comes in handy is having this set of goals and objectives, then they can point to it and say, this is what we were looking for. He agreed. Chairman Reynolds thought it was worthwhile having an agenda item quarterly, just briefly discuss to say what else they want to tackle, and thought that was the list that they should be going back to. Planning & Zoning Director Girling said she thought it makes it easier when they see it quarterly because they have all agreed that the first of each quarter they will be looking at and addressing what action items they are taking. She said that it is required that the Planning Commission and the ZBA have an annual report every year and it has always been just a summary of the cases, they had 10 special land uses, and 18 site plans. Really, it should be really getting into what their goals were and what they did and the actions they took, and what they accomplished, not the cases they took in, that is fine but that really was just regurgitating the cases taken in versus improving and working towards the goals that they are setting in their Master Plan. She wouldn't say every two years, it is frequently because they are going to have to report on it. What action items have they taken toward achieving those goals. Secretary St. Henry said if they are going to do that on a quarterly basis then they really zero in on three or four very top priorities for that quarter. They all have other lives, and careers, and if they went ahead and tried to tackle too much in a quarter, it would be self-defeating. Planning & Zoning Director Girling said she thought that even within the short-term they have to prioritize, there is a lot of short-term they can't do them all at once, they have to be focused. Of all of the shorts lets prioritize at another meeting, not related to what redevelopment wants within their Master Plan but after it is adopted, they have to have those conversations of how they are going to achieve them, is its subcommittees, and how they are going to get there, in what order?

Trustee Urbanowski thanked Commissioner Walker for his compliment. She added that there are a lot of people putting out their books.

Planning & Zoning Director Girling said next meeting, in addition to whatever is on the agenda they will have a discussion on a proposed text agendment. It is all related to General Motors. When General Motors originally came to this community is when they created the (IC) district.

The only parcel in (IC) is GM and the ordinance was basically written strongly with the assistance of GM. They have not touched that zoning district since they came in. They are looking long and hard at that district because it hasn't been touched in many years, there are some things that are very out of date. She is having discussions right now; she will bring what the proposed text is to the June 1st meeting, she is teeing it up for the meeting being with the public hearing on it. Just a heads up that is what is occurring they are looking at an ordinance that really needed updating so there are going to be a lot of things that need to change within there.

16. ADJOURNMENT

Moved by Chairman Reynolds, seconded by Trustee Urbanowski, to adjourn the meeting at 8:37 p.m. **Motion carried.**

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

Planning Commission Approval Date



Charter Township of Orion

2323 Joslyn Rd., Lake Orion MI 48360 www.oriontownship.org

Planning & Zoning Department

Phone: (248) 391-0304, ext. 5000

TO: The Charter Township of Orion Planning Commission

FROM: Tammy Girling, Planning and Zoning Director

DATE: May 25, 2022

RE: PC-18-31, Brown Road Hyatt House Hotel Site Plan Extension

On October 2, 2019, the Planning Commission granted a 6-month site plan extension. On April 15, 2020, the Planning Commission granted a 12-month extension. On June 2, 2021, the Planning Commission granted a one-year site plan extension. The applicant is now requesting an additional extension to the expiration of the site plan. As of today's date, the applicant has approval of their engineering plans, and we are only waiting on the submission of the necessary fees and a pre-construction meeting. Attached please find the minutes from the 9/5/18, 10/2/19, 4/15/20, and 6/2/21 PC meetings, the petitioner's request for the extension, and a small section of the approved site plan for your reference.

As requested, I am providing a suggested motion for the matter mentioned above. Please feel free to modify the language. The verbiage below could change based upon the Planning Commission's findings of facts.

Site Plan Extension (Ord. 78, Article XXX, Section 30.01, C,11)

Motion 1: I move that the Planning Commission **approves** the site plan extension request for PC-2018-31, Brown Road Hyatt House Hotel Site Plan for ______ (insert time frame). This **approval** is based on the following findings of facts: (*insert findings of facts*).

Or

I move that the Planning Commission **denies** the site plan extension request for PC-2018-31, Brown Road Hyatt House Hotel Site Plan Extension. This **denial** is based on the following findings of facts: (*insert findings of facts*).

From: iden kalabat < itkalabat@gmail.com > Sent: Tuesday, May 24, 2022 10:03 AM

To: Tammy Girling <tgirling@oriontownship.org>; Jamal Kalabat <jskalabat@gmail.com>; Salam Kalabat

<salkalabat@gmail.com>

Subject: Hyatt House SPA Extension

Tammy,

I just heard from our attorney for the closing of the Hyatt House Loan and they are pushing it back until 6/15/22. This will mean that we will not be able to pull permits before the 6/2/22 deadline. Can we please request a short extension (3-6 Months) to our Site Plan Approval.

Many thanks,

Iden Kalabat P.E.

President
KALABAT Engineering / JSK Design Group
31333 Southfield Rd. Suite 250
Beverly Hills, MI 48025
itkalabat@gmail.com
Mobile: (248) 798-6077

Office: (248) 600-8707 Fax: (248) 594-5919

Moved by Vice Chairman Gross, seconded by Commissioner Walker, to adjourn the regular meeting and open the Public Hearing at 7:05pm. **Motion Carried**

Chairman Dunaskiss recessed the regular meeting and opened the Public Hearing for PC-2018-35, Grace Premier Senior Living, Special Land Use request for a Senior Assisted Living and Memory Care Facility located at 985 N. Lapeer Rd. (parcel 09-02-126-007) at 7:05pm

Chairman Dunaskiss closed the Public Hearing at 7:10pm and reconvened the regular meeting.

7. NEW BUSINESS

A. <u>PC-2018-31, Brown Road Hyatt House Site Plan, located at 95 Brown Road, 4978 Huston, 101 Brown Rd. and 115 Brown Rd. (parcels 09-32-378-022, 09-32-378-023, 09-32-378-069, -070, -073)</u>

Mr. Iden Kalabat with Kalabat Engineering, on behalf of the owners, Orion Hospitality Group LLC.; presented. They are seeking site plan approval for a Hyatt House Hotel at 95 Brown Road, encompassing the 5 parcels as mentioned. The project is located on Brown Road on the north side, just east of Baldwin Road. The project is currently zoned BIZ and is surrounded by other BIZ zoned properties.

Mr. Kalabat noted they submitted two rounds of plans. The Planning Commission has before them tonight the revised second round of plans which he believes adequately addresses the concerns of the Township Planner and Township Engineer. There are a few items outlined in the reviews provided by both the Planner and Engineer that are minor and he believes can be handled administratively and during the engineering phase.

Mr. Kalabat commented there are several waivers needed from the Planning Commission, most of which have to do with the parking lot setback requirement. The physical constraints on this site, the property dimensions and size, resulted in them downsizing the hotel from the prototype to make it fit on this site. They are requesting waivers from the front yard parking setback along Brown Road and the side yard setback along Huston. He noted in addition to the setback waiver along Huston, they are proposing 4 parallel parking spaces adjacent to the right-of-way width. Mr. Kalabat noted they also need side and rear yard parking setbacks waivers.

Mr. Kalabat explained that most of the waivers they are asking for from a parking perspective, they are compensating with denser landscaping - more trees and plant materials that are larger and spaced closer together. Along with some landscape retaining walls to accommodate some of the grading issues that were outlined in the packets. As an overview, there is approximately a 30 ft. grade difference from the northeast corner to the southwest corner of the site. They are proposing a two-tier landscape retaining wall in the north end of the site to bring the grades down to an acceptable, manageable level. They also, then, can slope from the north end of the site to the south end of the site without everything being on a steep hill. The landscape retaining walls will help screen the adjacent properties which are, however, predominantly of a residential use. Because of those existing homes, although the district is zoned for commercial use and intended for future commercial development, they have taken care and effort to provide proper and appropriate screening using a combination of a vinyl fence and dense landscaping along pretty much of the entire perimeter of the site.

Mr. Kalabat explained they are proposing a 4-story building. The first floor is split between public amenities, hotel amenities and guest rooms. There is also an indoor pool proposed. The

second, third and fourth floors contain consistent guest rooms with common elevator shafts at the center of the building and appropriate fire egress stairwells at each end – a typical design.

Mr. Kalabat displayed several PowerPoint slides to give the Commissioner a realistic view of the site from every angle. He reiterated that the spacing of the trees is a lot less than what the Ordinance calls for. He then played a brief video showing what the traffic flow would look like -vehicles would enter off Brown Road and there is the potential for vehicles to utilize Huston to enter. The southern drive on Huston is actually an egress drive only. There was a suggestion to close that drive but through discussion with the Fire Marshal and reviewing the site circulation, that drive would be vital for egress means to allow, especially for fire trucks, to access the site. The fire trucks would pull into the site from Brown Road, make a right turn, and pull up along the parking spaces there to access both the Fire Department Connection and the fire hydrant per their request.

Mr. Kalabat concluded his presentation by showing a video circulating the site and proposed building.

Chairman Dunaskiss asked Planner Lewan to go over Carlisle Wortman's review dated August 31, 2018.

Planner Lewan noted this is their second review of the plan. The applicant did a good job addressing a number of their comments from the first review. He went over the review and in the review's summary it noted that the plan is generally consistent with the Township Zoning Ordinance and the intent of the Brown Road Innovation Zone. The following were items the Planning Commission need to have addressed prior to a final site plan approval:

- Replacement trees required only for landmark tree removal as noted on page 2 of the review.
- Regarding the Huston road setback The requirement is 40 ft. and the applicant is proposing 19 ft. A variance will be required.
- Waiver consideration of parking lot setbacks subject to landscaping and screening.
 Details were outlined in the review on page 3. As was mentioned by the applicant, they are proposing some additional landscaping and screen walls to help offset the setbacks.
- The applicant needs to provide an explanation of the loading area and loading activities.
 The applicant did provide a truck turning template and it appears that it will work, however there was concern that huge trucks might have to back-up onto Huston.
- Increase the width of handicap spaces as noted; the handicap spot and the space next to the handicap spot.
- Township Engineer approval of the stormwater management and on-site utilities.
- Add the canopy to site plan.
- Revise knee wall detail to match Figure 34.3 of the Zoning Ordinance.
- Consider waiver of screening buffer width as noted.
- Planner Lewan commented that a lighting plan was provided and the lighting locations
 were shown. The lighting levels appear acceptable, the lighting fixture details appear to
 be acceptable but the lighting fixture details don't correspond the notation on the cut
 sheet doesn't correspond to the notation on the site plan. The applicant needs to clarify
 fixture type location notations between site plan and cut sheet should be consistent.

reviewed by the Planning & Zoning Department separately.

Planner Lewan noted that the applicant did provide signage information however that will be

Engineer Landis went over OHM's review dated August 31, 2018.

He noted that in Brown Road there is a 16" watermain to service the site and the applicant is proposing to extend an 8" watermain about 400 ft. along Huston.

Fire hydrant locations appear to provide adequate coverage.

The nearest sanitary sewer is on the west side of Georgia Road and the applicant is proposing to extend 8" sewer to about the middle of their site along Brown Road. From there they are going to extend an easement to their eastern property line to facilitate a future extension of that main. The concern he had was that there is a proposed knee wall placed within the sanitary sewer easement. If the knee wall can't be moved, he suggests the Township request a Hold Harmless letter to protect the Township from costs that maybe incurred if and when the sewer is extended or maintenance is required.

The applicant is proposing to pave approximately 300 ft. of Huston north of Brown to a point just past their entrance.

Engineer Landis continued to go over their review and, in their opinion, the site plan is in substantial compliance with Township Ordinances and engineering standards. However, they ask that site plan approval acknowledge the following:

- Relocate the proposed loading zone since it is partially obstructing the northern driveway to Huston.
- The applicant is proposing a pathway long Brown Road as well as a connection to the building - they are recommending the pathway be extended north along Huston to provide the users of the proposed on-street parking with a paved route to the building.
- Revise the grading on site to the maximum allowable slope of 1:3 which can be addressed during engineering.
- The Township should consider requesting a Hold Harmless Agreement for the knee wall that is proposed within the sanitary sewer easement.
- Regarding the traffic study, OHM's traffic department took a second look at it and still
 had some concerns. It was Engineer Landis's opinion that the revisions would not result
 in any changes to the site plan, it is just a good idea to have a proper Traffic Impact
 Study on file. The applicant should revise their Traffic Impact Study and resubmit it to
 address the comments in the review.

Chairman Dunaskiss noted the review from the Fire Marshal dated August 31, 2018 which he approved conditioned upon the applicant providing sufficient additional information at time of building permit application that includes data or documents confirming full compliance with all applicable building codes, fire codes, and Township Ordinances.

Chairman Dunaskiss also noted reviews from the Public Services Department, the Road Commission, and the Site Walk Report from the Site Walk Committee.

Secretary St. Henry commented on the site walk. He noted that the applicant's video depicts what the Committee envisioned when they visited the property. The parcels that have homes on them now to the east and to the north along statement are for sale. The two parcels to the west,

which the applicant did acknowledge have single family homes on them, are part of the business district and most likely will eventually become commercial. The only concern he had was along Huston pertaining to the 3 or 4 parallel parking spaces. There is not a lot of room there but maybe there can be some kind of compromise.

Chairman Dunaskiss asked the applicant if there was anything he would like to address as far as the comments from the Township consultants?

- Regarding the parallel parking concern Mr. Kalabat said the spaces are 8 ft. from the property line wide. There is about an extra 3 to 4 feet between the property line and the actual back of curb proposed along Huston. That should offer a little more additional buffer. The need for on-street parking, the parallel parking spaces, is driven from the parking requirements for the site. They would be open to a discussion on whether or not those 4 spaces are warranted for the parking counts. They are basing their count on a fully occupied hotel which does not happen very often. Even under that situation, very rarely does every single room have a vehicle that needs parking. Now with advancements in transportation companies like Uber and Lift, a lot of hotels are seeing a decrease in the need for parking. He noted, however, those 4 spaces would also be subjective to the approval by the Road Commission.
- Regarding the consultant comments about the loading zone the intent for the operation of that drive is as follows: there is a 33 ft. wide driveway opening there, the first 10 ft. of that would be dedicated for loading and unloading and access for those vehicles. There is then a remaining 22 ft. wide drive opening where vehicles can go in and out of the site. The drive does allow for two-way traffic beyond the 10 ft. width of the loading and unloading zone.
- As far as hours of operation because of the nature of this business, they have a tight control of when deliveries happen. They are scheduled by the operation managers. Delivers would be scheduled during off-peak hours early in the morning or late in the evenings. Deliver drivers would have two options - they could pull forward onto Huston, past the northern driveway entrance, and back into the loading zone. The loading zone is situated such that it is in close proximity to the "back of house" portion of the hotel. Mr. Kalabat said there are no other appropriate locations to place the loading and unloading zone that would not interfere with day-to-day operations. He concurred that it is in a less than ideal place but one they feel will work. The other alternative would be for the vehicle to pull in forward up to the dumpster enclosure, off load their goods and then there should be significant room - they are proposing 50 ft. of striping for the loading zone area and there is another 22 ft. behind it where trucks could potentially back up without getting into the road right-of-way. They can then make a right turn and circumnavigate the site to exit onto Brown Road. Mr. Kalabat added they do not anticipate large semi-tractor trailer truck deliveries; a lot of the deliveries will be box truck style - although the turning movements they showed were for a 54 ft. tractor trailer. They would have the space to accommodate one but don't anticipate that type of traffic.
- Mr. Kalabat then said he believed that most of the remaining comments and concerns could be handled administratively – revisions to the calculations for landscape replacements and the addition of the hotel canopy on the site plan.
- With respect to the handicap parking spaces Mr. Kalabat disagreed with Planner Lewan's findings. The Ordinance requires 13 ft. wide spaces which is made up of an 8 ft. wide parking space plus a 5 ft. wide agess lane that is striped off. For van

accessibility, the space needs to be 16 ft. - space is inclusive of the parking stahl and the striped area adjacent to it. Currently they are showing all 16 ft. wide spaces – 8 ft. wide parking stalls and 8 ft. wide striped areas adjacent to them.

- Revisions to the landscape knee wall. The way it is currently planned, the building materials match that of the actual building. Mr. Kalabat said he does, however, understand the concern from the Township for uniformity along Brown Road. They could revise the plans so that the knee wall meets Township specifications which he believes can be administratively for approved.
- Regarding the Engineer's suggestion about a pedestrian pathway from the 4 parallel parking spaces, they would be able to provide that and bring it down to the other proposed sidewalk.
- About the grading and revisions to the traffic study Mr. Kalabat concurred with Engineer Landis that revisions to the Traffic Impact Study would not result in a different conclusion. The applicant reviewed the traffic study performed for Menards and the volumes they predicted and projected were actually very close to what they ended up with in their latest revision for the background conditions. They conducted their counts during the road construction of Baldwin and adjusted that by adding a 25% mark up and believed that when that is compared to the resulting background condition, it was very close they are off about 10 or 12 vehicles.

Commissioner Porter commented that he would like to see Huston extended to the north property line; there will be development there and someone will have to pave it.

Vice Chairman Gross said relative to the 4 on-street parking spaces on Huston - Huston has a right-of-way of only 30 ft. which is smaller than a residential street and the paving proposed is only 20 ft. which in effect is making the 4 spaces on Huston on-street parking. He isn't aware of any location in the Township where that occurs. He would be inclined to waive those 4 spaces and maintain that as landscaping. If not, the Planning Commission has to take a strong look at what is going to happen to the north on Huston relative to development and the philosophy they want to see happen there; a more urban setting. He commented that he likes the plan as a whole but has strong concerns about the 4 parking spaces on Huston.

Chairman Dunaskiss asked about the safety path, would the applicant continue it on Huston if the 4 spaces were eliminated? Mr. Kalabat replied, yes. Engineer Landis said his comment regarding adding a safety path there was for the safety of people who would park in those 4 spots. Chairman Dunaskiss said he was looking for a benefit or more landscaping if the applicant is going to eliminate those parking spots. He concurred with the applicant that Uber and Lift are providing more and more transportation.

Secretary St. Henry asked what the Ordinance says about parking spaces? He believed that the applicant was over parked. Commissioner Reynolds agreed that it is narrow there (along Huston) even with it being paved and they don't usually see parallel parking spaces in other conditions similar to this in the Township. If the applicant was ok with moving those 4 spaces, he would rather see it remain as part of the right-of-way especially not knowing what other developments might bring. It doesn't appear there are any entrances or egress components on that easterly façade anyway. Commissioner Reynolds said he would be in support of removing the 4 spaces.

Engineer Landis said looking a little closer at the grading plan, it does not appear that there would be adequate room to extend the pathway north along Huston as Chairman Dunaskiss asked about, beyond what OHM was suggesting if the 4 parking spaces were to remain. There is some difficult grading to contend with at the north end - a tiered retaining wall almost up against the property line.

Chairman Dunaskiss clarified that the applicant has no issue with the replacement trees. It was noted, however, that the Planner's comment was more to adding a notation on the plans.

Chairman Dunaskiss also clarified that the applicant plans on adding the canopy to the site plan that they saw on the PowerPoint renderings tonight. Mr. Kalabat said, yes, and that it is shown as such on the floor plan. They can "turn that on" easily and resubmit that; and it does have a clearance of 14 ft.

Mr. Kalabat commented they do exceed the Township requirement for parking. The aim was to try and accommodate what the hotel franchise would like to see parking at. They have already spoken to the hotel chain about those 4 spaces and they understand putting them there is a bit of a stretch and understands the Planning Commission's concerns. It was noted that eliminating those spaces and replacing the area with added landscaping would enhance that portion of the site significantly.

Chairman Dunaskiss asked what is the average customer stay? Mr. Kalabat explained that the hotel is a combination of traditional and extended stay; he deferred to the question to one of the owners. Mr. Jamal Kalabat, an owner of the development, responded 1 week to 2 weeks for extended stays and probably 30 to 35% of their business is normal transit.

Trustee Steimel asked Engineer Landis exactly were the knee wall intrudes into the sewer easement? Engineer Landis answered their sewer right now as proposed, goes basically up the driveway and in lieu of extending it further east, they are providing a 10 ft. wide easement inside of the right-of-way. The knee wall would be right on it. Mr. Kalabat explained why the easement for the sanitary sewer was placed where it was and believed there wouldn't be an issue with the applicant providing a Hold Harmless letter for the Township in the event maintenance is ever needed - the Township would not be liable for any damages to the knee wall.

Trustee Steimel clarified, however, that everything they need now will be installed. Engineer Landis said the properties between Huston and Estes will need to be serviced by this sanitary sewer when development occurs - the sewer will need to be extended. Currently it is on the west side of Georgia and the applicant is proposing to extend it approximately half way along their frontage, up to the main drive off Brown Rd. Mr. Kalabat said that if the sewer needed to be extended, it would not have to cross the driveway approach. He also noted there is another sanitary sewer on the east side of Estes that they had some discussions on whether or not that sewer could service the block between Huston and Estes. He believed that the determination was that the property would be serviced by the sanitary sewer servicing the hotel.

Trustee Steimel said he would be ok with a Hold Harmless Agreement and then asked how likely is it that the sewer will need to be extended east? Engineer Landis responded, reasonable likely and explained why. Trustee Steimel then asked if it would make sense to have the contractor just extend the sewer further at the same time they are extending to the site? Mr. Kalabat replied, another thing to consider is that in the event the sewer did need to be extended for future development, it would be the responsibility of that developer, not the responsibility of the Township.

Commissioner Reynolds asked Planner Lewan for clarification on the knee wall materials. Was his review comment that the materials the applicant was proposing to use did not blend with what the Township calls? Planner Lewan said yes, what is on their plan shows the knee wall matching the hotel; there are specific standards in the Ordinance so that all the knee walls along the Brown Road corridor match.

Planner Lewan commented there still may be an issue with the size of the handicap spaces. He re-read the Ordinance and van accessible spaces are supposed to be 16 ft. wide, which have, and non-van accessible are supposed to be 13 ft. wide. How the applicant has it is they have 3 van-accessible and 2 non-van-accessible. The two non-van accessible are only 9 ft. wide not 13. He said he did miss the total width in his calculation however the non-van accessible would have to be widened a little and it can be done.

Commissioner Walker asked if 5 handicap spaces are satisfactory under the Ordinance? Planner Lewan said, yes.

Commissioner Reynolds commented he believes the developer made a good effort towards addressing a difficult site. Overall the parking has been met and he was not concerned about the setbacks especially with increased plantings and more mature trees being utilized. The setback for Huston is also sufficient. If the Planner's and Engineer's comments can be addressed, he is in favor of the project.

Trustee Steimel inquired that if the 4 parallel spaces are eliminated, would that take away the need for the setback waiver for the east side? Planner Lewan said it helps, but it will still be needed. Along Huston towards Brown, the edge of the parking is about 14 ft.

Trustee Steimel asked about the screening buffer width and where was it a problem? Planner Lewan said that was an issue on the north and the west. It was Trustee Steimel's opinion that they compensated for that with the wall and with the tiered wall on the north; they did what they can. He was ok with granting the waiver for that, on the north and to the west.

There was discussion on the knee wall material proposed. Mr. Kalabat said the applicant will match the Township standards in the Ordinance.

Regarding the need for a variance – Mr. Kalabat said it is needed because this is a corner lot subjected two front yard setbacks.

Trustee Steimel clarified the site plan will have to be denied based on the need for the variance but they still need to make motions for parking lot setbacks and the buffer and a motion regarding eliminating the 4 parallel parking spaces noting they will still meet parking requirements. It was his opinion that the site plan did not need to come back to the Planning Commission if they receive the variance. The denial should be conditioned upon them getting the variance and then the site plan would be considered approved with conditions.

Moved by Commissioner Porter, seconded by Vice Chairman Gross, to **grant** a 7-foot waiver from the 20-foot driveway to property line setback on the north and a 11.37-foot waiver on the west property line for PC-2018-31, for plans with the cover sheet date stamped received 8/30/18 for the following reasons:

 the applicant did demonstrate the overall design and impact of a specific landscape plan and the amount of existing plant material to be retained on the site; the modification is appropriate based on meeting the following conditions:

- Topographic features or other unique features of the site create conditions such that strict application of the landscape regulations would result in a less effective screen than an alternative landscape design;
- parking, vehicular circulation, or land use are such that required landscaping would not enhance the site or result in the desired screening effect;
- the public benefit intended by the landscape regulations could be better achieved with a plan that varies from the strict requirements of this section;

further, the findings of fact that the added features create a superior plan with better isolation of surrounding property.

Chairman Dunaskiss asked if there was any discussion on the motion or public comment. There was not.

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

Commissioner Porter asked the applicant how they feel about extending the paving on Huston to the property line as suggested by the Road Commission? Mr. Kalabat said that ultimately the determination will be made by the Road Commission. They feel there are significant examples, especially Huntington Bank on Georgia Drive where they paved Georgia Drive just past their driveway approach and no further; precedent was set. It was his opinion that what is proposed is adequate for the current operation and further development can then extend and pave as needed – but, ultimately, they would be subject to what the Road Commission wants. Given the amount of public improvements the developer is incurring already on this site: the extension of the sanitary sewer, extension of the water main all the way to the property line; they are trying to minimize costs in order to save the feasibility of the development. Vice Chairman Gross noted that it would be about 120 ft. of additional paving, in his opinion, minimal. Commissioner Porter added that the Planning Commission is granting several waivers to allow this big building on this little parcel. Trustee Steimel commented this issue is not a show stopper for him and not extending the pavement would discourage people from turning left out of the site and going up Huston.

Mr. Jamal Kalabat responded that as far as extending the paving to the property line, normally in every development, when a development comes in, they pave the road up to the driveway that falls on that road. He gave the example of the road to the west of their property. He feels they have accommodated what has been required of them. They are also extending the water line all the way to the end of the road so it can eventually be extended.

Commissioner Reynolds said he was ok with the road being paved as shown on the plans.

Vice Chairman Gross said he would prefer to see it extended.

Secretary St. Henry said he would prefer to see it extended but it is not, it would not be a deal breaker on the overall development.

Commissioner Walker said he was ambivalent – he would like to see it extended but the applicant has done a lot of negotiating and would hate to see everything fall apart over 120 ft. of road.

Mr. Jamal Kalabat spoke to the comment he made about the sanitary sewer line. He said he knows for a fact that the sanitary sewer line is going to serve only their property. It is not going

to extend across Huston because that is where the peak of the road is. There is another manhole on the east side of their property that is down stream and the sanitary sewer is down stream from there. In his opinion those two will never be connected, there is no need for them to be connected. They were supposed to bring the sanitary line up to the property line and then take a lead to their building, they agreed to extend that sanitary sewer line almost half way in. In his opinion it would just be spending money, he would rather spend that money for something better for public works – extending the road instead of extending a sanitary line, that would be more beneficial to public works and for the benefit of the public. He noted that the property to the east is for sale and already under contract. The development of this hotel is the first in the "gateway", the property to the east would get the benefit of that road more than they would. They are bringing a first-class development, a global corporation and brand name, to this community. A great gateway for future development and they are asking the Planning Commission's help to make that happen.

Moved by Commissioner Reynolds, seconded by Trustee Steimel, to **grant** a 12.21-ft. waiver from the 20-foot required greenbelt adjacent to Brown Road and 20-foot waiver from the 20-foot required greenbelt adjacent to Huston for plans with the cover sheet date stamped received 8/30/18 for the following reasons:

- the applicant did demonstrate the overall design and impact of a specific landscape plan and the amount of existing plant material to be retained on the site; the modification is appropriate based on meeting the following conditions:
 - topographic features or other unique features of the site create conditions such that strict application of the landscape regulations would result in a less effective screen than an alternative landscape design;
 - parking, vehicular circulation, or land use are such that required landscaping would not enhance the site or result in the desired screening effect;
 - the public benefit intended by the landscape regulations could be better achieved with a plan that varies from the strict requirements of this section;

further, due to the following findings of fact: the applicant has made significant improvements to the base landscape requirements by providing additional landscaping and more mature plantings.

Chairman Dunaskiss asked if there was any discussion on the motion?

Planner Lewan commented that if the Planning Commissioners are planning on eliminating the 4 parallel parking spaces, the greenbelt waiver would be less along Huston - instead of a 20-ft. waiver it would be a 6 ft. waiver.

Commissioner Reynolds amended the motion, Trustee Steimel re-supported, to change the Landscape Adjacent to Roads Greenbelt waiver along Huston from a 20-ft. waiver to a 6 ft. waiver.

Chairman Dunaskiss asked if there was anyone from the pubic that would like to make a comment about the motion? There was not.

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

Moved by Commissioner Porter, seconded by Vice Chairman Gross, to eliminate the four (4) parallel parking spaces on the east side of the parcel and to consider the parking requirements met, and that landscaping is to be added where the parking spaces were.

Chairman Dunaskiss asked if there was any discussion on the motion?

Commissioner Porter clarified that there is still some parallel parking on the property – sometimes customers or contractors come in with trailers and they can't fit into any other parking space. It was noted that there was.

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

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

Moved by Commissioner Reynolds, seconded by Commissioner Porter, to **grant** a 17-foot waiver from the screening width between uses along the north property line and a 21.37-foot waiver from the screening width between uses along the west property line for PC-2018-31, for plans with cover sheet date stamped received 8/30/18 based on the applicant meeting the following conditions:

- the applicant did demonstrate the overall design and impact of a specific landscape plan and the amount of existing plant material to be retained on the site; the modification is appropriate based on meeting the following conditions:
 - topographic features or other unique features of the site create conditions such that strict application of the landscape regulations would result in a less effective screen than an alternative landscape design;
 - parking, vehicular circulation, or land use are such that required landscaping would not enhance the site or result in the desired screening effect;
 - the public benefit intended by the landscape regulations could be better achieved with a plan that varies from the strict requirements of this section;

further, due to the findings of fact: the applicant has provided additional landscaping and mature landscaping in their proposed plans.

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

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

Commissioner Reynolds asked if the Commissioner were ok with the loading requirements? The consensus was, yes.

Moved by Vice Chairman Gross, seconded by Commissioner Porter, that the Planning Commission **denies** site plan approval for PC-2018-31, Brown Road Hyatt House Hotel site plan, located at 101 Brown Rd., 115 Brown Rd., 4978 Huston, and 95 Brown Road (parcels 09-32-378-069, 09-32-378-070, 09-32-378-073, 09-32-378-022, and 09-32-378-023), for plans with cover sheet date stamped received 8/30/18; this **denial** is due to a setback deficiency from Huston which requires a variance approval from the Zoning Board of Appeals; if the variance is granted, the site plan will be deemed approved as revised this evening relative to the four (4)

parking spaces on Huston being eliminated; further, the approval will be based on the following conditions:

- the combination of all parcels involved,
- the knee wall revision to be consistent with the Zoning Ordinance,
- the light fixtures notated on the site plan to be corrected and consistent.

Vice Chairman Gross amended the motion, Commissioner Porter re-supported, to include in the conditions:

- any unresolved issues from the Planner's review letter dated August 31, 2018:
 - to revise the tree replacement noting that only landmark trees are required to be replaced;
 - add the canopy to the site plan;
 - revise the knee wall per figure 34.3 in Zoning Ordinance #78;
 - clarify the fixture cut sheets provided on the plan are labeled correctly on the lighting photometric plan;
- any unresolved issues from the Engineer's review letter dated August 31, 2018:
 - revise grading to a maximum slope of 1:3;
 - provide a Hold Harmless Improvement Agreement to the Township;
 - that the engineering plan is designed in accordance with Zoning Ordinance #78, Stormwater Management and Soil Erosion & Sedimentation Control Ordinance No. 139, and the Township's Engineering Standards shall be submitted to the Township for review and approval prior to construction; a detailed cost estimate for the improvements shall be submitted with the plans signed and sealed by the design engineer.
- correct the width of the non-van accessible handicap spaces.

Discussion on the motion:

Planning & Zoning Director Girling clarified the motion denies the site plan approval, however, if the variance is granted from the ZBA and the conditions of the motion are met, the applicant does not need to come back to the Planning Commission. Vice Chairman Gross concurred.

Vice Chairman Gross further amended the motion, Commissioner Porter re-supported, to include the clarification that the motion is to **deny site plan** approval, however, if the setback variance is granted by the Zoning Board of Appeals and the conditions of the motion are met, the applicant does not need to come back to the Planning Commission.

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

B. <u>PC-2018-35, Grace Premier Senior Living Special Land Use and Site Plan, located at 985 N.</u> Lapeer Rd. (parcel 09-02-126-007)

Mr. Butler, PEA, 2430 Rochester Court, Ste. 100, Troy; reiterated they are seeking Special Land Use approval and site plan approval for Grace Premier Senior Living. It is a 63-unit, memory care and assisted living facility located on the west side of Lapeer Road, south of Manitou Lane.

3. MINUTES

A. 9-18-19, Planning Commission Regular Meeting Minutes

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

4. AGENDA REVIEW AND APPROVAL

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

5. BRIEF PUBLIC COMMENT - NON-AGENDA ITEMS ONLY None

6. CONSENT AGENDA

None

Chairman Dunaskiss recessed the regular meeting and opened the Joint Public Hearing with the Board of Trustees at 7:05pm for case PC-2019-47, Lavender Ridge Planned Unit Development (PUD), located on vacant parcel on the southeast corner of Silverbell and Squirrel Roads (parcel #09-36-226-001). The applicant, Jacobson Moceri Orion LLC, is proposing to rezone the property from Suburban Farms (SF) to Planned Unit Development (PUD) to construct a luxury townhome community consisting of 260 residences.

Chairman Dunaskiss closed the PC-2019-47 Joint Public Hearing at 8:36pm.

Supervisor Barnet explained the process of at (PUD).

Moved by Trustee Flood, seconded by Trustee Birney to close the special meeting of the Township Board at 8:39pm. **Motion Carried**

7. NEW BUSINESS

A. PC-2018-31, Brown Road Hyatt House Site Plan Extension, located at 95 Brown Road, 4978 Huston, 101 Brown Rd. and 115 Brown Rd. (parcels 09-32-378-022, 09-32-378-023, 09-32-378-069, -070, -073)

Planning & Zoning Director Girling stated that the applicant was not present but was notified.

Planning & Zoning Director Girling gave an overview of the project. They have made it all the way through engineering and have been in constant contact with them. The next step is to set up a pre-construction meeting, they need to pay their fees, and pull their soil erosion permit and they will meet the commitment of the Site Plan.

Trustee Steimel noted that it sounded like they were close. With the site plan extension, they must start moving dirt before it expires, they need to pull the permits. Now it is October and didn't feel they would do anything in the fall. He felt that a 6-month extension would get them into the spring in case something happens, and if they couldn't get a permit, they wouldn't get started this fall.

Moved by Commissioner Reynolds seconded by Trustee Steimel, that the Planning Commission **approves** site plan extension request for PC-2018-31, Brown Road Hyatt House Hotel Site Plan for six (6) months; this approval is based on the following findings: that they are working

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through final engineering and have made efforts towards adhering all the site plan approval requirements.

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

B. PC-2017-14, Orion Commons PUD – Commercial Site Plan Extension, located at vacant parcel on the south side of Scripps Rd. north of Gunnison St. (parcel 09-23-100-004).

Mr. Kirk Stagner represented the developer Kirco and Lormax Stern, presented.

Mr. Stagner stated that they are continuing to market the property as approved under the PUD. They have not been able to secure tenants at this point enough to proceed any further, but they would like an extension to continue marketing and hopefully develop the property.

Chairman Dunaskiss questioned if there were any further updates from actual tenants or movement or is the market just soft?

Mr. Stagner replied that he was aware that they had talks and tentative deals but that have not gone through.

Chairman Dunaskiss stated that one of the things they look for with the extensions if it is so long then they question if the plan going to work. They do want to give them enough time as it makes sense for the site.

Vice Chairman Gross asked if there were any changes in the ordinances that would affect this plan?

Planning & Zoning Director Girling replied no.

Vice Chairman Gross questioned if there were any changes to a proposed development, they would have to come back to them as a new site plan?

Planning & Zoning Director Girling answered that it is a PUD, she didn't think that they would have to come back for a whole other site plan, they possibly could just amend the PUD agreement. It would come to PC but didn't think it would have to go back through the PUD process, but possibly consider it a minor PUD amendment to entertain the change in the ordinance if there was any. With a PUD they have excepted a plan with what those criteria were so she did not think that any change in the ordinance would impact this because they have accepted that plan with those criteria's and setbacks and everything that was approved on the plan.

Secretary St. Henry asked didn't they come before them a year ago and make an amendment to the PUD?

Planning & Zoning Director replied no; they came back for an extension.

Secretary St. Henry thought they had changed up the types of developments that they were looking at?

Trustee Steimel stated that the original PUD just basically showed this as a commercial property up front so then for this one it came as an amendment as to what they are going to put in.

35

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

5. BRIEF PUBLIC COMMENT - NON-AGENDA ITEMS ONLY

None

6. CONSENT AGENDA

None

7. NEW BUSINESS

A. PC-2018-31, Brown Rd. Hyatt House Hotel Site Plan Extension, located at 95 Brown Road, 4978 Huston, 101 Brown Rd. and 115 Brown Rd. (parcels 09-32-378-022, 09-32-378-023, 09-32-378-069, 09-32-378-070 & 09-32-378-073).

Chairman Dunaskiss asked the petitioner to give an overview for their request of the site plan extension

Mr. Iden Kalabat with Kalabat Engineering, 31333 Southfield Rd., Suite 250, Beverly Hills, MI presented.

Mr. Kalabat stated that the site plan request was due to a couple of different reasons. Originally, they requested the March Planning Commission meeting, because they were coming up on the April 2020 expiration of the site plan. They were at the closing stages of the financing portion of this project. They had not received a closing date from the lender at the time. They put in the request to the Township early, in the event the closing had not scheduled before the April deadline. Since then with the COVID19 outbreak, the lender has put the application on hold. They are at a point where they have all of the necessary permits for construction to start. He has been working with Engineer Landis, and they were dealing with some final sanitary sewer permitting issues and felt he gave EGLE the items that they had requested. He thought they had a permit from EGLE as well. They are at a stage where they are trying to close out and secure financing and start construction. He stated that the extension request is for a one (1) year extension to allow the COVID19 pandemic to come to some resolution and resume working with the lender to try to get this loan closed out for the project.

Engineer Landis said that Mr. Kalabat is correct. The only thing that he thought was outstanding was receiving the sanitary sewer permit from EGLE. They had some very minor comments that have been addressed, and they are just awaiting approval from EGLE. The review process is taking a little longer but felt that they would be receiving the permit soon.

Chairman Dunaskiss asked the Planning Commissioners for their comments.

Vice-Chairman Reynolds stated that he did not have a problem with the one (1) year extension based on the social, and economic situation of the project

Trustee Steimel asked regarding the dates, they are talking about a one (1) year extension from when? Currently, they have an extension in place until he thought May of this year. Are they talking about another year from that or a year from today?

Planning & Zoning Director Girling replied whenever there is an extension, she will always take it from whatever the original approval date was. When they receive multiple extensions, she will always go from what the original approval date was.

Chairman Dunaskiss asked the applicant if that was what his thinking was based on the date of the original approval?

Mr. Kalabat said he believed that would suffice. He thought that the date of the original approval was October 2019. He said he had understood that he was getting a one (1) year approval until April 2021.

Planning & Zoning Director Girling said that according to her records, they did apply well before the expiration date, but due to not conducting two (2) meetings they had to be pushed out. It was early April, based on the original approval dates.

Vice-Chairman Reynolds said six (6) months from October 2019.

Commissioner Walker asked the petitioner if the houses on the property were still there? Mr. Kalabat replied that the houses were still there. He knew that there was a concern with getting them removed as quickly as possible. One of the reasons that they did not do that was because the lenders they were working with did not want any activity on the property. Before the loan closing, there was concern from the title agency, and the closing agency, of anyone that performs work might become a priority lienholder, in case, they had not been paid. The lender specifically asked us not to do any work. They can pull a permit and demo those houses after the executive order is lifted. They will remove those existing homes before, beginning with the lender again, so that it is no longer be an issue with the lender. He knew that was a concern for the Township and they would also like to get those houses removed.

Trustee Steimel thought that the dates should be specified.

Mr. Kalabat asked Planning & Zoning Director Girling if he could request that they extended the date until April 2021? Planning & Zoning Director Girling replied that he can request anything they want, but didn't feel that they could get more than a one (1) year extension at once. She noted that the last extension that they received expired on April 8, 2020. If they are wishing to give him a one (1) year extension she noted it would be April 8, 2021.

Moved by Vice-Chairman Reynolds, seconded by Commissioner Gross that for case PC-2018-31 Brown Rd. Hyatt House Hotel Site Plan Extension, **approve** the Site Plan Extension for one (1) year which would bring it to April 8, 2021, based on the current social and economic impacts of COVID-19.

Discussion on the motion:

Township Code Enforcement Officer Daisley said that the problem that they are having with those houses along Brown Rd. is it is an eyesore. If they extend this for one (1) year are they going to have these eyesores here for another year? He thought that they should come down immediately. The Building Department and Code Enforcement have been getting nothing but excuses for why they haven't taken these buildings down, over these last several years. He thought that they should have some kind of date or timeline, that says, these buildings will be down by this date.

Commissioner Walker asked the petitioner if he would consider a six (6) month extension rather than a one (1) year extension? Mr. Kalabat said that he would prefer a one (1) year extension to allow them ample time. They are not sure when the end of the COVID19 situation will come about. He said he could provide the Building Department and the Township that as soon as, the stay at home order is lifted concerning the construction, that they could expect a demolition permit for those homes within 30 days,

and the demolition of that to follow promptly. He asked if they had a suggestion as to a comfortable timeline that they would like from them for the demolition of those homes. They certainly understand and appreciate the patience, thus far, and understanding why they haven't demolished those yet. They will get the houses demolished as soon as the order is lifted and agreed that they should come down as soon as possible. He requested that the one (1) year be the extension granted with the condition that they get a demolition permit submitted within 30 days of the executive order being lifted; if they were comfortable with that.

Planning & Zoning Director Girling asked if the site plan is extended, and that is a condition and it doesn't happen within 30 days, does that mean that the site plan is automatically expired? That type of condition creates a problem unless they state what happens if they don't adhere to what the applicant had offered.

Chairman Dunaskiss asked if they pull the demolition permit, how long will the permit be open? How much lead time would that give them?

Planning & Zoning Director Girling replied she did not know. She stated, what the PC is responsible for is the site plan. If the applicant doesn't pull the permit within 30 days what is their action? Is it automatically that the site plan is expired? What have they accomplished that he would have to go back through the same thing that he has gone through?

Chairman Dunaskiss asked instead of pulling it, can the stipulation be that he has to come back to the Planning Commission, to give a reason?

Vice-Chairman Reynolds stated that he was going to amend the motion to grant a six (6) month extension unless those houses are demolished, and then it would be a 12-month extension until April 8, 2021.

Vice-Chairman Reynolds amended the motion, re-supported by Commissioner Gross to extend the site plan for six (6) months. If the homes are demolished on the property then that is a 12-month extension until April 8, 2021.

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

B. PC-2020-01, Orion Classic Car Club Wetland and Site Plan, located at 3030 Lapeer Rd. (parcel 09-26-101-015) and an unaddressed parcel at the NW corner of Lapeer and Waldon Roads (parcel 09-26-101-009)

Mr. Daniel Rush of Construction Design Service 2867 Glenwood Ct., presented.

Mr. Rush stated that the proposed project is the Orion Classic Car Club and Restaurant located on the 7-acre parcel of land located at the NW corner of Lapeer and Waldon Rd. The eastern portion of the site is zoned (GB) General Business, and the western portion is zoned (R-2) Residential. The purpose of the project is to redevelop an existing seven (7) acre vacant, idle residential/commercial property into an economically beneficial, esthetically pleasing, new commercial use, geared towards automobile enthusiasts. The proposed site plan proposed was developed with the intent to create a high-quality classic car collection and social facility with associated tenants, office space, and a related theme-based restaurant. In addition to their construction of a two-story 26,000 square foot warehouse/office business, and a 4,000 sq. ft. restaurant building, other improvements include an upgraded stormwater system, a 170-ft.

attorney between now and the public hearing to make sure that what they have proposed is acceptable and they will have their public hearing a month from now after it is advertised.

Vice-Chairman Gross thought it made a lot of sense. It is just a clarification of the ordinance.

Moved by Chairman Reynolds, seconded by Commissioner Hoffman, to receive and file the text amendment and move forward with the next steps with staff.

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

<u>D. PC-2018-31, Brown Road Hyatt House Site Plan Extension, located at unaddressed parcel 09-32-378-075 just south of 4930 Huston Dr. (moved from 7.A)</u>

Chairman Reynolds asked the petitioner to state their name and address for the record and give a brief overview of why they are asking for an extension.

Mr. Iden Kalabat with Kalabat Engineering 31333 Southfield Rd. Suite 250, Beverly Hills, MI presented.

Mr. Kalabat said that this project is a hotel development that was originally approved a year ago. They had a one-year extension due to the COVID19 pandemic. They are at this point requested an additional six-month extension, that six-month extension coincides with a sixmonth extension that they just recently received from the franchise, Hyatt, for this project as well, for branding and developing that. Over the past year, finance engines have been nonexistent for new construction hotels, those are starting to come back in a strong force. Not quite strong now but there is promise on those finance engines getting moving again right now. Whereas before the pandemic they were looking at an 80% loan to value with the financing options that were available for new hotels, that obviously went away over the last 3-4 months, a lot more private financial institutions have been entertaining 60% loan to cost ratio finance engines on them. They are starting to see that trend kind of pick up. The financial institutions are seeing a light at the end of the tunnel in the hotel industry and so they are looking at the next 6 months here to see if this project is something that is viable, is feasible, can be funded. and actually has a need and use for success. They still believe that the location and the project itself would bring value to the area, be a great success in this area. They think the location is excellent for this property and this product. They don't want to continue to take too much of the Township's time in just letting that property sit around, so 6-months would kind of coincide with the franchise extension. If it is not in the cards at that point then they would entertain and start looking at other development options for this property.

Chairman Reynolds said that there were obviously some ongoing issues with the pandemic and a couple of other extensions that they had granted previously.

Vice-Chairman Gross stated that he doesn't want to see them again, he would rather give them a one-year extension.

Trustee Urbanowski said reading back through the notes it was actually April 8th, so if they have to extend it from April 8th then they are already a couple of months into that 6-month extension.

Planning & Zoning Director Girling stated that there was the State of Emergency from the Supervisors office a 3-months of wiggle related to COVID on basically any of them. It still comes to play on the calculation of how much they are going to give them, but they are not late on coming back because of that.

Chairman Reynolds said that they are a couple of months in if they grant a six-month extension, it is truly four at this point and time from today's date or close to it. They have extended this project out before, he knew that COVID really has thrown quite the curveball in the mix. He thought if the project is still moving forward and there is due diligence being done, he was in favor of a one-year extension.

Commissioner Hoffman said he would be in favor of 1 year as well. He noted that this is not the only one that came before them asking for an extension because of financing. They are definitely aware of the financing issues out there.

Moved by Secretary St. Henry, seconded by Commissioner Hoffman, that the Planning Commission approves the site plan extension request for PC-2018-31, Brown Road Hyatt House Hotel Site Plan for one year from today's date. This approval is based on the following findings of facts: that COVID pandemic and the fall out from it has resulted in financial challenges for the applicant, with the market improving and continue due diligence in place they thought that this was a fair extension on the project.

Discussion on the motion:

Mr. Kalabat thanked the board for the one-year extension. He said he didn't want to overreach their request so he really appreciated their understanding and working with them on it.

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

8. UNFINISHED BUSINESS

A. PC-2021-07, Master Plan Update

Planning & Zoning Director Girling stated that she put it on the agenda just in case someone had anything.

Planner Fazzini said that they will have the survey summary that was requested for the market assessment, leadership advance survey, and then the posters to them early next week for any comments before the 16th Open House.

Chairman Reynolds stated that this is alluding to their next meeting which is on June 16th from 4:00-6:30 pm. They welcome everyone's public input no matter what their skill set level is. He knew that there was a press release that went out from the Township, it went out in the Orion Review. They welcome everyone's discussion points; this is the initial information-gathering phase from that. They are going to take that information along with the leadership survey results, the online survey results, and start compiling that data into what they would call their Master Plan. This is a big process, this is the time to put their input in and hoped that everyone comes out with great force, all ages, all occupations, any interest that they have please come forth. If you can't make it feel free to reach out to them, they are available. The Master Plan updates landing page is on the main page of the Township website. There are many opportunities for them to provide input and review. He believed that there was going to be some items as a follow up to their workshop that will stay open for a period to allow some continued interaction, so if they weren't physically able to come, whether it be COVID restrictions or guidelines, or just a general conflict in their schedule there is still an opportunity and there will be additional opportunities moving forward. Please make sure that they participate in any way shape or form that they will be able to.

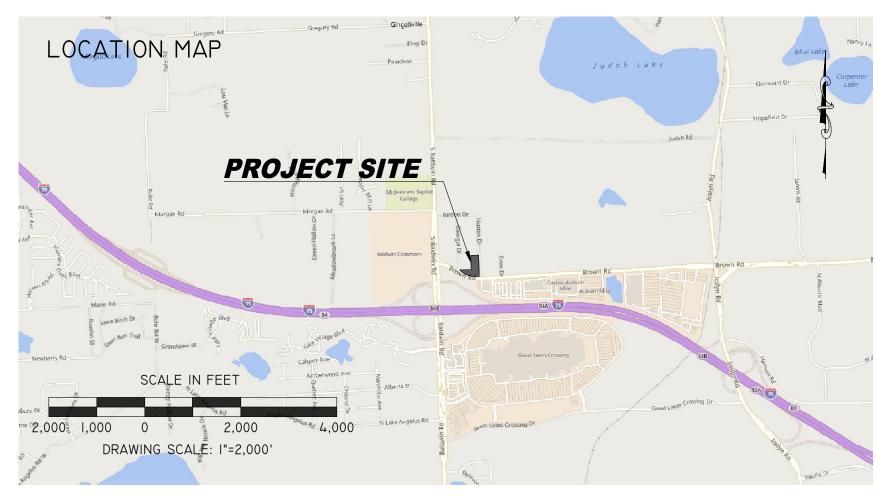
HYATT HOUSE HOTEL

95 BROWN RD. ORION TWP, MI 48359

SITE PLAN APPROVAL PACKAGE

PREPARED FOR ORION HOSPITALITY GROUP LLC





LEGAL DESCRIPTION

A PARCEL OF LAND IN PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, T. 4 N., R. 10 E., ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN BEING ALL OF LOTS 72 THRU LOTS 74 AND PART OF LOTS 75, 76 & 77 OF SUPERVISOR'S PLAT NO. 5, AS RECORDED IN LIBER 54A OF PLATS, PAGE 93, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS; COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 77 THENCE S 89°55'00" E 28.31 FEET TO A POINT ON THE FUTURE 60 FOOT RIGHT OF WAY OF BROWN ROAD AND POINT OF BEGINNING; THENCE S 89°55'00" E 176.69 FEET ALONG THE NORTH LINE OF SAID LOT 77 TO THE NORTHEAST CORNER OF SAID LOT 77; THENCE N 01°13'30" E 1000.00 FEET TO THE NORTHWEST CORNER OF LOT 72; THENCE S 89°55'00" E 205.00 FEET TO THE NORTHEAST CORNER OF LOT 72; THENCE S 01°13'30" W 200.00 FEET TO THE SOUTHEAST CORNER OF LOT 75; THENCE N 89°55'00" W 93.22 FEET TO A POINT ON THE SOUTH LINE OF LOT 75 AND THE FUTURE 60' R.O.W. OF BROWN ROAD; THENCE 308.19 FEET ALONG THE ARC TO THE LEFT AND FUTURE 60' R.O.W. WITH A RADIUS OF 505.00 FEET WITH A CHORD BEARING N 70°40'41" W AND A CHORD LENGTH OF 303.43 ALONG FUTURE 60 FOOT RIGHT OF WAY OF BROWN ROAD TO THE POINT OF BEGINNING. CONTAINING 1.12 ACRES OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

OWNER

ORION HOSPITALITY GROUP LLC 31333 SOUTHFIELD RD. SUITE 250 BEVERLY HILLS, MI 48025

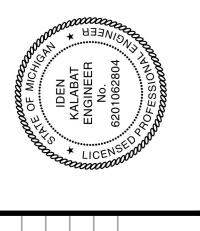
ENGINEER

KALABAT ENGINEERING 31333 SOUTHFIELD RD. SUITE 250 BEVERLY HILLS, MI 48025 IDEN KALABAT IDEN@KALABAT.COM 248-600-8707

ARCHITECT

JSK DESIGN GROUP BEVERLY HILLS, MI 48025 NATHAN@KALABAT.COM 248-600-8707

	SHEET INDEX		
SHEET NO.	SHEET TITLE		
C0.0	TITLESHEET		
S-1	TOPOGRAPHIC SURVEY		
C1.0	DEMOLITION & TREE REMOVAL PLAN		
C3.0	SITE PLAN		
C3.1	SITE DETAIL SHEET		
C3.2	VEHICLE SWEPT PATH		
C4.0	GRADING PLAN		
C4.1	GRADING DETAIL PLAN A		
C4.2	GRADING DETAIL PLAN B		
C4.3	GRADING DETAIL PLAN C		
C5.0	UTILITY PLAN		
C5.1	STORMWATER MANAGEMENT PLAN		
C5.3	PHOTOMETRIC PLAN		
L1.0	LANDSCAPE PLAN		
L2.0	PLANT LIST AND DETAILS		
L3.0	LANDSCAPING SECTIONS		
A-1.01	FIRST FLOOR PLAN		
A-1.02	SECOND-FOURTH FLOOR PLAN		
A-3.01	EAST AND WEST ELEVATION		
A-3.02	NORTH AND SOUTH ELEVATION		



	NO.	NO. REVISION	DATE	S	NO. REVISION	DATE	PROJECT NUMBER:	SEA
	~	SPA SUBMITTAL	7-25-2018 10		FINAL SPA SUBMITTAL	05-02-2019	CD17-220	
	7	SPA RE-SUBMITTAL	8-22-2018 11	=			DRAWN BY:	
ION HOSPITALITY	က	REVISIONS	8-30-2018 12	12			C.GUNASEKARA	
	4	ZBA APPLICATION	09-06-2018 13	13			СНЕСКЕD ВҮ:	
9, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	2	REVISIONS	01-22-2019 14	4			I. KALABAT	
3 SOUTHFIELD RD SUITE 250	9	REVISIONS	02-26-2019	15				
3EVERLY HILLS, MI 48025	7	REVISIONS	03-07-2019 16	16				
	8	FINAL SPA	03-22-2019 17	17				
	σ	REVISED PHOTMETRIC PLAN 04-03-2019 18	04-03-2019	18				

C0.0

TREE REMOVAL SCHEDULE

SIZE

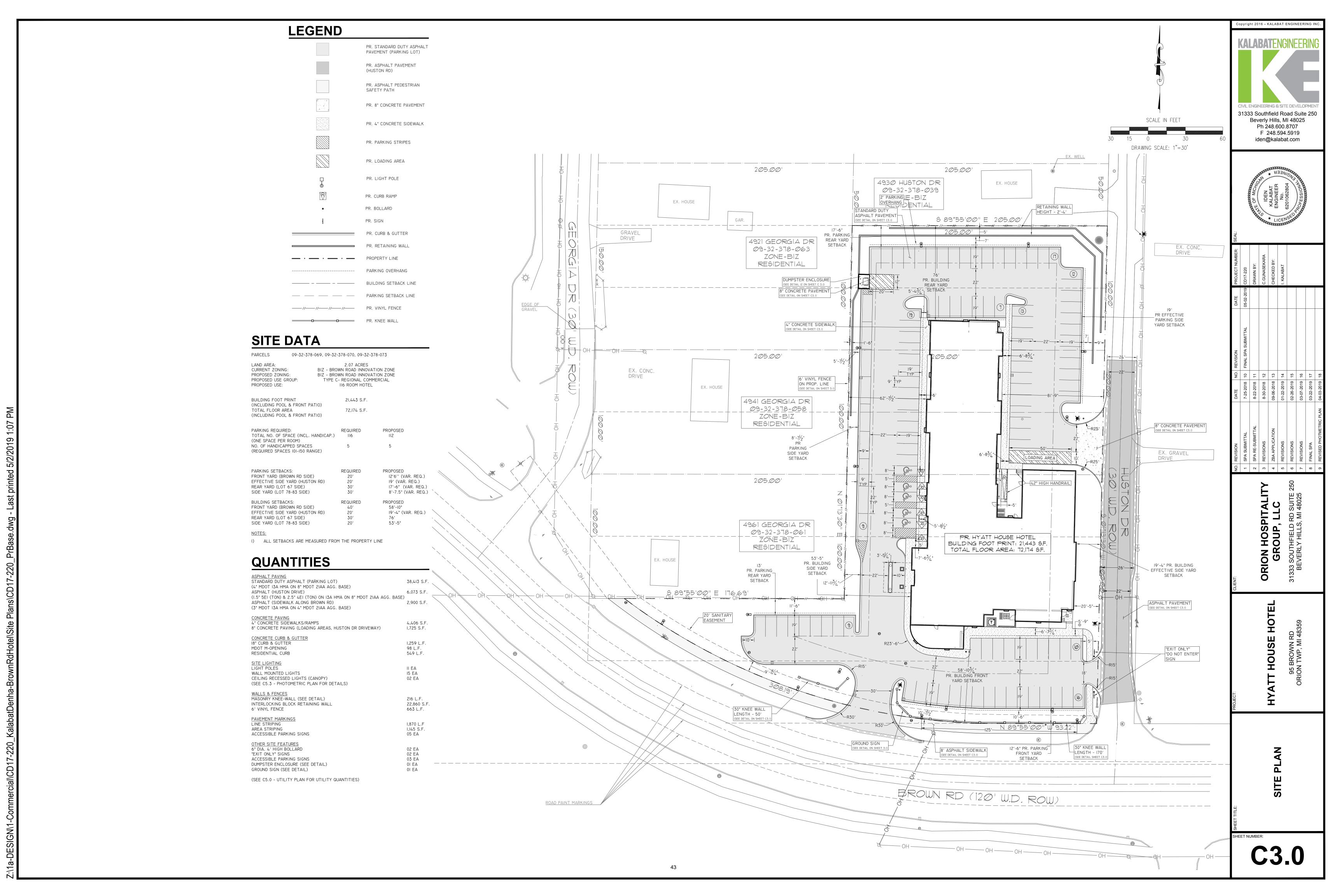
TYPE OF TREE

REPLACEMENT

opyright 2016 - KALABAT ENGINEERING

F 248.594.5919

ORION HOSF GROUP,





Planning & Zoning Department

Phone: (248) 391-0304, ext. 5000

TO: The Charter Township of Orion Planning Commission

FROM: Tammy Girling, Planning & Zoning Director

DATE: June 1, 2022

www.oriontownship.org

RE: PPC-22-17, Conscious Senior Living Landscape Review

As requested, I am providing suggested motions for the abovementioned project. Please feel free to modify the language. The verbiage below could substantially change based upon the Planning Commissions' findings of facts for the project. Any additional findings of facts should be added to the motion below.

Waivers (if applicable)

Landscaping (Ord. No. 78, Section 27.05)

Motion 1: I move that the Planning Commission grants landscape plan **approval** for PPC-22-17, Conscious Senior Living Landscape Review, located at 985 N. Lapeer Rd., parcel number 09-02-126-007 for plans date stamped received 05/16/2022 based on the following findings of facts (**motion maker to insert findings of facts**).

This **approval** is based on the following conditions:

- a. (Motion maker to list any unresolved issues related to the Township Planner's review letter).
- b. (Motion maker to list any additional conditions).

Or

I move that the Planning Commission **denies** landscape plan approval for PPC-22-17, Conscious Senior Living Landscape Review, located at 985 N. Lapeer Rd., parcel number 09-02-126-007 for plans date stamped received 05/16/2022. This **denial** is based on the following reasons (insert findings of facts).

Or

I move that the Planning Commission **postpones** landscape plan approval for PPC-22-17, Conscious Senior Living Landscape Review, located at 985 N. Lapeer Rd., parcel number 09-02-126-007 for plans date stamped received 05/16/2022 for the following reasons (motion maker to indicate outstanding items to be addressed from the Planner's review letter).

RECEIVED

May 27, 2022

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



MAY 27 2022

Orion Township Planning & Zoning

Landscape Plan Review – Modification

Grace Premier Senior Assisted Living – 2nd review

Case Number: PC-2022-17

Plan Date:

12/19/18 5/16/2022 Twp Stamp

Address:

985 N. Lapeer Road

Zoning:

Office Professional (OP)

Parcel ID:

09-02-126-007

Reviewer:

Matt Wojciechowski

Area:

4.34 AC

Rod Arroyo

Applicant:

David Fulkerson

SUMMARY OF REQUEST

The applicant is requesting a modification to their landscaping plan for the exemption of 43 required plantings due to site topography and an attempt to keep a clear sign view for the adjacent church's sign. This request is described in the narrative submitted by the applicant.

As noted by the Applicant, 43 trees and 35 bushes shown on approved landscape plan were not planted. Applicant added 20 trees and 587 bushes, shrubs, plants, and grasses in 13 separate areas. Applicant is requesting consideration of this as part of the waiver request. The following is a summary table from the plan:

Planner Comment: Given the complexity of this review, with a portion of the site being in Orion Township and a portion Oxford Township, we are continuing to conduct our review. We will provide a follow-up letter prior to the Planning Commission meeting on Wednesday.

Respectfully, Giffels Webster

Rodney L. Arroyo, AICP

Partner

CALCULATION TABLE FROM APPROVED PLAN DATED 12/19/2018 ORION TOWNSHIP ORDINANCE REQUIREMENTS NORTH MEMORY BLD. ZONED R2, SOUTH 50 UNIT BLDG ZONED OP ORDINANCE REQUIREMENTS PER ORION TOWNSHIP FOR ENTIRE SITE: GENERAL LANDSCAPING: REQUIRED: 1 TREE / 3000 SF OF DISTURBED LANDSCAPE OPEN-SPACE 93,745 SF / 3000 SF = 32 TREES REQUIRED PROMDED: 31 TREES EVG./DEC. MIX ROW FRONTAGE ADJACENT TO A ROAD:
REQUIRED: 1 DEC/EVG TREE PER 30 LF OF FRONTAGE, 1 ORN TREE PER 100 LF
5 SHRUBS/ 30 LF OF FRONTAGE 0 30" HT.
200 LF LAPEER RO. FRONTAGE/30 = 7 TREES REQ., * 5 = 35 SHRUBS
200 LF LAPEER RO. FRONTAGE/100 = 2 ORNAMENTAL TREES PROMDED: 3 DEC. TREES INTERIOR PARKING LOT LANDSCAPE:
REQUIRED: 20 SF OF LANDSCAPING PER 1 PARKING SPACE
1 TREE / 200 SF OF REQUIRED LANDSCAPE AREA
46 PARKING SPACES • 20 = 920 SF LANDSCAPE AREA
920 SF/200 SF = 5 TREES REQUIRED PROVIDED: 5 TREES & 1,705 SF OF LANDSCAPE AREA SCREENING FOR R2 ZONE ADJACENT TO RM ZONE AT NORTH PROPERTY LINE:
REQUIRED: 1 TREE (EVERGREEN OR DECIDUOUS) PER 30 LF OF FRONTAGE 1 TREE (EVERGREEN OR DECIDUOUS) PER 30 LF OF FR 545 LF OF FRONTAGE(NORTH SIDE)/ 30 = 18.2 TREES PROVIDED: NONE DUE TO SIGNAGE CONFLICT ON NORTH NEIGHBORING POVERTY

TREE PRESERVATION:

REQUIRED: 1:1 TREE RPLACEMENT FOR HEALTHY REGULATED TREES 4" CAL. AND MORE. LANDMARK TREE, PER TWPS. LANDMARK TREE LIST, REPLACEMENT AT RATE OF 1" OF REPLACEMENT PER DBH OF TREE REMOVED. TREES TO BE REMOVED THAT ARE CONTAINED WITHIN THE DESIGNATED BUILDING ENVELOPE, STREETS, ORIVES, SIDEWALKS, PARKING AREAS OR DRAINAGE/UTILITY IMPROVEMENTS, REQUIRE NO TREE REPLACEMENT; EXCEPT LANDMARK TREES THAT ARE FAIR OR BETTER CONDITION IN THE ENVELOPE.

REQUIRED: 250" DBH REQ. FOR LANDMARK REPLACEMENT
250/3" =84, 3" TREES REQUIRED
AND 0 - 2.5" CAL TREES FOR PROTECTED TREE REPLACEMENT

PROMDED: 52, 10' EVG. OR 3" DEC.

June 1, 2022

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





Landscape Plan Review - Modification

Grace Premier Senior Assisted Living (review 2)

Case Number: PC-2022-17

Address: 985 N. Lapeer Road **Parcel ID**: 09-02-126-007

Area: 4.34 AC

Applicant: David Fulkerson

Plan Date:

05/16/2022

Zoning: Reviewer: Office Professional (OP) Matt Wojciechowski

Rod Arroyo

SUMMARY OF REQUEST

The applicant is requesting a modification to their landscaping plan for the exemption of 43 required plantings due to site topography and an attempt to keep a clear sign view for the adjacent church's sign. This request is described in the narrative submitted by the applicant.

As noted by the Applicant, 43 trees and 35 bushes shown on approved landscape plan were not planted. Applicant added 20 trees and 587 bushes, shrubs, plants, and grasses in 13 separate areas. Applicant is requesting consideration of this as part of the waiver request.

May 11. 2022 Planner Comments: The following information is needed to determine the required landscaping that the applicant is requesting be waived:

- Applicant shall provide open space area within the boundaries within Orion Township for calculation (27.05.3.a.ii.)
 - 5/31 Updated Comment: The applicant provided the calculation for the entire site; the Applicant shall provide open space area <u>within the boundaries within Orion Township</u> for calculation
- Label and provide details for structure located along the east side of the parking lot (27.05.4.b)
 - o 5/31 Updated Comment: This was not observed on the updated plans and is still deficient
- Applicant shall add clear vision area to plan on south side of Manitou Lane (27.04.4.i)
 - 5/31 Updated Comment: This standard is met
- Parking lot area or calculation is needed on plans to confirm parking lot tree requirement
 - 5/31 Updated Comment: This standard is met
- The plant schedule should identify the trees proposed to satisfy each landscape requirement (open space, parking adjacent to roads, screening for conflicting uses, interior parking lot) within the Orion Township portion of the site. Deficiencies / surpluses by category should be identified.
 - 5/31 Updated Comment: The applicant did not identify the deficiencies (waivers) on the plan; plans should clearly identify the landscape standards that are being requested to be waived from the Orion Township Landscape standards

Date: 06/1/2022

Project: Grace Senior Living Landscape Plan Modification – review 2

Page: 2

Once this information is provided and added to the plan, a waiver may be considered by the planning commission for the deficient landscaping that was not provided per the conditions of approval.

Staff are available to discuss this review.

Respectfully,

Giffels Webster

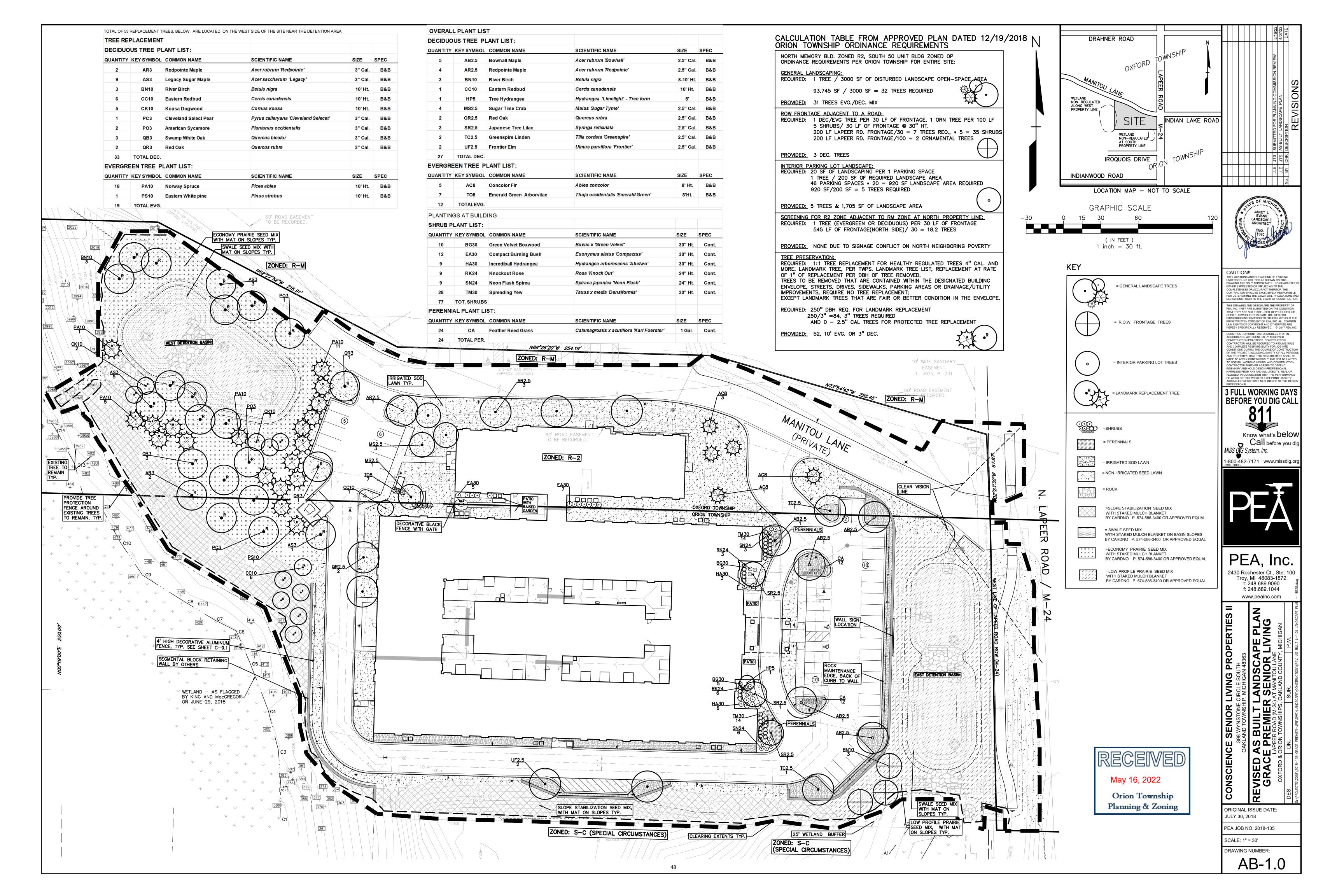
Rodney L. Arroyo, AICP

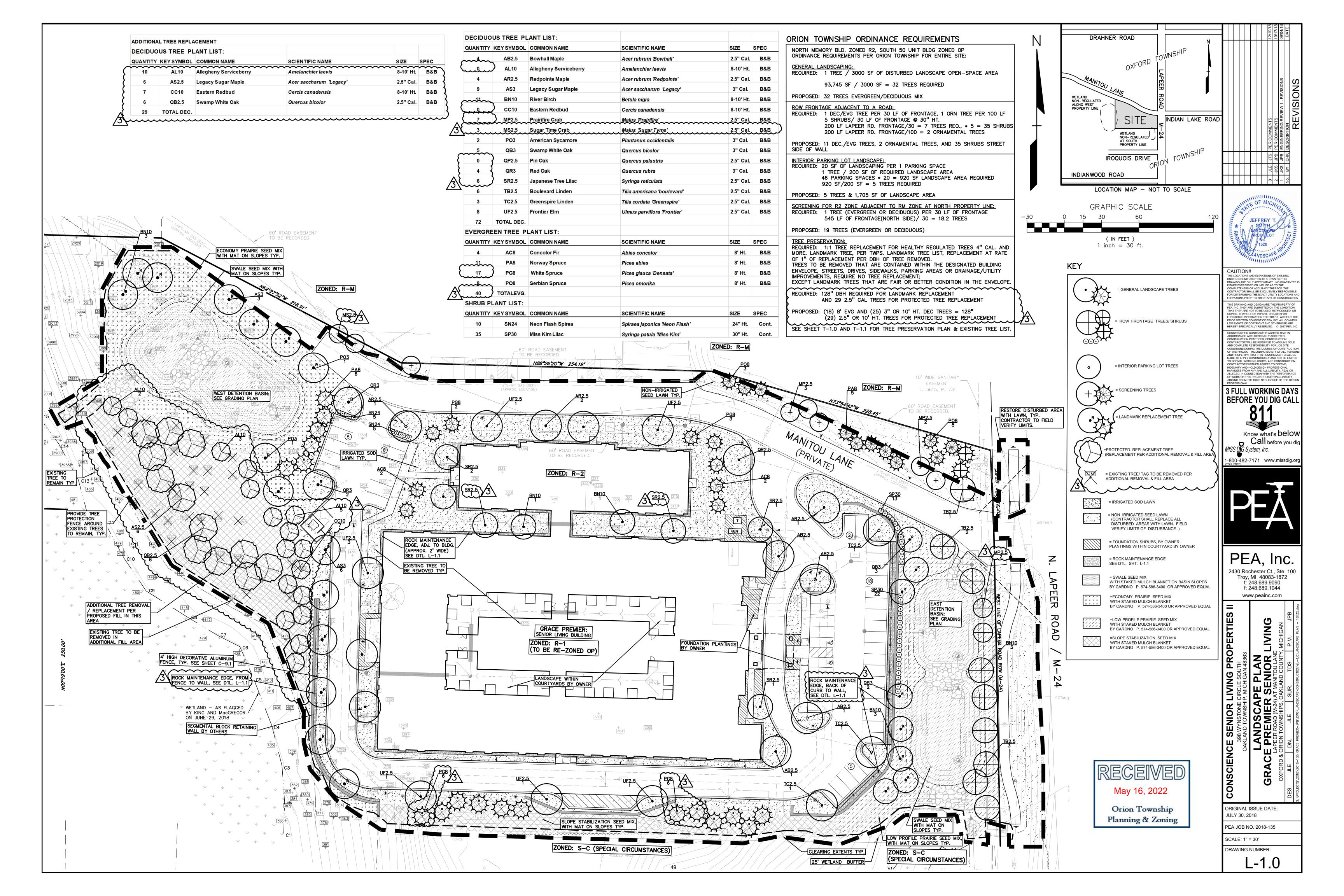
Partner

Matt Wojciechowski, AICP

Mat Vajiv

Senior Planner





CHARTER TOWNSHIP OF ORION PLANNING COMMISSION



RECEIVED

APR 2 0 2022

Orion Township Planning & Zoning

APPLICATION FOR LANDSCAPE REVIEW

Case Number PC- 22 - 17

PROOF OF OWNERSHIP MUST BE INCLUDED IN THE APPLICATION

(Acceptable documentation includes: Warranty Deed, Quick Claim Deed, Land Contract, and Option to Purchase with a Copy of the Warranty Deed. If the applicant is not the property owner, then written authorization from the property owner must be included.)

NOTICE TO APPLICANT

The following application must be completed (incomplete applications / plans will be returned to the petitioner) and filed with the Township. The plans must meet the landscaping requirements listed in the zoning district of the subject property and the criteria specified in Section 27.05 of Zoning Ordinance No.78. If it is determined that the modifications are not minor, then review and approval by the Planning Commission will be required. Please refer to Section 30.02E for a complete list of application requirements.

Date 4/19/22 Project Name Conscious Seriar Living Properties II dba Grave Seriar Living Properties II dba Grave Seriar Living
Applicants Name David Fulkerson - Control Person Living
Applicants Address 398 Wynstane Cin. S.
City Oaklad State MI Zip Code 48767
Phone# 248-670-9823 Fax # NIA E-Mail Land Oglac Serier King. Com
Property Owner Name Conscious Sector Living Properties II
Property Owner Address 985 N. Lapeer Rd., Lake Orium, MI 48362
Phone# 248-670-9823 Fax #248-287-1089 E-Mail Sound Ograce Senior Viving. Co.
Name of Firm/Individual who Prepared the plan PEA, Jim Butler
Address 2430 Rochester Ct, Suite 100, Tray, MI 48083
Phone# 248-689-9090 Fax # 248-689-1044 E-Mail jbutler@peagrap. com
*Please Indicate Above The Contact Person *

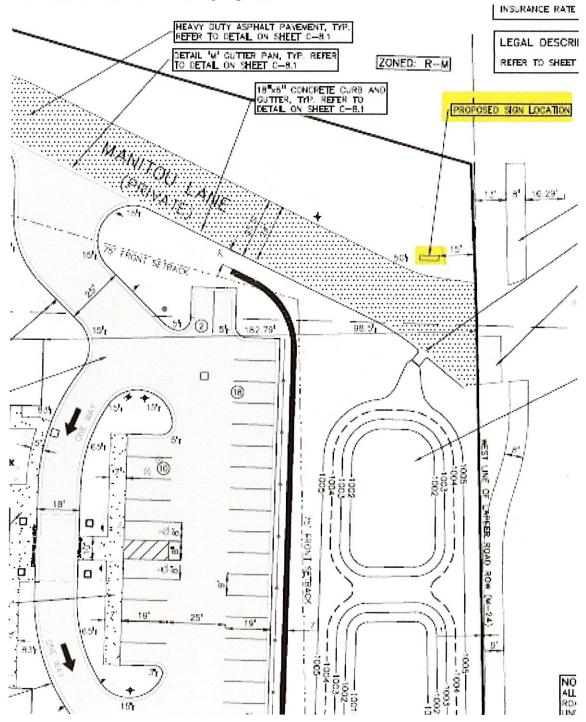
50

Property Description:

Location or Address of the Property: $985 N$ Lapeer Rd., Lake Oria, MI 48362 Side of Street Sest Nearest Cross Streets: Manifou Lane Sidwell Number(s) $09 - 02 - 126 - 007$ Total Acreage 4. 341 acres Subdivision Name (if applicable) N/A Frontage (in feet) 250 Depth (in feet) 850 *Please Attach to the Application a Complete Legal Description of the Subject Property
Zoning Classification: Subject Property Office Ro Lerrional
Adjacent Properties: North Severth Day Advertist South Vacant land East Laper-Rol / Vacat lad West Marithu Lake Sub division Current Use of Property: Seria Living Committy
Modifications Proposed to the Landscape Plan: In cluded as attachment.
****4 Sets Of The Landscape Plan Prepared In Accordance With The Orion Township Zoning Ordinance #78, And The Applicable Review Fees Found In Ordinance #41 Must Be Received With The Application *****
I hereby submit this application for Landscape Plan Approval, pursuant to the provisions of the Orion Township Zoning Ordinance, Ordinance #78, and any other applicable Township Ordinance requirements. In support of the application, I hereby certify that the information provided herein is accurate and the application that has been provided is complete. As the property owner (or having been granted permission to represent the owner as to this application) and on behalf of all owners of this property, I hereby grant the Planning Commission members and Township Building Department staff permission to perform a site walk on the property, without prior notification, as is deemed necessary.
$\frac{\text{David Hum}}{\text{Signature of Applicant}} \frac{4/19/22}{\text{Date}}$

Landscape changes from plan for Grace Senior Living

1. Proposed Grace Senior Living sign location:



What our engineers did not know/fully understand is, the Church has their new, expensive, digital sign just to the north. The church asked us not to block the

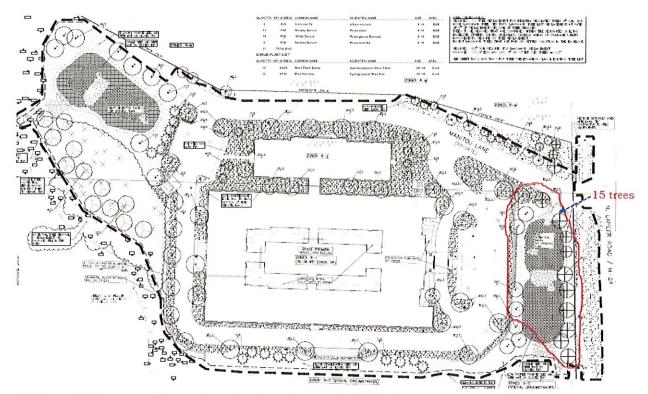
view of their sign with trees. They are struggling a little bit and spent a large sum for that sign to help increase the congregation.

During our site work, the Manitou Lake Apartments rotated their sign from parallel with Lapeer Rd. to perpendicular. The apartments also did not want their sign blocked by the trees or the addition of a Grace sign. Here are their sign locations:



We (the church, apartments and Grace) all worked together to find a solution to them absolutely not wanting the pine trees and our sign blocking their signs. Being a good neighbor, we agreed to move our sign to our wall. This is not ideal for Grace. Our sign is now much farther off Lapeer Rd., parallel vs. perpendicular to Lapeer Rd., and not nearly as visible to drivers going 55-60 mph past our community. See attached letters from the church and apartments to the township to not have this landscape and sign installed.

<u>15 trees between our retaining wall and Lapeer Rd</u>.: If the 15 trees circled in red below are installed it will further decrease our signs visibility.



This could have an impact on the long-term viability for our community. COVID/inflation/the supply chain disruptions have hammered senior living and breaking even has been a challenge since we opened.

At our Orion Township Board and PC meetings we stated our intention to make **Grace a Jewel in the community.** We meant this in terms of

- 1. the care we intended to provide the most vulnerable in our community.
- 2. our building design.

We accomplished both missions:

- 1. Grace was voted "Best Store Front/Curb Appeal" (see attached Ad in Orion Review and Oxford Leader) by both the residents of Orion and Oxford Twp.'s, indicating the residents of our great communities love the way we designed and landscaped our site.
- Grace was voted "Best Senior Living" in Orion Twp. So as nice as the community looks on the outside, <u>the best part of Grace you can't</u> <u>see</u>...the quality of life we provide our residents.

2. <u>43 trees and 35 bushes were not planted from landscape plan (see list in Exhibit A)</u>. <u>But we added 20 trees, and 587 bushes, shrubs, plants and grasses in 13 areas</u>

around the community. See full size landscape plan. Hopefully, the 552 extra bushes, shrubs, plants and grasses is acceptable to offset our difficult site issues with losing

13 trees.

Letter from the Church:

Date: 10/26/21

To: Orion Twp.

Hi, I am the Pastor at the Seventh Day Adventist church next door to Grace Senior Living. Since the beginning we have had an excellent relationship with David and his team. We were very helpful to them by letting them use our parking lot during construction, and they agreed to

reseal it when they were complete. We also share maintenance of Manitou Lane.

David informed us the Grace Senior Living sign was to go directly in front of ours on the south

side. To be a good neighbor, David agreed to move it to their wall and for this we are grateful.

David also showed us the 13 pine trees that were going to be between Manitou Lane and our land. We spent a lot of precious funding on installation of our digital sign and these trees would

have blocked visibility of it for drivers going northbound on Lapeer Rd.

Our request to the township is to let Grace alter their plans by keeping the sign on their wall

and not installing the landscape on the north side of Manitou so it does not impact our church.

May peace be with you,

Victor Vaughn

Pastor, Lapeer, Orion/Oxford & Otter Lake

Seventh-day Adventist Churches

251-591-2620

55

Letter from Manitou Apartments:

To: Orion Twp.

Date: 10/26/21

To whom it may concern,

Grace Senior Living, the Manitou Homeowners association, the church, and us at Manitou Lake Apartments have been working together since David Fulkerson, and Grace started their site development. We have a very good working relationship and share upkeep of Manitou Lane. A great four-way partnership.

When David showed us the plans to put the Grace Senior Living sign right in front of where our sign is, we asked if there were any other options. David agreed to move the sign to their front retaining wall, the only other place available, since ponds are in front.

This was a big help to us. We had rotated our sign, that used to be parallel with Lapeer Rd, to perpendicular so it would be easier to see driving by at 60 mph. This put our sign directly where Grace's sign would have been based on the plan.

In addition, there are 13 pine trees along with some shrubs that were on their approved site plan to be installed on the north side of Manitou. These would block our sign and we requested they not be installed, to which David agreed.

We are thankful for the relationship we have with Grace, and David's accommodations to meet our needs.

We request Orion Twp. accept the agreement we developed and let Grace keep their sign on their wall so it doesn't have to be put in front of ours, and that the pine trees and shrubs not be installed so we can keep good visibility on Lapeer Rd. Respectfully,

Bryan Muscat Owner – Manitou Lake Apartments 586-292-8719

Ad for winning Best Store Front/Curb Appeal

Grace Senior Living Voted Best Store Front/Curb Appeal

Getting voted "best-looking" doesn't happen very often in life so we were excited to discover the readers voted this for Grace! Our vision has always been to be a jewel in the community, but the best part of Grace is what you can't see. From the beginning, our mission and belief has been for everyone in at Grace to feel loved, listened to and respected. We believe if our staff feels this way, it will carry over to how they care for our residents and keep our care at the highest levels in the industry.



We are taking a leadership role in virus safety by employing hi-tech solutions for virus, bacteria and mold control. Our state-of-the-art HVAC system is continuously exchanging inside air with fresh outside air for a total of 12 full refreshes per day. We also have UV light in our air system which has been proven to kill virus', bacteria and mold. These systems continuously keep the air inside Grace fresh and clean.

Grace is also the first senior community in Michigan to apply SurfaceStrike - an antimicrobial disinfectant which kills viruses, bacteria, and mold - on the common area surfaces throughout the community. SurfaceStrike has been bringing long-lasting disinfection to hospital ORs, ICUs, and ERs for over ten years and now to our community. These solutions, along with our health screening and staff, have helped make Grace one of the only COVID-free senior living communities in the county.

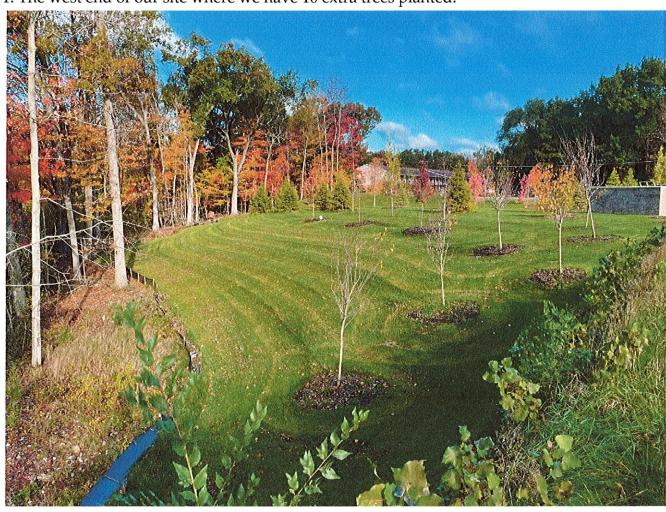
If you think our building is beautiful, you should taste our food! Our award-winning Chef, Stephen Kreuzinger, is simply the best in the business.

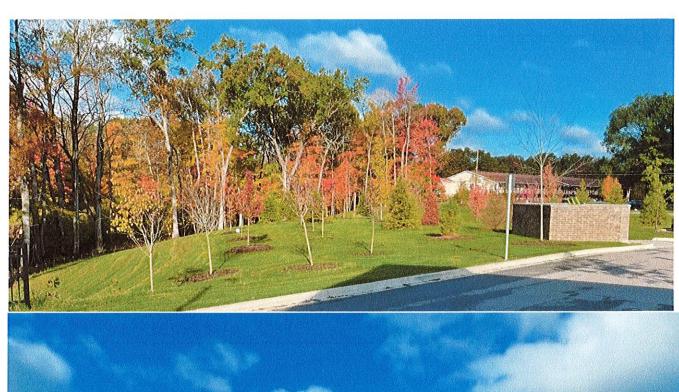
Grace is locally owned and operated. David Fulkerson, grew up three miles away and is a '85 OHS graduate. Fulkerson said, "My friends are moving their parents into senior living so you can rest assured we will do our best to bring joy to their life."

We love that you like what you see on the outside, but it is what is on the inside that makes Grace special.

Let's see how our site looks today:

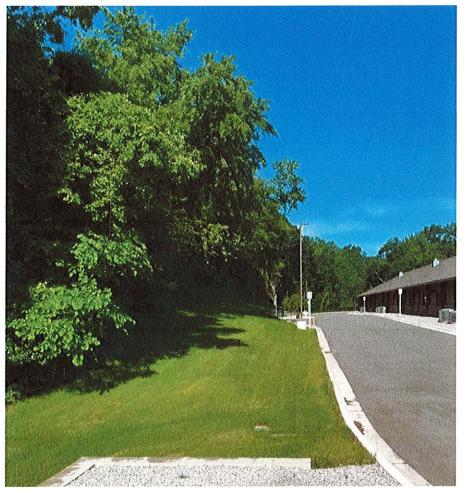
1. The west end of our site where we have 10 extra trees planted:







2. Below is the slope on south side of the building where 10 trees were not planted:



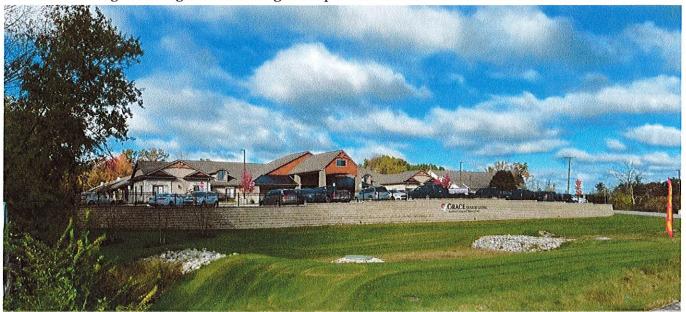
Another view of the south side: the grassy hill before the trees looks really good and gives us a gorgeous green belt for residents on this side of the complex.



The south side slope is more severe than pictures show. We have to push mow this area as the tractor will slide and tip over so <u>mowing around 10 trees would make mowing much more dangerous.</u>



3. Front showing small sign on retaining wall, parallel with the road, and difficult to see:



4. Grassy areas making the community feel more like home than an institution:



Some of the areas we added trees, shrubs, bushes and plants:











Some of our residents used to love to tend to their garden so we had four raised garden boxes built so they can garden without bending over.





From a request from a new resident, we added some extra shrubs and bush to block residents view of the generator and power box.

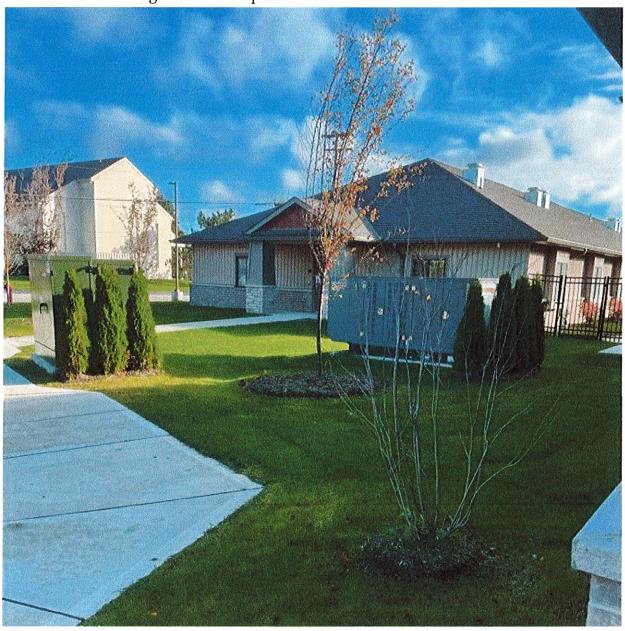


Exhibit A

Symbol	Common Name	Quantity
QB3	White Swamp Oak	5
TB2.5	Boulevard Linden	5
SP30	Miss Kim Lilac	2
CC10	Eastern Redbud (2 in courtyards)	4
BN10	Rivers Birch (2 in blvd/1 mc cy)	4
PG8	White Spruce (8 on S slope)	12
UF2.5	Frontier Elm (1 on S slope)	2
AS3	Legacy Sugar Maple	5
AC8	Concolor Fir	2
AR2.5	Redpointe Maple: not sure why	1
	not planted	
Total		43

^{*}Trees in red block signs

In summary, when this site was not yet developed, we do our best to visualize what we would like it to be when complete. This site was particularly difficult and we think we ended up with one heck of a beautiful community. We get rave reviews of the beautiful community we added to Orion Twp. We hope you agree we did a good job and are willing to modify our landscape plan so we do not upset our neighbors.

Thank you for listening,

David Fulkerson Managing Partner Grace Senior Living 248-670-9823

^{**}Trees in blue are on south slope; dangerous mowing area

^{***} Trees in green are in between fire lane, fence, and rear retaining wall. Tight place to plant trees.

^{****}Trees in yellow. If we installed all these trees, they would block the beautiful bldg.

2323 Joslyn Rd., Lake Orion MI 48360 www.oriontownship.org

Planning & Zoning Department

Phone: (248) 391-0304, ext. 5000

TO: The Charter Township of Orion Planning Commission

FROM: Tammy Girling, Planning & Zoning Director

DATE: May 27, 2022

RE: PPC-22-19, Oakland Business Park Buildings A & C Site Plan Amendment

As requested, I am providing suggested motions for the abovementioned project. Please feel free to modify the language. The verbiage below could substantially change based upon the Planning Commissions' findings of facts for the project. Any additional findings of facts should be added to the motion below.

Lapeer Overlay Design Standards Waiver (Ord. No. 78, Section 35.04D)

Motion 1: I move that the Planning Commission grants/does not grant a waiver for the Lapeer Overlay Design Standards in Ord. 78, Section 35.04 B, 1 for the façade and exterior walls for the east wall of building C facing Bald Mountain for PPC-22-19, Oakland Business Park Buildings A & C Site Plan Amendment, located at 163 Premier Dr., parcel number 09-35-476-001 and 187 Premier Dr., parcel number 09-35-476-004 for plans date stamped received 05/11/2022 based on the following findings of facts (motion maker to insert findings of facts):

The applicant **has/has not** demonstrated that:

- •The standards required would prevent reasonable use of the site
- •The existing site design including architecture, parking, driveways, etc. are placed in a manner which makes application of standard impractical.
- •Limited lot area and the arrangement of existing features provide inadequate space to accommodate design requirement.

Site Plan (Ord. No. 78, Section 30.01)

Motion 2: I move that the Planning Commission grants site plan **approval** for PPC-22-19, Oakland Business Park Buildings A & C Site Plan Amendment, located at 163 Premier Dr., parcel number 09-35-476-001 and 187 Premier Dr., parcel number 09-35-476-004 for plans date stamped received 05/11/2022 based on the following findings of facts (**motion make to insert findings of facts**).

This **approval** is based on the following conditions:

- a. (Motion maker to list any unresolved issues related to the Township Planner's review letter).
- b. (Motion maker to list any unresolved issues related to the Township Engineer's review letter).
- c. (Motion maker to list any unresolved issues related to the Fire Marshall's review letter)
- d. (Motion maker to list any additional conditions).

Or

I move that the Planning Commission **denies** site plan approval for PPC-22-19, Oakland Business Park Buildings A & C Site Plan Amendment, located at 163 Premier Dr., parcel number 09-35-476-001 and 187 Premier Dr., parcel number 09-35-476-004 for plans date stamped received 05/11/2022. This **denial** is based on the following reasons (insert findings of facts).

Or

I move that the Planning Commission **postpones** site plan approval for PPC-22-19, Oakland Business Park Buildings A & C Site Plan Amendment, located at 163 Premier Dr., parcel number 09-35-476-001 and 187 Premier Dr., parcel number 09-35-476-004 for plans date stamped received 05/11/2022 for the following reasons (motion maker to indicate outstanding items to be addressed from the Planner's, Fire Marshall's, or Engineer's review letter(s).

RECEIVED

giffels# webster

May 25, 2022

MAY 27 2022

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

Site Plan Amendment 1st Review Oakland Business Park (Bldgs. A & C)

Case Number: PC-2022-019

Address: 163 Premier Drive (Building A);

187 Premier Drive (Building C)

Parcel ID: 09-35-476-001; -004

Applicant: Shremshock Architects

Approved Plan: 04/09/2020
Revised Plan: 05/11/2022
Reviewer: Eric Pietsch

Rod Arroyo, AICP

Review Summary

Giffels Webster reviewed plans dated 05/11/2022, which were submitted in order to install necessary, on site, mechanical and electrical equipment for the building development. It should be noted that no changes to the landscape plan are proposed except that the new equipment at building "A" will be screened with additional tree plantings as a landscape buffer.

Our responses to each requested revision, based on the letter submitted by Shremshock Architects on 05/11/2022, are as follows:

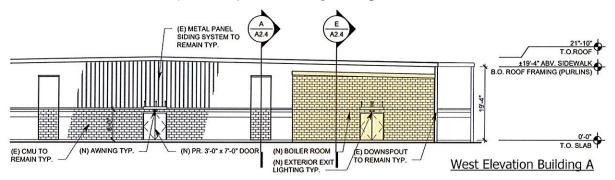
Summary of site plan review amendments (163 Premier Drive – Building A):

- 1. Addition of a mechanical support structure (boiler room). The addition is restricted to the west end of Building A due to multiple obstructions, including:
 - a. A retention pond to the east of the building.
 - b. A gas line easement along entire north side of the building.
 - c. A drive aisle and topography along the south side of the building.

Planner Comments:

- 1. Off-Street Parking Building A (Parcel 4) requires 88 off-street parking spaces. The proposed improvements remove 11 previously approved parking spaces along the west side of the building. 20 banked parking spaces near the west property line are no longer shown on the plans due to the relocated fire hydrant, landscape screening, and screening wall. 99 off-street parking spaces are counted on the revised site plan with an additional 20 spaces labeled as "banked" along the north property line. Therefore, 119 parking spaces are provided within Parcel 4 to meet the 88-space requirement (a surplus of 31 spaces). Drive aisle widths and radii appear to remain the same.
- 2. Landscaping No changes to the landscape plan are proposed. Additional landscape screening will be planted to enhance sight line views from Premier Drive and Lapeer Road. The species of

- tree(s) has not been identified but is stated to grow to at least 16' in height adjacent to the 8' screening wall near the west property line.
- 3. Lapeer Overlay District Design Standards The proposed boiler room enclosure will consist of CMU block material and will be two colors to match and align with the existing building. Adding the boiler room to the southwest corner of the building will add to the screening of the cooling towers that extend along the west side of the building. Roof pitch, materials, and height of the structure will be complementary to the existing building.

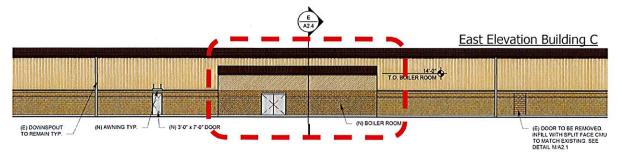


Summary of site plan review amendments (187 Premier Drive – Building C):

Addition of a mechanical support structure (boiler room). The addition is restricted to the east end
of Building C in order to provide the most advantageous use of the existing building for screening
purposes from Premier Drive and Lapeer Road.

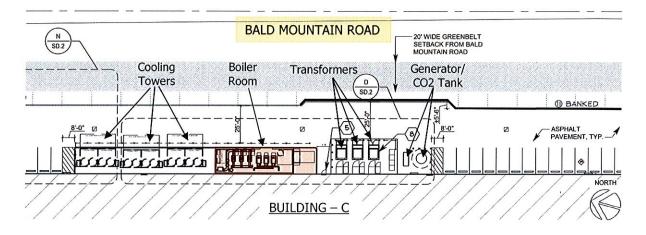
Planner Comments:

- 1. **Off-Street Parking** Building C (Parcel 2) requires 123 off-street parking spaces. 153 parking spaces are counted on the revised site plan with an additional 25 labeled as "banked" along the east property line, parallel to Bald Mountain Road. Therefore, 178 parking spaces are provided within Parcel 2 to meet the 123-space requirement (a surplus of 55 spaces).
 - Drive aisle widths and radii appear to remain the same, however, the drive aisle along Bald Mountain Road shifts away from the building to accommodate the mechanical equipment up against the building. The drive aisle shift necessitates a 3' high retaining wall to allow for proper clearance and access of fire trucks and large vehicles.
- 2. Landscaping No change to landscaping was found in the plans or by applicant statement.
- 3. **Lapeer Overlay District Design Standards** The proposed boiler room enclosure will consist of CMU block material and will be two colors to match and align with the existing building. Roof pitch, materials, and height of the structure will be complimentary to the existing building.



The applicant does not address the exterior mechanical and electrical equipment's impact to the overlay district design standards along the east side of the building facing Bald Mountain Road. The Planning Commission has the authority to waive design standards requirements. Per Section 35.04.B.1:

- Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate projections or recesses, neither of which shall exceed one hundred (100) horizontal feet.
- Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than fifty percent (50%) of their horizontal length.
- Building facades must include repeating patterns of color, texture, and architectural or structural bays of twelve (12) inches in width (i.e. offsets, reveals, or projecting ribs).



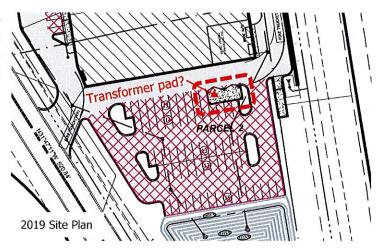
The applicant should:

- a) Provide a colored rendering or elevation of the east side of Building C that includes all of the proposed additions, including the boiler room and the external mechanical/electrical equipment. The east side of the building faces the Bald Mountain Road right-of-way and is subject to the design standards of the Lapeer Road Overlay District.
- b) Provide a copy of the original approved landscape plan that demonstrates screening of views from Bald Mountain Road. The Planning Commission may require additional landscape screening as a condition of approval of the proposed boiler room and mechanical/electrical equipment additions. Note: much of the natural vegetation along Bald Mountain is within the 43' half right-of-way.

4. Additional Revisions Noted -

- The dumpster enclosure is being relocated from the northeast corner of the site to the trash compactor pad area at the southeast corner of the site.
- Stairs and ramps are being added on the north side of the building to allow for egress due to
 grade difference between interior floor level and exterior grading. Six parallel parking spaces
 and an access sidewalk were added to the north side of the building as part of the building
 access improvements.
- A sidewalk is being added along the south end of the building. Accessible parking spaces will
 be added to the south parking lot and will include a travel path from the accessible spaces to
 the building entrance.

 Eliminated a "transformer pad" and replaced it with additional parking spaces (accounted for in the parking space tally above).



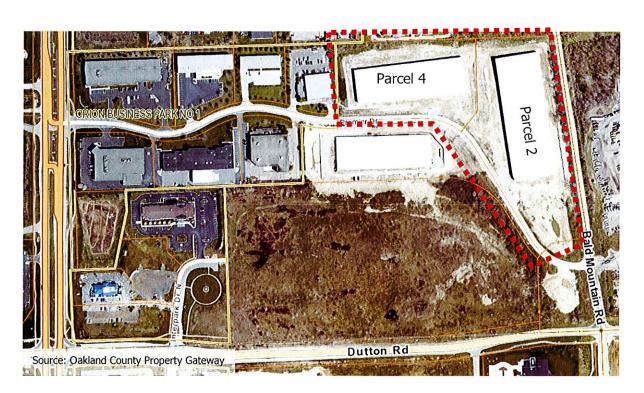
We are available to answer questions.

Respectfully,
Giffels Webster

Rodney L. Arroyo, AICP

Partner

Eric M. Litsch Eric Pietsch Senior Planner





May 26, 2022

RECEIVED

Scott Reynolds, Planning Commission Chairperson CHARTER TOWNSHIP OF ORION 2323 Joslyn Road Lake Orion, MI 48360

MAY 26 2022

Orion Township Planning & Zoning

RE: Oakland Business Park 3rd Amended Site Plan – Bldg A-C, PC-2020-07

Site Plan Review #1

Received: April 6, 2020 by Orion Township

Dear Mr. Reynolds:

We have completed our review of the Oakland Business Park 3rd Amended Site Plan – Building A-C. The plans were prepared by Powell Engineering & Associates, LLC and Auger Klein Aller Architects, Inc. and were reviewed with respect to the Township's Zoning Ordinance, No. 78, Stormwater Management and Soil Erosion & Sedimentation Control Ordinance, No. 139, and the Township's Engineering Standards.

The applicant is proposing changes to the previously approved site plan. In particular, the changes are limited to Buildings A-C.

EXISTING SITE CONDITIONS:

The site is located just north of Dutton Road to the west of Bald Mountain Road on Premier Drive within Section 35 of the Charter Township of Orion. The site is zoned Industrial Park (IP), bound by parcels to the north, south, and west zoned Industrial Park (IP), and to the east zoned Special Purpose 2 (SP-2). The applicant is proposing to construct three (3) industrial buildings in Oakland Business Park that will utilize a mixture of growing, processing, and secured transportation of medical marijuana. Each building will be accessed by an approach off Premier Drive. New public sanitary sewer, public water main, and private storm sewer will be installed along with sediment and/or detention ponds for each building. Construction on the site has already begun on the previously approved site plan. The site plan is being revised to reflect changes to the architectural elevations, adding mechanical equipment to the exterior of the buildings, minor changes to retaining/screen walls, storm sewer adjustments, and rearrangement of parking spaces and sidewalk for buildings A and C.

WATER MAIN AND SANITARY SEWER:

An existing 12-inch water main extends along the north side of Premier Drive in which the parcels are located. There is also an existing 12-inch water main that extends along Bald Mountain Road and loops through the back of the property of Parcels 3 and 4. The applicant is proposing to tap into the existing 12-inch water main along Premier Drive and extend new 4-inch water service leads and 8-inch fire suppression leads to each building. Seven (7) additional fire hydrants are proposed throughout the site.

The hydrant located at the southwest corner of Building A is proposed to be relocated to the west side of the drive aisle located west of the building.

Oakland Business Park 3rd Amended Site Plan – Bldg A-C Site Plan Review #1 May 26, 2022 Page 2 of 4

There are no changes proposed to the previously approved water main for Building C.

An existing 10-inch sanitary sewer extends from South Lapeer Road (M-24) along the south side of Premier Drive, ending on the southeast corner of Parcel 5. The applicant is proposing to tap into the existing 10-inch sewer along Premier Drive and extend three (3) new sanitary leads (one to each building). A 6-inch sanitary sewer lead is proposed for Buildings A, B, and C.

There are no changes proposed to the previously approved sanitary sewer.

STORMWATER MANAGEMENT:

The site generally drains from the east side to the west side of the site. The existing drainage from the road is routed to an existing detention basin near the intersection of South Lapeer Road (M-24) and Premier Drive. The applicant is proposing to control the storm water on site with a storm sewer system that includes catch basins to collect drainage from the parking lots and drive aisless that discharge to three sediment/detention ponds. The detention calculations include preliminary supporting calculations and an overall drainage area plan and appear adequate. There are no changes to the previously approved stormwater management system.

No changes appear to be proposed to the storm sewer system at Building A.

The catch basins located east of Building C appear to be shifted further from the building to facilitate placement of the mechanical equipment. Conveyance calculations and pipe network information needs to be updated at engineering based on the changes shown. The change in impervious area to the site is considered negligeable, and revisions to the detention basin are not anticipated based on the proposed revisions.

PAVING/GRADING:

The applicant is proposing four (4) new approaches off of Premier Drive. Two (2) approaches are proposed on the south side of Premier Drive and will provide access to Building B, while the other two approaches will provide access to Buildings A and C. Premier Drive consists of asphalt pavement with concrete curb and gutter and a 70-foot wide easement for the private road. Asphalt parking lots are proposed around each building, along with 7-footwide concrete sidewalk and 5-foot-wide concrete aprons.

Proposed pavement sections were not included in the Amended Site Plan. Please include a proposed pavement section that matches the existing pavement on site.

No major changes to the drive alignments are proposed at Building A. The drive aisle on the east side of Building C has been adjusted to provide space for the Orion Township Fire Truck to navigate around the newly proposed mechanical equipment. This requires adjustments to the proposed retaining wall on the east side of Building C. Revisions to the retaining wall must be reviewed at engineering. The changes to the paving alignment on the east side of Building C appear acceptable. The minimum 22-foot dimension is still maintained throughout the drive aisle around the building, and 26 feet is provided in locations adjacent fire hydrants as required by the Orion Township Fire Marshal.

Parking stalls have been removed from the west side of Building A to place the mechanical equipment. At Building C, banked parking east of the building is now proposed as all parallel parking. Perpendicular stalls with bumper blocks are now proposed along the eastern face of Building C, with additional parallel parking on the north side of the building. Per Ordinance, parking stall length of the parallel spaces is required to be 22'. The proposed parallel parking spaces shall be updated to meet this requirement, however, there appears to be sufficient space to fit the same number of spaces along the north face of this building.

The location of the dumpster enclosure has been revised so that the dumpster enclosure is in front of the existing

Oakland Business Park 3rd Amended Site Plan – Bldg A-C Site Plan Review #1 May 26, 2022 Page 3 of 4

Compactor Pad. The applicant should verify that the Compactor Pad does not need direct access to the drive aisle, otherwise the proposed dumpster pad will need to be relocated.

The mechanical equipment will be screened by an 8' tall Dura-Crete wall at Building A and the existing retaining wall located at Building C will be modified to ensure easy navigation through the drive aisle for the Orion Township Fire Truck. All retaining and screen walls over 3 feet in height will require structural calculations for review during engineering.

Accessible parking spaces are now provided on the south, east, and west sides of the building, with ramps located at the entrance to the building. Corner grades for the proposed ramps and landings will be required at engineering to be reviewed for ADA compliance.

The grading plan for Building A indicates the top-of-wall and bottom-of-wall grades for the retaining wall and appears acceptable. The grading plan for Building C did not appear to be updated based on the proposed revisions. At a minimum, grades for the modifications to the retaining wall and the 'match existing' grades should be provided for the changes at Building C. Pavement slopes per Orion Township standards are to remain between 1% and 6% for drive areas, and between 1% and 4% for parking areas. The detention ponds appear to meet the requirement with a 1:4 slope.

LANDSCAPING:

A landscaping plan has been provided previously with a list containing the different types of trees and plants that will be placed throughout the site. An existing tree survey has been provided previously showing which trees are to be removed and which trees are to remain. Proposed tree plantings have been shown to be outside of the proposed water and sewer easement per engineering standards.

The only proposed changes to the landscaping plan appear to be the addition of trees at the screen wall located west of Building A. The trees will act as a natural screening barrier between the view along Premier Dr. and the Dura-Crete screen wall. These additions should be added to the full landscaping plan.

CONCLUSION:

In our opinion, the site plan as submitted is in substantial compliance with the Township's ordinances and engineering standards. We ask that the site plan approval be contingent on the following:

- 1. The grading plan for Building C shall be updated to reflect the changes proposed to the retaining wall and drive aisle.
- 2. Pavement sections shall be included on the amended site plan that match the pavement sections originally proposed for this development.
- 3. The previously submitted landscaping plan shall be updated to reflect the additional screening trees located on the west side of Building A. Any additional impacts based on the proposed changes shall be incorporated as well.
- 4. The parallel parking stalls shall be made 22' in length on the north side of Building C.
- 5. The engineering plan, designed in accordance with Zoning Ordinance No. 78, Stormwater Management and Soil Erosion & Sedimentation Control Ordinance No. 139, and the Township's Engineering Standards shall be submitted to the Township for review and approval prior to construction.

The applicant should note the Township may require performance bonds, fees, and/or escrows for a preconstruction meeting and necessary inspections. Please feel free to contact us with any questions at (248) 751-3107 or mark.landis@ohm-advisors.com.

Oakland Business Park $3^{\circ d}$ Amended Site Plan – Bldg A-C Site Plan Review #1 May 26, 2022 Page 4 of 4

Sincerely, OHM Advisors

Joe Lehman, P.E. Project Engineer Mark Landis, P.E. Project Manager

cc: Chris Barnett, Township Supervisor
David Goodloe, Building Official
Jeff Stout, Director of Public Services
Tammy Girling, Director of Planning and Zoning
Lynn Harrison, Planning and Zoning Coordinator
Jeff Williams, Township Fire Marshal
Bill Basigkow, Water and Sewer Superintendent
Greg Yatooma, Owner, Premier Drive, LLC
Shaun Houck, Project Contact Person, Premier Drive, LLC

James Garrison, Shremshock Architects



Charter Township of Orion

2323 Joslyn • Lake Orion, Michigan 48360 • (248) 391-0304

To: Tammy Girling

Planning & Zoning Director

RECEIVED

MAY 27 2022

From: Jeffery T. Stout

Director, Department of Public Services

Orion Township Planning & Zoning

Date: May 27, 2022

Re: PPC-22-19, Oakland Business Park, Bldgs. A & C, Site Plan Amendment

Dear Tammy,

The Department of Public Services has reviewed the above-mentioned project. We have ample capacity to meet the needs of this expansion.

If you have any questions, please contact me.

Respectfully Submitted,

Jeffery T. Stout Director Department of Public Services

Fire Department

Phone: (248) 391-0304, ext. 2000 Fax: (248) 309-6993

To:

Planning Commission/Planning & Zoning Director

From:

Jeff Williams, Fire Marshal

www.oriontownship.org

Re:

PPC-22-19, Oakland Business Park, Building A & C, Site Plan Amendment

Date: 5/27/2022

The Orion Township Fire Department has completed its review of Application PPC-22-19 for the limited purpose of compliance with Charter Township of Orion Ordinance's, Michigan Building Code, and all applicable Fire Codes.

Based upon the application and documentation provided, the Fire Department has the following recommendation:

Approved

X

Approved with Comments (See below)

Not approved

Comments:

During our review it was noted that a Fire Hydrant and Remote FDC location were missing from the submitted documents for Building C. After further discussion and documentation that was provided via email, both missing items have been addressed, confirmed and accounted for. With this, the fire department is recommending approval with the acknowledgement from the applicant that revised drawings will be submitted showing all missing items discussed on our email correspondence.

This approval is limited to the application and materials reviewed which at this time do not raise a specific concern with regard to location and/or impact on health and safety. However, the approval is conditioned upon the applicant providing sufficient additional information at time of building permit application that includes data or documents, confirming full compliance with all applicable building codes, fire codes and Township Ordinances.

If there are any questions, the Fire Department may be reached at 248-391-0304 ext. 2004. Sincerely,

Jeffrey Williams

Jeff Williams, Fire Marshal

Orion Township Fire Department

RECEIVED

MAY 27 2022

Orion Township Planning & Zoning



May 20, 2022

Lynn Harrison Orion Township Planning & Zoning 2323 Joslyn Road Lake Orion, MI 48360

Reference:

Oakland Business Park – CAMS #202200405 Part of the SE ¼ of Section 35, Orion Township

Dear Ms. Harrison,

This office has received one set of plans for the Oakland Business Park Project to be developed in the Southeast ¼ of Section 35, Orion Township.

Our <u>stormwater system</u> review indicates that the proposed project has no direct involvement with any legally established County Drain under the jurisdiction of this office. Therefore, a storm drainage permit will not be required from this office.

<u>The water system</u> is operated and maintained by Orion Township and plans must be submitted to Orion Township for review.

<u>The sanitary sewer</u> is within the Clinton-Oakland Sewage Disposal System. Any proposed sewers of 8" or larger may require a permit through this office.

Please note that all applicable permits and approvals from federal, state or local authorities, public utilities and private property owners must be obtained.

Any related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. An application should be made to Orion Township for the required soil erosion permit.

If there are any questions regarding this matter, please contact Dan Butkus at 248-897-2744.

Sincerely,

Brian Bennett, P.E. Civil Engineer III





From: Donald Gross <dgross@oriontownship.org>

Sent: Thursday, May 19, 2022 11:45 AM

To: Debra Walton < dwalton@oriontownship.org>

Subject: Re: Site Walk - Oakland Business Park PPC-22-19

A site walk was conducted on May 19, 2022 for the two buildings in PPC-22-19 on Premier Drive.

Both buildings have been completed and the proposed amendments are for changes to the parking lots by relocating some parking from the west side of building A to the east side of building A. This parking has already been relocated and constructed as shown on the revised plans.

Building C, on the north side of Premier Drive, is nearing completion and the requested parking change is to relocate some parking from the rear of the building to the south of the building. This revised parking lot has also been paved in accordance with the revised plan.

The revised parking does not interfere with the circulation on the site.

Respectfully submitted
Donald Gross, Planning Commissioner

Donald Gross, Planning Commissioner Charter Township of Orion 2525 Joslyn Rd., Lake Orion MI 48360 dgross@oriontownship.org http://www.oriontownship.org



TO: The Charter Township of Orion Planning Commission

FROM: Tammy Girling, Planning & Zoning Director

DATE: May 26, 2022

RE: PC-2021-90, Ridgewood PUD Concept and Eligibility Plan

As requested, I am providing a suggested motion for the matter mentioned above. Please feel free to modify the language. The verbiage below could change based upon the Planning Commissions' findings of facts. Any additional findings of facts should be added to the motion below. Please note that it was suggested to me that on matters that involve rezonings, PUD's, Special Land Uses, or variances, that I provide language indicating that the matter can be approved, denied, or postponed.

Planned Unit Development (Ordinance #78, Section 30.03)

Motion 1: I move that the Planning Commission forwards a recommendation to the Township Board to **approve/deny** PC-2021-90, Ridgewood Planned Unit Development Concept and Eligibility plan, located at 625 W. Clarkston Rd. (Sidwell #09-15-226-007), the vacant parcel west of 625 W. Clarkston Rd. (Sidwell #09-15-226-006), and the vacant parcel east of 625 W. Clarkston Rd. (Sidwell #09-15-226-008) for plans date stamped received May 9, 2022. This recommendation to **approve/deny** is based on the following findings of facts:

That the applicant **has/has not** met the following eligibility criteria of Section 30.03(B) of the Township Zoning Ordinance and **has/has not** met the intent of a PUD as stated in 30.03A of the Township Zoning Ordinance:

A. Recognizable Benefit

- * How will a PUD approval result in a recognizable and substantial benefit to the ultimate users of the project and the community (insert findings of fact)
- * How would such benefit otherwise be unfeasible or unlikely to be achieved (Insert findings of facts),

B Density Impact

- * Will the proposed type and density of use result in a material increase in the use of public services, facilities, and utilities, in relation to what would be permitted if the property were developed without using the PUD (Insert findings of facts),
- * Will the proposed PUD place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants/or the natural features (Insert findings of facts),

C. Township Master Plan

* Will the proposed development be consistent with the intent and spirit of the Master Plan and community (Insert finding of facts),

D. Economic Impact

* Will the proposed PUD result in an unreasonable negative economic impact upon surrounding properties in relation to the economic impact that

would occur from a more traditional development (Insert finding of facts),

E. Guaranteed Open Space

* Does the proposed PUD contain at least as much usable open space as would be required in the Ordinance for the most dominant use in the development (Insert findings of facts).

F. Unified Control

* Is the proposed PUD under single ownership or control such that there is a single person or entity having responsibility for completing the project with this Ordinance (insert findings of facts)

If Recommendation to Approve:

This recommendation is subject to the following conditions:

- A. (Motion maker to list any unresolved issues related to the Township Planner's review letter).
- B. (Motion maker to list any unresolved issues related to the Township Engineer's review letter).
- C. (Motion maker to list any unresolved issues related to the Fire Marshal's review letter).
- D. (Motion maker to list any additional conditions).

Or

I move that the Planning Commission **postpone** action on PC-2021-90, Ridgewood Planned Unit Development Concept and Eligibility plan, located at 625 W. Clarkston Rd. (Sidwell #09-15-226-007), the vacant parcel west of 625 W. Clarkston Rd. (Sidwell #09-15-226-006), and the vacant parcel east of 625 W. Clarkston Rd. (Sidwell #09-15-226-008) for plans date stamped received May 9, 2022, for the following reasons (insert findings of facts).

giffels ## webster

May 20, 2022

Address:

MAY 2 0 2022

Charter Township of Orion Planning Commission 2424 Joslyn Road Lake Orion, MI 48360 Orion Township Planning & Zoning

Planned Unit Development Concept Review (3) Ridgewood

Case Number: PC-2021-90

625 West Clarkston Road

Parcel ID: 09-15-226-006, -007, & -008

Area: 11.38 AC

Applicant: Daniel Johnson

Plan Date: 11/01/2021 rev 12/14/2021

Zoning: R- 1 Single Family Residential

Reviewer: Rod Arroyo

Matt Wojciechowski

Dear Planning Commissioners:

We have completed a review of the application materials and a summary of our findings is below. Comments are provided in *italics*



Project Summary

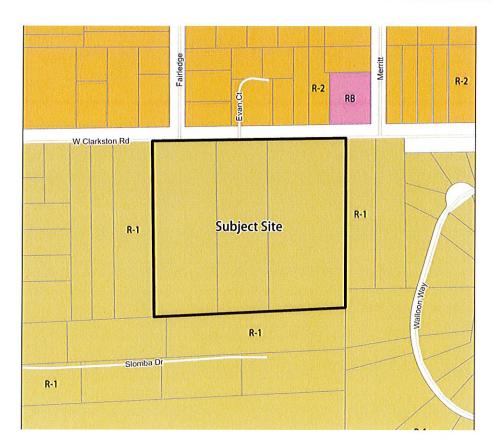
The proposed Planned Unit Development (PUD) is located on the south side of Clarkston, west of M-24. The 11.38-acre site is comprised of three lots with the primary access and frontage located on Clarkston Road. There are significant natural features, including standing water, wetlands and woodlands, that are planned to be preserved as part of the overall development. The western portion of the site is proposed to feature 15 duplex buildings comprising a total of 30 units. The proposed units would be within 1-story ranch style duplex buildings. Units are proposed to be approximately 1,800 sf, totaling 3,600 square feet per duplex building. Each would have their own two car garage and rear patio area.

Existing Conditions

1. **Zoning.** The 11.38-acre parcel is zoned R-1 (Single Family Residential).

2. Adjacent zoning & land uses.

Direction	Zoning	Use	
North (across Clarkston)	R-2 – Single Family Residential	Single-family	
	RB Restricted business	Orion Market	
South	R-1 – Single Family Residential	Single-family	
East	R-1 – Single Family Residential	Single-family	
West	R-1 – Single Family Residential	Single-family	



SUMMARY

- 1. Intent. The concept plan proposes a density of 2.64 units/acre.
- 2. **Township Master Plan.** The Future Land Use map indicates a designation of Single-Family Medium Low Density for the site, which suggests a density of 0.5-1 unit/acre. This designation corresponds with the suburban estates zoning district that requires 1.5 acre lots (min). The north side of Clarkston Road is planned for Single-Family Medium High Density, which includes a range of three to five dwelling units per acre. The Master Plan is currently undergoing a review and update.
- 3. **Zoning**. The property is currently zoned R-1. The proposal has similar density to the R-2 district, which requires a minimum lot size of 10,800 square feet and is roughly equivalent to a gross density of 3.2 units/acre assuming the entire site is developable. An R-1 development, with 14,000 square foot lots, would yield about 2.5 dwelling units / acre.

Note that the actual yield from the R-1 density plan provided in the previous submittal was 15 units, which is 1.3 dwelling units / acre. *This should be included in this submittal package as well.* The density plan for R-3 zoning provided by the applicant is 1.93 units /acre. Environmental constraints limit the actual yield vs. the hypothetical max noted in the paragraph above.

The type of unit proposed (two-family/duplex) is only permitted in multiple family zoning districts.

- 4. Open Space and preservation of natural features. The southeastern portion of the site, which contains significant natural features, is proposed to be preserved. A tree survey for the entire site was conducted, although the applicant did not address how many trees would be saved in this development compared to a traditional layout per the single-family zoning standards. The proposed 38.8% (4 acres) usable open space area and 62% open space with wetlands, detention and buffer areas are also included.
- 5. **Improvements in traffic patterns.** The plans show two access points; one on each end of the site fronting on Clarkston Road. A traffic study (reviewed by engineering) should be provided for review.
- 6. Unified Control. The applicant shall provide sufficient documentation of ownership or control in the form of [purchase] agreements, contracts, covenants, and/or deed restrictions that indicate that the development will be completed in its owned entirety as proposed.
- 7. **Density plan submittal.** The ultimate density shall be recommended by the Planning Commission and determined by the Township Board and shall be based upon the underlying zoning or a density as designated by the Master Plan.
- 8. Base zoning regulations and regulatory flexibility. The proposed project type (duplex) is permitted within the township's multiple family zoning districts. The current building placement meets the established setback standards for the proposed R-3 single family zoning standards; the project type will need to be approved by the Planning Commission and Township Board as part of the PUD process.

- Impact of traffic. The applicant should address how the project was designed to minimize the impact of traffic generated by the proposed development on surrounding uses, as outlined in 30.03.C.7. Details will be reviewed by the Township Engineer.
- 10. **Transition areas.** It appears that the grade changes adjacent to the existing residential areas to the east, south and west of the site are more than three feet. The applicant should submit cross sections of these areas in accordance with this section
- 11. **Natural features and preservation.** The applicant should verify if any animal or plant habitats of significant value exist on the site in accordance with Section 30.03 C.15. Additionally, a Tree Removal Permit will be required for this development in accordance with Section 27.12.

PUD Review Criteria:

A. Intent. A Planned Unit Development (PUD) may be applied for in any zoning district. The provisions of this section are not intended as a device for ignoring the Zoning Ordinance and specific standards set forth therein, or the planning upon which it has been based. To that end, provisions of this section are intended to result in land use development substantially consistent with the existing zoning and existing Charter Township of Orion Master Plan, with modifications and departures from generally applicable requirements made in accordance with standards provided in this section to ensure appropriate, fair, and consistent decision-making.

The concept plan proposes a density (2.64 units/acre) that aligns with the Single-Family High Density future land use category, and the property is zoned R-1. The density proposed would be permitted in the R-2 district.

B. Eligibility Criteria. To be eligible for Planned Unit Development (PUD) approval, the applicant shall demonstrate that the following criteria will be met.

Please see the application package submitted by the applicant (05/02/2021) for the responses provided to the criteria listed below.

- Recognizable benefit. The PUD should result in a recognizable and substantial benefit, both to the residents of the project and the overall quality of life in the Township. Recognizable benefits include:
 - a. **Preservation of natural features**, specifically, but not limited to, woodlands, specimen trees, open spaces, wetlands, and hills.

The eastern half of the site, which contain significant natural features including woodlands and wetlands, is proposed to be preserved. A tree survey for the entire site indicates that the site contains 69 landmark trees, with 12 proposed to be removed with replacement. It is unclear how this removal rate compares to a permitted development.

- b. Preservation of historic buildings. N/A
- c. **Improvements in traffic patterns** including unified access and conformance with the access management section of the ordinance should be applied.

The plans show two access points along Clarkston Road that would provide for ingress and egress on the site.

d. Improvements in the aesthetic qualities. Improvements in the aesthetic qualities of the development itself, such as unique site design features, extensive landscaping, and safety path/greenway connections should be clearly delineated on the site plan so that the planning commission can review the extent of the improvements.

The Pathway shown along Clarkston Road does not connect to any existing safety pathways, as the existing pathway is located along the north side of the Road. A designated connection to the buildings is provided with a sidewalk connection to provide for pedestrian circulation.

e. **Improvements in public safety or welfare.** Improvements in public safety or welfare through better water supply, sewage disposal, stormwater management, or control of air pollution and water pollution.

The Planning Commission may wish to discuss this with the applicant.

f. High-quality architectural design.

The Planning Commission may wish to discuss this with the applicant.

g. Provision of transitional areas.

The application does not address this concept; the Planning Commission may wish to discuss this with the applicant.

Those benefits to the community that are concrete in nature, and therefore easily monitored, shall be listed on the plans. Benefits that shall be listed shall include, but not be limited to, historic buildings and natural features to be preserved and specific improvements in water supply, sewage disposal, and stormwater management plans and shall become part of the agreement between the Township and the applicant.

2. Density impact. The proposed type and density of use shall not result in an unreasonable increase in the need for or impact to public services, facilities, roads, and utilities in reaction to the use or uses otherwise permitted by this Ordinance and shall not place an unreasonable impact on the subject site and/or surrounding land and/or property owners and occupants and/or the natural environment.

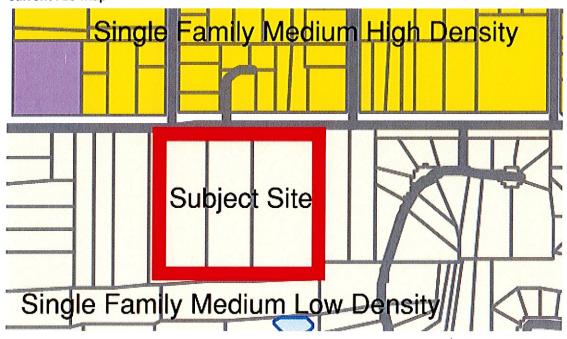
We defer to the township engineer in regarding to impacts related to roads, utilities and potential flooding impacts.

3. Township Master Plan. The proposed development shall be consistent with the intent and spirit of the Township Master Plan, and further its implementation. If the proposed development is

not consistent with the Master Plan but there has been a change in conditions in the area in that will explain why the proposed PUD is a reasonable use of land, the Planning Commission can consider an amendment to the Master Plan and site plan approval for the proposed development in question

The <u>current</u> map indicates Single Family medium low density and suggests up to 1.5 units per

Current FLU Map



- **4. Economic impact.** The Planning Commission should determine that in relation to the existing zoning, the proposed development shall not result in a material negative economic impact upon surrounding properties.
- 5. Guaranteed open space. Section 30.03 B.5. states that 15% of the site shall be guaranteed open space including usable active and passive upland spaces and trails. Park-like amenities may be provided, and open space shall be equally available to all residents of the development with maintenance and ownership documentation shall be submitted.

The applicant shall guarantee to the satisfaction of the Township Planning Commission that all open space portions of the development will be maintained in the manner approved. The applicant states that 43.9% of the development will be "usable open space, which exceeds the 15% threshold requirement; the applicant should identify the areas and amenities proposed to satisfy this requirement.

6. Unified control. The proposed development shall be under single ownership and/or control, such that there is a single person or entity having proprietary responsibility for the full completion of the project.

The applicant shall provide sufficient documentation of ownership or control in the form of [purchase] agreements, contracts, covenants, and/or deed restrictions that indicate that the development will be completed in its owned entirety as proposed.

C. PUD Project Design Standards:

- 1. Location. The subject property is R-1 and is eligible for a PUD development.
- 2. N/A
- 3. **Permitted Uses or Combination of Uses.** A PUD is permitted for single-family detached, attached residential dwellings, commercial uses, industrial uses and mixed-use projects
- 4. Plan Submittal. Any application for a PUD shall be accompanied by three (3) plans:
 - (1) a plan based on existing zoning at the time of application. The applicant should include sheet C6.0 from 12/14/21 submittal set, which utilized the current R-1 zoning, to satisfy this requirement.
 - (2) a density plan prepared in accordance with this section See sheet C6.0
 - (3) a PUD plan. See sheet C2.0
 - a. Density Plan Density plan submittal. The applicant shall prepare, and present to the Planning Commission for review, a density plan for the project that is consistent with State, County, and Township requirements and design criteria for a tentative preliminary plat or site condo, whichever is appropriate. The density plan shall meet all standards for lot size, lot width, setbacks, public roadway improvements and private parks, and contain an area which conceptually would provide sufficient area for stormwater detention. Lots in the density plan shall provide sufficient building envelope size without impacting wetlands regulated by the Michigan Department of Environmental Quality. All structures, buildings, parking lots, streets, roads and driveways shall be set back twenty-five (25) feet from any wetland
 - The engineer should confirm the detention areas in the density plan could conceptually provide for sufficient stormwater runoff (engineer to comment)
 - b. The density plan shall contain the following elements:
 - 1) Layout of roads and rights-of-way. Provided
 - 2) Lot lines. Provided
 - 3) Wetland boundaries, submerged lands. Provided
 - 4) Floodplains. None shown
 - 5) Lot numbers and a schedule of lot areas. Shown on plan (Table not provided)
 - 6) Areas proposed for stormwater management. Provided (engineer to comment)
 - c. **Minimum lot area**. The density plan is only used to determine allowable density for a PUD project.

The density plan (C6.0) yields a density of 1.93 units per acre.

d. **Density Credit**. The Planning Commission shall review the design and determine the number of lots that could be feasibly constructed under the density plan. This number, as determined by the Planning Commission, shall be the maximum number of dwelling units allowable for the PUD project, shown on the PUD plan.

The density plan provided, based on the minimum acceptable lot size for the R-3 zoning, yields a maximum density of 22 units for this site. This equates to approximately 1.93 units per acre (11.38/22 units). Note that the actual yield from the R-1 density plan provided in the previous submittal was 15 units, which is 1.3 dwelling units / acre.

e. **Overall Density**. The overall residential density shall be determined by use of the density plan using the underlying/existing zoning and corresponding lot sizes and/or the Township's Master Plan. The applicant may propose other underlying zoning categories for the consideration of density in the chart provided.

The applicant's proposed density of 2.64 units per acre is consistent with the R-2 single family district, which has a theoretical maximum density of about 3.2 dwelling units per acre. The actual yield due to site environmental constraints would be less.

5. **Public Services.** The proposed PUD shall not exceed the capacity of existing and available public services, including utilities, public roads, police and fire protection services.

We defer to the township engineer

6. **Base Zoning Regulations**. Unless specifically waived or modified by the Planning Commission and Township Board, all Zoning Ordinance requirements for the underlying zoning district, except for minimum lot area, and other Township regulations, shall remain in full force.

The proposed project would not be permitted in single-family zoning districts in the Township due to the attached nature of the units, which qualifies the structures as multi-family dwellings. See E.2 on pg. 12 for comments on the multi-family component.

- 7. **Impact of traffic.** The PUD shall be designed to minimize the impact of traffic generated by the proposed development on surrounding uses. In determining whether this requirement has been met, consideration shall be given to:
 - a. The access to major thoroughfares.
 - b. Estimated traffic to be generated by the proposed development.
 - c. Proximity and relation to intersections.
 - d. Adequacy of driver sight distances.
 - e. Location of and access to off-street parking.
 - f. Required vehicular turning movements.
 - g. Provisions for pedestrian traffic.

The applicant should address these points in detail. Defer to township engineer for comment.

8. **Regulatory Flexibility.** To encourage flexibility and creativity consistent with the PUD concept, the Planning Commission may recommend, and the Township Board may grant, specific departures from the requirements of the Zoning Ordinance as a part of the approval process.

The following zoning modifications require Planning Commission and Township Board approval:

Zoning Modifications					
Standard	Permitted / required	Proposed PUD	Modification		
	R-1				
Front setback	40′	*35′	5' setback adjustment requested		
Density	15 total units permitted/feasible	30 units	Density Credit		
Unit Type	Single family detached	Duple	Multi-family component (30.03.E.2)		

In the R-1 District, the front yard setback is 40'. In addition to the above, another zoning modification is that the number of units exceeds the underlying permitted density and attached units are proposed. Also, duplex units are not permitted in R-1, R-2 or R-3.

- 9. **Compatibility with adjacent uses.** Consideration shall be given to:
 - a. The bulk, placement, and materials of construction of proposed structures.
 - b. The location and screening of vehicular circulation and parking areas in relation to surrounding development.
 - c. The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development.
 - d. The hours of operation of the proposed uses.
 - e. The provision of landscaping and other site amenities.

The applicant should address how the site was designed in relation to potential impacts on adjacent residential areas to the east, south and west of the site.

10. Transition areas. Where the PUD abuts a single-family residential district, the Planning Commission and Township Board may require a transition area. Grading within the transition area shall be minimal unless needed to provide effective buffering or accommodate drainage. If the grade change adjacent to a single-family residential area is to be varied by more than three (3) feet, the site plan shall include cross sections illustrating existing and proposed grades in relation to existing and proposed building heights. Perspective renderings from adjacent residential units are encouraged. The Planning Commission may review the proposed transition area to ensure compatibility

^{*} The PUD ordinance contains a provision that allows for a 35' front setback for multi-family components (30.03.E.2 – pg 12)

The applicant is proposing tree screening, consisting of deciduous and evergreen trees, within the transition area to the abutting single-family residential districts south and west of the site. The existing trees are proposed to screen the single-family area to the east of the site. The Zoning Ordinance requires that if the grade change adjacent to a single-family residential area is to be varied by more than three feet, the site plan shall include cross sections illustrating existing and proposed grades in relation to existing and proposed building heights. The setbacks/buffering from existing residential uses to the east, south and west are not robust for such a significant change in density. The Planning Commission and Township Board may require additional screening or setbacks to ensure that the transition area provides a sufficient buffer.

11. Architectural and site element design. Residential facades should not be dominated by garages. Where attached garages are proposed, at least 50% of the garages should be side-entry or recessed, where the front of the garage is at least five feet behind the front line of the living portion of the principal dwelling. The intent of encouraging recessed or side entry garages is to enhance the aesthetic appearance of the development and minimize the visual impact resulting from the close clustering of units allowed under these regulations.

The applicant is proposing all recessed front entry garages; however, no measurements are provided to indicate that the 5' minimum recession is observed. **This should add to the PUD plan on the next submittal.**

12. Access. Direct access onto a county road or state highway shall be required to a PUD. The nearest edge of any entrance or exit drive shall be located no closer than two hundred (200) feet from any existing street or road intersection (as measured from the nearest intersection right-of-way line).

Traffic will be reviewed by the Township Engineer.

- 13. Internal Roads. N/A
- 14. **Pedestrian Circulation.** The PUD plan shall provide pedestrian access to all open space areas from all residential/development areas, connections between open space areas, public thoroughfares and connections between appropriate on-site and off-site uses. Trails within the PUD may be constructed of gravel, wood chips or other similar materials, but the Planning Commission and Township Board may require construction of an eight (8) foot wide asphalt safety path through portions of the development. Safety paths are required along all public roads, as denoted in the Master Plan and detailed in the Safety Path Ordinance No. 97.

A safety path is currently installed along the north side of Clarkston Road; however, the project proposed internal pathway does not appear to sufficiently link to the site. The proposed pathway on the south side of Clarkston Road along the project frontage does not have any connections the existing pathway network.

15. **Natural Features.** The development has been designed to preserve natural features, specifically woodlands, around much of the perimeter of the site and the northern portion.

The applicant should verify if any animal or plant habitats of significant value exist on the site in accordance with Section 30.03 C.15. Additionally, a Tree Removal Permit will be required for this development in accordance with Section 27.12. A preliminary woodland assessment was submitted indicating regulated wetland and landmark trees are present on the site.

- 16. Existing Structures. All existing structures are proposed to be removed
- 17. Additional Considerations. The Planning Commission shall take into account, in considering approval or denial of a particular project, the following considerations, as the same may be relevant to a particular project: drainage and utility design; underground installation of utilities; insulating the pedestrian circulation system from vehicular thoroughfares and ways; achievement of an integrated development with respect to signage, lighting, landscaping and building materials; and noise reduction and visual screening of mechanical equipment
- D. Not applicable no commercial proposed
- E. Optional Provisions for Exemplary Projects The Planning Commission and Township Board may allow an exemplary Planned Unit Development (PUD) to include one (1) or more of the following optional provisions. In order to qualify for an optional provision, the applicant shall demonstrate to the satisfaction of the Planning Commission and Township Board, that the proposed project exceeds the minimum standards for PUD eligibility under Section 30.03 (B).

In order to qualify for development under the optional provisions of this section, architectural standards shall be subject to review by the Planning Commission and Township Board. Buildings shall be harmonious with adjacent uses in terms of texture, materials, roof lines and mass, but there shall be a variation of front facade depth and roof lines to avoid monotony. Building elevations shall be required for all structures.

- 1. **Density Credit.** A variable density credit may be allowed at the discretion of the Planning Commission and Township Board, based upon a demonstration by the applicant of design excellence in the PUD. Projects qualifying for a density credit shall include no less than two (2) of the following elements (amended 05.18.09). The items in bold are clearly met by the proposal; others may be met subject to additional review and information:
 - a. High level of clustered development, where at least twenty percent (20%) of the PUD is common usable open space.
 - b. Providing perimeter transition areas or greenbelts around all sides of the development that are at least one hundred (100) feet in depth.
 - c. The proposed plan is designed to enhance surface water quality and ground water quality.
 - d. Provisions and design that preserve natural features.
 - e. Donation or contribution of land or amenities that represent significant community benefit.

f. Other similar elements as determined by the Planning Commission and Township Board.

The Planning Commission should consider which of these elements apply. We note that open space exceeds 20% and natural features are preserved (two of the required elements).

- 2. **Multiple-Family Component**. A PUD with a gross area of ten (10) acres or more may incorporate a multiple-family component, provided that all of the following are met:
 - a. Front Yard. The minimum building setback from an internal road shall be twenty-five (25) feet from the public street right-of-way or private road easement. The Planning Commission and Township Board may reduce the setback based upon a determination that off-street parking will be adequate, and that the modification will preserve natural features or that the rear yard buffer will be increased by one (1) foot for each one (1) foot of reduction in the front yard setback. In no instance shall the front yard setback be reduced below a minimum of fifteen (15) feet. Buildings that front on two (2) streets shall provide the required front yard setback from both streets.
 - b. Rear Yard. A minimum thirty-five (35) foot rear yard shall be maintained for all buildings. Where the rear of a building abuts the side or rear of another residential structure, the minimum spacing between the structures shall be the combined total of the two (2) setback requirements.
 - c. Side Yards. A thirty-five (35) foot setback shall be maintained to the side of all buildings. Where two (2) buildings are located side-by-side, twenty (20) feet shall be maintained between the buildings.
 - d. Off-Street Parking Lots. All off-street parking lots serving three (3) or more dwelling units shall provide a ten (10) foot wide greenbelt around the perimeter of the parking lot.

 The off-street parking areas shown for guest parking are subject to this provision.
 - e. The building setback requirements may be varied provided they are specifically indicated on the PUD plan and the Planning Commission and Township Board determines the variation does not negatively impact adjacent properties and provides a recognizable benefit. Building setback requirements on the perimeter of the development shall not be reduced below thirty-five (35) feet.

The applicant has demonstrated that these standards are met in the chart on the cover sheet site data chart; therefore, the site is eligible for the multiple family component as proposed. The off-street parking areas shown for guest parking are subject to section d. above and should be revised to include the screening component in order for them to meet the standards of this ordinance.

- **F. Project Standards.** In considering any application for approval of a Planned Unit Development (PUD) plan, the Planning Commission and Township Board shall make their determinations on the basis of the standards for site plan approval set forth in Section 30.01, Site Plan Review, as well as the following standards and requirements:
 - 1. Compliance with the PUD Concept. The overall design and land uses proposed in connection with a PUD plan shall be consistent with the intent of the PUD concept, as well as with specific design standards set forth herein.
 - 2. Compatibility with Adjacent Uses. The proposed PUD plan shall set forth in detail, all specifications with respect to height, setbacks, density, parking, circulation, landscaping, views, and other design features that exhibit due regard for the relationship of the development to surrounding properties, the character of the site, and the land uses. In determining whether this requirement has been met, consideration shall be given to:
 - The bulk, placement, and materials of construction for the proposed structures.
 - b) Pedestrian and vehicular circulation.
 - c) The location and screening of vehicular use or parking areas.
 - d) The provision of landscaping and other site amenities.
 - 3. **Impact of Traffic.** The proposed PUD shall be designed to minimize the impact of traffic generated by the PUD on surrounding uses.
 - 4. **Protection of Natural Environment**. The proposed PUD shall be protective of the natural environment. It shall comply with all applicable environmental protection laws and regulations.
 - 5. **Compliance with Applicable Regulations**. The proposed PUD shall comply with all applicable federal, state, and local regulations.
 - 6. Township Master Plan. The proposed PUD shall be consistent with, and further the implementation of, the Township Master Plan. If the proposed PUD is not consistent with the Master Plan, the Planning Commission and Township Board shall consider reasons for deviating from the Master Plan. This could include one (1) or more of the following:
 - a) Changes in surrounding land use or zoning.
 - b) Changes in infrastructure, such as roads, sewers, etc.
 - c) Community benefit.
 - d) Design excellence.

Plan revisions

- The applicant should include sheet C6.0 from 12/14/21 submittal set, which utilized the current R-1 zoning
- A10' greenbelt is required around off-street parking areas within multi-family components

Next Steps

Planning Commission Action. Following the public hearing, or at a subsequent Planning Commission meeting, the Planning Commission shall review the Concept Plan and shall take one of the following actions:

- 1) Approval. Upon finding that the Concept Plan meets the criteria set forth in the intent and this section, the Planning Commission shall make a recommendation regarding the Concept Plan to the Township Board. Approval by the Township Board shall constitute approval of the uses, density, and design concept as shown on the Concept Plan and shall confer upon the applicant the right to proceed to preparation of the Final Plan. A recommendation of approval of the Concept Plan by the Planning Commission shall not bind the Township Board to approval of the Final Plan submittals.
- 2) Approval with Changes or Conditions. The Planning Commission may recommend conditional approval to the Township Board, subject to modifications as performed by the applicant.
- 3) Postponement. Upon finding that the Concept Plan does not meet the criteria set forth in the intent of this section, but could meet such criteria if revised, the Planning Commission may recommend to postpone action to the Township Board until a revised Concept Plan is submitted.
- 4) **Denial.** Upon finding that the Concept Plan does not meet the criteria set forth in the intent of this section, the Planning Commission shall recommend denial of the Concept Plan to the Township Board.
- 5) Request Changes. If the Planning Commission request changes, the applicant shall submit the revised drawings and/or information within the time frame allotted. Failure to submit the revised plans and/or information within the requisite time frame shall void the request.

Respectfully,

Giffels Webster

Rodney L. Arroyo, AICP

Partner

Matt Wojciechowski, AICP

Mat Wain

Senior Planner





RECEIVED

MAY 2 3 2022

Orion Township

Planning & Zoning

May 23, 2022

Scott Reynolds, Planning Commission Chairperson CHARTER TOWNSHIP OF ORION 2323 Joslyn Road Lake Orion, MI 48360

RE:

Ridgewood PUD, PC-2021-90

Concept PUD Review #3

Received:

May 9, 2022, by Orion Township

Dear Mr. Reynolds:

We have completed our review of The Ridgewood Concept PUD plan set. The plans were prepared by Washtenaw Engineering, Hobbs & Black Architects and Allen Design, and were reviewed with respect to the Township's Zoning Ordinance, No. 78, Stormwater Management and Soil Erosion & Sedimentation Control Ordinance, No. 139, and the Township's Engineering Standards.

EXISTING SITE CONDITIONS:

The site is located east of Hemingway Rd. on the south side of Clarkston Rd. within the northeast ½ of Sections 15 of the Charter Township of Orion. The site consists of three parcels all zoned Single Family Residential (R-1). The site is bound by parcels on the west, south and east zoned Single Family Residential (R-1) and parcels to the north zoned Single Family Residential (R-2) and Restricted Business (RB).

The existing site is 11.38 acres in total. The site used to contain a single-family residence located near the center of the site with a detached garage and drive to Clarkston Road. The applicant is proposing (15) duplex units for a total of 30 units. Each unit is approximately 1,800 square-feet in size. The eastern two-thirds of the site is heavily wooded. The existing site drains to the southeast towards an existing wetland in the southeast corner. There are also two large depressions located in the northeast portion of the site. These depressions have been re-reviewed on 12/13/2021 by the applicant and confirmed they are not wetlands. The wetland in the southeast corner is noted to have been flagged by King & MacGregor in 2017. A copy of the delineation report has been provided for review. The applicant is proposing to preserve the approximate 1.8 acres of on-site wetlands and not impact the associated 25-foot wetland buffer.

DENSITY PLAN:

A revised density plan was provided using the Single Family Residential (R-3) zoning. The plan includes 22 lots located off two dead end cul-de-sacs with no wetland impacts. Adequate room has been set aside for storm water management. The building envelopes are primarily located outside of the existing standing water/existing wetland and appear to be feasible from a permitting standpoint.

WATER MAIN & SANITARY SEWER:

There is existing 12-inch water main located along the south side of Clarkston Road. The applicant has indicated extending 8-inch water main through the site and looping back to Clarkston Road. The water main extending around the cul-de-sac in the south appears to exceed the maximum dead-end length for 8-inch water main (600

Ridgewood PUD, PC-2021-90 Concept PUD Review #3 May 23, 2022 Page 2 of 3



feet). The dead-end main should connect back into the looped main on the north side of the site at Final PUD. Per the Orion Township water model, there is sufficient capacity to serve the development.

There is existing 8-inch gravity sanitary sewer located along the north side of Clarkston Rd that runs east toward an existing downstream pump station opposite Walloon Way. The existing 8-inch sewer is approximately 8-feet deep and therefore too shallow to service the site via-gravity. The applicant has therefore proposed to construct a lift station towards the southwest end of the site. The lift station would collect the sewage from the development and pump north through a forcemain and connect to the existing 8-inch sewer in Clarkston Road. Improvements to the existing downstream pump station will likely be required due to limited existing capacity available. Those improvements would be the responsibility of the applicant. The applicant has included a note on the plans acknowledging this requirement. Aside from these downstream pump station improvements, there is sufficient capacity to serve the development per the Orion Township sewer model.

A franchise utility easement will need to be included in the Final PUD plans. Note the franchise utility easement cannot overlap with the required easements for water main and sanitary sewer. Preliminary water main and sanitary sewer basis of design calculations shall be provided at Final PUD.

STORMWATER MANAGEMENT:

The existing site drains towards the southeast to an existing wetland complex. These wetlands appear to be regulated by EGLE due to size.

The proposed PUD shows a mechanical pretreatment device in lieu of a sediment forebay and includes a single detention basin. Preliminary detention calculations following the new Orion Township design requirements were provided and appear acceptable. A geotechnical investigation will be required at Final PUD to confirm if the site is suitable for infiltration.

TRAFFIC & CIRCULATION:

There are two proposed entrances into the site from Clarkston Road. The approaches will require approval from RCOC. It appears the Orion Township Fire Apparatus can easily navigate through the entire site. The applicant is proposing to construct a 27' wide back-to-back road with 2.5' curb and gutter per township standards, a 5' wide sidewalk along both sides of the street and a 5' sidewalk meandering along the edge of the wetland buffer. In addition, the plans show the required 8' wide safety path along the Clarkston Road frontage.

The plans currently include a Trip Generation table to show the site is below the threshold for a full Traffic Impact Study. As required by Township ordinance, these new trips have been calculated using one standard deviation over average trip rates.

It is our recommendation that a left turn passing lane be provided for WB Clarkston Road at both the site access points. The applicant has added a note on the plans stating they will undertake a warrant analysis during Final PUD which will need to be submitted to both Orion Township and RCOC for review.

The westerly drive approach is aligned with Fairledge St as requested to avoid conflicting left-hand turns. The eastern street has been shifted west slightly. offset between its intersection at Clarkston Rd and Merritt Ave is sufficient at 267 feet which exceeds the required 200 feet.

A typical dimension showing a minimum driveway length measured from the garage door to sidewalk is listed at 20 feet. Consideration should be made to provide more space to avoid cars parked in driveways do not block the sidewalk.

There are 3 parking area throughout the site for visitor parking. Each bay has a 7 foot wide sidewalk to account for bumper overhand and each has a one handicap parking stall.

Ridgewood PUD, PC-2021-90 Concept PUD Review #3 May 23, 2022 Page 3 of 3



PAVING & GRADING:

Existing grades on site were provided via 2-foot contours. The site reaches an elevation of 1016 in the northwest corner of the site and falls towards the southeast to an elevation of 987 in the wetlands. There are also two depressions located in the northeast corner of the side that vary from a high of 1018 to a low of 990. Proposed grades are shown via 2-foot contours and finish grades of the townhomes and appear acceptable. Detailed grading will be required at Final PUD to ensure the site maintains existing drainage patterns and that Township slope requirements are being met in paved areas as well as green space. Maximum recommended slope for green space is 1:4. Drive aisles are to remain under 6% and parking areas are to remain under 4%. All sidewalks and pathway must be ADA compliant.

NATURAL FEATURES:

WOODLANDS

The eastern two-thirds of the site is heavily wooded. A tree survey was provided including landmark trees and replacement tree calculations.

WETLANDS

The plans indicate the presence of approximately 1.8 acres of wetlands on-site. The wetlands were flagged by King and MacGregor back in 2017. A copy of the wetland report has been provided for cursory review. The proposed PUD plan also includes the required 25-foot wetland buffer. Per the current plan, there will be no impacts to the wetlands or buffer.

As noted above, the applicant has verified that the two depressions located in the northeast portion of the site are not wetland areas subject to Orion Township wetland ordinance.

LANDSCAPING:

A landscaping plan was included with the proposed utilities included. It appears the landscaping has been placed outside the proposed water and sewer easements to the extent possible.

CONCLUSION:

In our opinion, the Concept PUD is in substantial compliance with the Township's ordinances and engineering standards.

Please feel free to contact us with any questions at (248) 751-3100 or mark.landis@ohm-advisors.com.

Sincerely,

OHM Advisors

Joe Lehman, PE Project Engineer

cc: Chris Barnett, Township Supervisor

David Goodloe, Building Official Jeff Stout, Director of Public Services

Tammy Girling, Director of Planning and Zoning

Lynn Harrison, Planning and Zoning Coordinator

Mark A. Landis, PE Project Manager

Jeff Williams, Township Fire Marshal Bill Basigkow, Water and Sewer Superintendent Rod Arroyo, Township Planning Consultant

Daniel Johnson, In-site, LLC

Joseph Maynard, Washtenaw Engineering

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RECEIVED

Fire Department

1AY 2 3 2022 Phone:

Phone: (248) 391-0304, ext. 2000 Fax: (248) 309-6993

Orion Township Planning & Zoning

To: Planning Commission/Planning & Zoning Director

From: Jeff Williams, Fire Marshal

www.oriontownship.org

Re: PC-2021-90, Ridgewood PUD Concept Plan, 3rd Submittal

Date: 5/23/2022

The Orion Township Fire Department has completed its review of Application PC-2021-90 for the limited purpose of compliance with Charter Township of Orion Ordinance's, Michigan Building Code, and all applicable Fire Codes.

Based upon the application and documentation provided, the Fire Department has no concerns at this time regarding the concept plan.

If there are any questions, the Fire Department may be reached at 248-391-0304 ext. 2004.

Sincerely,

Jeff Williams, Fire Marshal

Jeffrey Williams

Orion Township Fire Department



Charter Township of Orion

2323 Joslyn • Lake Orion, Michigan 48360 • (248) 391-0304

To:

Tammy Girling

Planning & Zoning Director

RECEIVED

MAY 27 2022

From:

Jeffery T. Stout

Director, Department of Public Services

Orion Township Planning & Zoning

Date:

May 27, 2022

Re:

PC-2021-90 Ridgewood PUD Concept, Third Submittal

Dear Tammy,

The Department of Public Services has reviewed the above-mentioned project. We are in agreement with our OHM Engineering Review letter dated 5/23/22 and recommend that all items pertaining to Water and Sewer, specifically completing the loop system, are addressed before project beginning.

If you have any questions, please contact me.

Respectfully Submitted,

Jeffery T. Stout
Director
Department of Public Services

MAY 0 9 2022

Orion Township Planning & Zoning

RIDGEWOOD

SUMMARY OF THE MODIFICATIONS TO THE UPDATED PLANS Dated May 6, 2022

- 1. The Plans have been revised to reflect a reduction of units from 50 to 30.
- 2. The Unit Types have been <u>revised</u> from a 2 Story Townhome style unit to a 1 Story Ranch Duplex style unit.
- 3. The easterly drive location was <u>shifted</u> approximately 29' to the west to provide additional open area along the east side of the property, simplify grading and preserve additional trees in that location.
- 4. All the Plans in the Resubmittal Package (except for sheets C-1, C-5, L-3, L-4), have been updated to correlate to the **3 primary changes indicated above** as summarized below:
 - C-0.0 Cover Sheet Site Data Chart, Traffic Statement, Project Narrative
 - C-1.0 Topographic + Boundary Survey No change
 - **C-2.0 Proposed PUD Plan** Changes related to unit type, unit count and east drive location revision
 - **C-3.0 Conceptual Grading Plan** Changes related to unit type, unit count and east drive location relocation
 - C-4.0 Conceptual Utility Plan Changes related to unit type, unit count and east drive location revision
 - C-5.0 West Clarkston Road West Entrance No Change
 - C-5.1 West Clarkston Road East Entrance Changes related to east drive relocation
 - **C-6.0 Zoning Comparable Site Plan A** Changes related to Future Land Use Plan R-3 as articulated in the Revised Master Plan
 - **C-7.0 Aerial Imagery** Changes related to unit type, unit count and east drive location revision
 - **L-1 Landscape Plan** Changes related to unit type, unit count and east drive location revision
 - **L-2 Woodland Plan** Changes related to unit type, unit count and east drive location revision
 - L-3 Tree List Changes related to unit type, unit count and east drive location revision L-4 Landscape Details Changes related to unit type, unit count and east drive location revision
 - **A-1 Architecture** Changes related to the Unit Type revision from 2 story Townhome Unit to 1 story ranch style Duplex Unit

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION



RECEIVED

NOV 0 2 2021

Orion Township Planning & Zoning

APPLICATION FOR A PLANNED UNIT DEVELOPMENT

Case Number PC-2001 - 90

PROOF OF OWNERSHIP MUST BE INCLUDED IN THE APPLICATION

(Acceptable documentation includes: Warranty Deed, Quit Claim Deed, Land Contract, and Option to Purchase with a Copy of the Warranty Deed. If the applicant is not the property owner, then written authorization from the property owner must be included.)

NOTICE TO APPLICANT

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

Date_November 1, 2021 Project Name_Ridgewood					
Applicants Name Name IN-SITE LLC (Daniel Johnson - contact person)					
Applicants Address 3454 R	idgeline Drive				
City Ann Arbor	State_Michigan	Zip Code_48105			
Phone#_847-476-9944	Fax #	E-Mail djohnson@in-site.us.com			
D (7)	D				
Property Owner NameJMF Properties LLC					
Property Owner Address 1700 West Big Beaver Road					
Phone#_248-602-2220	Fax #248-220-4636	E-Mail michael@fairview.com			
Name of Firm/Individual who Prepared the plan_Washtenaw Engineering Co.					
Name of Firm/Individual who	Prepared the plan washichav	Lingineering Co.			
Address 3526 W Liberty Road - Suite 400, Ann Arbor, MI 48103					
Phone# (734) 761-8800	Fax #_ (734) 761-9530	E-Mail jkm@wengco.com			

^{*}Please Indicate Above The Contact Person For The Proposed Project*

ATTACHMENT Comprehensive Statement of Intent

- The proposed Project contemplates 52 townhome style units in a Cluster Plan development with a PUD zoning designation in order to preserve many of the existing natural features on the property. The units proposed will be 2 story, 2,700 sq. ft. include a 2-car garage and situated in 12 buildings as indicated on the Concept Plan.
- The property includes a wetlands area of approximately 2 acres and over 900 trees including approximately 69 that would be considered landmark.
- The use of the Cluster Plan development approach and PUD zoning affords the opportunity to preserve the significant natural features on the property and enhance the environmental quality of the development and neighboring area.
- By locating the development envelope primarily on the west side of the property, the Concept Plan provides for the opportunity to preserve many of the site's natural features including the wetlands area and significant number of landmark trees.
- The Concept Plan proposes to incorporate "Density Credit" features outlined in the Township Ordinance including the following:
 - a. A high level of clustered development, where at least twenty percent (20%) of the PUD is common usable open space.
 - ✓ (The Concept Plan contemplates approximately 36.4% usable open space and over 59% including all open space areas)
 - b. The proposed plan is designated to enhance surface water quality and ground water quality.
 - ✓ (The Concept Plan contemplates the use of roof water infiltration and rain gardens for each unit to enhance storm water management)
 - c. Provisions and design that preserve natural features.
 - ✓ (The Concept Plan contemplates the preservation of the wetlands, a significant number of trees including many landmark trees, will plant nearly 500 new trees and contribute to the Township Tree Fund)
 - d. Donation or contribution of land or amenities that represent significant community benefit.
 - ✓ (The Concept Plan contemplates the creation of a land conservation easement to preserve the wetlands area in perpetuity)
 - ✓ (The Concept Plan contemplates the contribution of approximately .57 acre for additional Right of Way area to the benefit of the community)
- The proposed Project and Concept Plan proposes to include the following:
 - Total Net Property (not including ROW designation) = 10.35 acres
 - Usable Open Space = 3.75 acres (36.3%)
 - Other Open Space = 2.44 acres (23.6%) (wetlands and detention area)
 - Total Open Space = 6.19 acres (59.9%)
 - Proposed units per acre (net property) = 5.02
 - Proposed building envelopes per acre (net property) = 0.86

- The proposed Project would result in benefits to the user residents and the community by the preservation of a significant portion of the existing natural features on the property including wetlands and woodlands areas. The proposed storm water management details would enhance the environmental quality of the local community area as well as the proposed Project.
- The benefits gained using a cluster development and PUD flexibility would unlikely be achieved in a normal subdivision configuration where traditional single family lot configurations would imply a more significant impact on the natural features of the property.
- The proposed cluster type development and relative density of 5.02 units per acre would not under normal circumstances be considered a negative and would not have a material negative impact on public services.
- The proposed Project would not place an unreasonable burden on the subject land or property owners. The PUD would allow for flexibility to preserve natural features to a greater degree and achieve over 59% open space on the property.
- The proposed Project would not have an unreasonable negative impact upon the surrounding properties in relation to the economic impact.
- There is an existing run down vacant residential structure on the property that would be removed.
- The proposed project would provide a positive economic impact to the community through construction job creation and property tax revenue.
- The proposed project would provide new residential home ownership opportunities in Orion Township to attract new residents and retain existing residents desiring to transition from a rental to home ownership.

Eligibility Standards for PUD Eligibility Approval:

Refer to Section 30.03 (B) of the Orion Township Zoning Ordinance. Please fill out the attachment.

****4 Sets Of The Site/PUD Plan Prepared In Accordance With The Orion Township Zoning Ordinance #78, Section 30.03, Section 30.01 And Any Other Applicable Township Ordinance Requirements Must Be Included As Part Of The Application. Applicable Planning Commission Review Fees Included In Ordinance #41 Are Also Required When Submitting For PUD Approval. Please Note That Section 30.03(C)4 Also Requires A Density-Parallel Plan As Part Of The Application****

I hereby submit this application for PUD Approval, pursuant to the provisions of the Orion Township Zoning Ordinance, Ordinance #78, Section 30.03 and Section 30.01 and any other applicable Township Ordinance requirements. In support of the permit application, I hereby certify that the information provided herein is accurate and the application that has been provided is complete. As the property owner (or having been granted permission to represent the owner as to this application) and on behalf of all owners of this property, I hereby grant the Planning Commission members and Township Building Department staff permission to perform a site walk on the property, without prior notification, as is deemed necessary.

Signature of Applicant

November 1, 2021

Date

****Please Attach The Street Name Approval Form To The Application****

Charter Township of Orion Planning Commission Eligibility Standards for PUD Approval

Section 30.03 (B)

Please provide more than just a "yes" or "no" answer. Use additional sheets of paper if

neces	sary.
1.	How will a PUD approval result in a recognizable and substantial benefit to the ultimate users of the project and the community?
	The proposed project would result in benefits to the users, residents and the community by the preservation of significant portion of the existing natural features on the property including wetlands and woodland areas. The proposed storm water management system would enhance the environmental quality of the local community area as well as the proposed project.
2.	Would such benefit otherwise be unfeasible or unlikely to be achieved?
	The benefits gained by the use of a cluster development and PUD designation would unlikely be achieved in a normal subdivision configuration where the traditional lot configurations would or could imply a more significant impact on the natural features of the property. The project would remove the dated existing structures that exist on the property and improve the Clarkston Road appearance in that regard.
3.	Will the proposed type and density of use result in a material increase in the use of public services, facilities and utilities, in relation to what would be permitted if the property were developed without using the PUD?
	The proposed cluster type development and relative density of 5.02 units per acre would not under normal circumstances be considered a negative relative to average multi-family density ratios and would not have a material negative impact on public services.
	The improved density on the property would contribute to the property tax base which supports the public services in the Township.
l.	Will the proposed PUD place an unreasonable burden upon the subject and/or surrounding land and /or property owners and occupants/or the natural features?
	The proposed PUD project would not place an unreasonable burden on the subject land

to a greater degree and achieve over 59% open space on the property.

or property owners. The PUD would allow for the flexibility to preserve natural features

Master Plan and The proposed PU Plan and commun with a relative de The proposed PU Orion Township transition from re Will the propose surrounding prop more traditional The proposed PU surrounding prop overall range to the structure on the p upon completion improvements and Does the propose required in the O The proposed PU park like site ame in order for the re walk pets. The proposed repure open space criterian Is the proposed F	D project would be consistent with the intent and spirit of the Manity in that is is a residential use (surrounded by other residential use) ensity of 5.02 units per acre and a proposed open space area of 59.9. Deproject would provide residential home ownership opportunition to attract new residents and retain existing residents desiring to ental to home ownership. Ed PUD result in an unreasonable negative economic impact to perties in relation to the economic impact that would occur from the contract of the properties in relation to the economic impact that would occur from the contract of the properties in relation to the economic impact that would occur from the contract of the properties in relation to the economic impact that would occur from the properties in relation to the economic impact that would occur from the properties in the prope
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park like site ame in order for the re walk pets. The propen space criterials.	ordinance for the most dominant use in the development?
in order for the rewalk pets. The propen space criterians. Is the proposed F	D project will contain 36.3% usable open space and will allow f
walk pets. The propen space criterians	enities inleuding a gazebo, seating areas and pedestrian walking p
open space criteri	esidents of the project to enjoy the site's natural features, exercise
Is the proposed F	roposes open space would compare favorably with the guarantee
	ia of 15% for residential land use as referenced in the ordinance.
	PUD under single ownership or control such that there is a s
	having responsibility for completing the project with
Ordinance?	maving responsibility for completing the project with
Yes	
100	

Section 30.03 (C): Project Design Standards

1. Which of the following requirements established in the underlying district (first column), or other applicable sections of the Ordinance will need to be waived in order to grant PUD approval? Insert the proposed amount in the second column. Information should be listed separately for each phase of the development.

Regulations:	PUD Proposal				
Lot Size 14,000 sq. ft.					
Lot Width100'	749.16'				
Lot Coverage25%					
Min. Floor Area_1,320 sq. ft.	2,707 sq. ft. (proposed per unit)				
Front Setback 40'	35'				
Side Setback10'	35' minumum (varies)				
Rear Setback35'	35' minimum (varies)				
Height30'	30' maximum (2 stories)				
Parking Section 27.04	104 (2 per unit) + 19 visitor				
Loading Section 27.04	N/A				
Fencing Section 27.05	N/A				
Landscaping Section 27.05	Section 27.05 (see plan)				
Setback For Side Yard Entry Garage 30'	N/A				
Other					
Does the project have adequate:Perimeter setback and berming?_	Yes				
- Thoroughfare design?	Yes				
- Drainage design?	Yes				
- Utility design?	Yes				
- underground utilities?	Yes				
- Insulation of the pedestrian circulation system from vehicular thoroughfares and ways? Yes					
-Achievement of an integrated development with respect to signage, lighting, landscaping and building materials? Yes					
-Noise reduction and visual screening ruses adjoin off-site residentially zoned	nechanisms (particularly where nonresidential property)?_Yes				

CONSTRUCTION NOTES:

- IT IS ESSENTIAL THAT THE CONTRACTOR FAMILIARIZE HIMSELF WITH THE SITE PRIOR TO SUBMITTING PROPOSAL
- THE AREA WITHIN THE CONSTRUCTION LIMITS SHALL BE STRIPPED OF ORGANIC SOILS PRIOR TO COMMENCING GENERAL EXCAVATION. THIS MATERIAL SHALL BE STOCKPILED ON THE PROPERTY OR AS DIRECTED BY THE ENGINEER OR THE OWNER.
- ALL DISTURBED AREAS, DITCH BOTTOMS AND SLOPES UNLESS NOTED OTHERWISE. SHALL BE SEEDED AND MULCHED PER M.D.O.T. SPECIFICATION 6.53 INCLUDING PLACEMENT OF 4 INCH TOPSOIL BED. DITCH BOTTOMS SHALL BE SEEDED WITH A MULCH BLANKET WHERE DITCH GRADE EXCEEDS 3.00%.
- THE CONTRACTOR MUST CONTACT MISS DIG PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES PER THIS APPROVED PLAN.
- 6. CONTRACTOR MUST OBTAIN AN EROSION CONTROL PERMIT PRIOR TO BEGINNING EARTH MOVING. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- ANY CONDITIONS EXISTING ON THE SITE THAT ARE NOT CONSISTENT WITH THE PLANS OR SOIL EROSION SEDIMENTATION PERMIT WILL RESULT IN A STOP WORK ORDER AND REVOCATION OF THE SOIL EROSION SEDIMENTATION
- B. CONTRACTOR WILL BE RESPONSIBLE FOR REPLACEMENT OF ANY AND ALL SOIL EROSION MEASURES DAMAGED AS A RESULT OF THEIR WORK. REPLACEMENT SHALL BE INCIDENTAL TO THE COST OF WORK PROVIDED.

246.00 (M)

PARCEL 3

N88°06'00"E (M&R)

N 1/4 CORNER SECTION 15

T4N, R10E

 \bigcirc - \land -

PARCEL 1: O-09-15-226-008 (BY OTHERS) Part of the Northeast 1/4 of Section 15, Town 4 North, Range 10 East, more fully described as: Beginning at the Northeast Section corner; thence West 749.16 feet; thence South 00 degrees 04 minutes 00 seconds West 677.72 feet; thence North 88 degrees 06 minutes 00 seconds East 740.65 feet; thence North 00 degrees 51 minutes 00 seconds East 653.31 feet to the point of beginning; EXCEPT the West 246.00 feet: also EXCEPT the East 305.18 feet. PARCEL 2: O-09-15-226-007 (BY OTHERS)

Part of the Northeast 1/4 of Section 15, Town 4 North, Range 10 East, more fully described as: The East 305.16 feet of that part of the Northeast 1/4 described as beginning at the Northeast Section corner; thence West 749.16 feet; thence South 00 degrees 04 minutes 00 seconds West 677.72 feet; thence North 88 degrees 06 minutes 00 seconds East 740.65 feet; thence North 00 degrees 51 minutes 00 seconds East 653.31 feet to beginning.

PARCEL 3: O-09-15-226-006 (BY OTHERS)

NORTH LINE SECTION 15 &

197.96 (M)

TOTAL

PARCEL 2

CLARKSTON RD (66 FT. WD.)-

749.16 (M&R)

305.20 (M)

PARCEL 1

740.65 (R)

Part of the Northeast 1/4 of Section 15, Town 4 North, Range 10 East, more fully described as: The West 246.00 feet of that part of the Northeast 1/4 described as beginning at the Northeast Section corner, thence West 749.16 feet; thence South 00 degrees 04 minutes 00 seconds West 677.72 feet; thence North 88 degrees 06 minutes 00 seconds East 740.65 feet; thence North 00 degrees 51 minutes 00 seconds East 643.31 feet to beginning.

NE CORNER

SECTION 15 T4N, R10E

~OWNERSHIP

E 1/4 CORNER

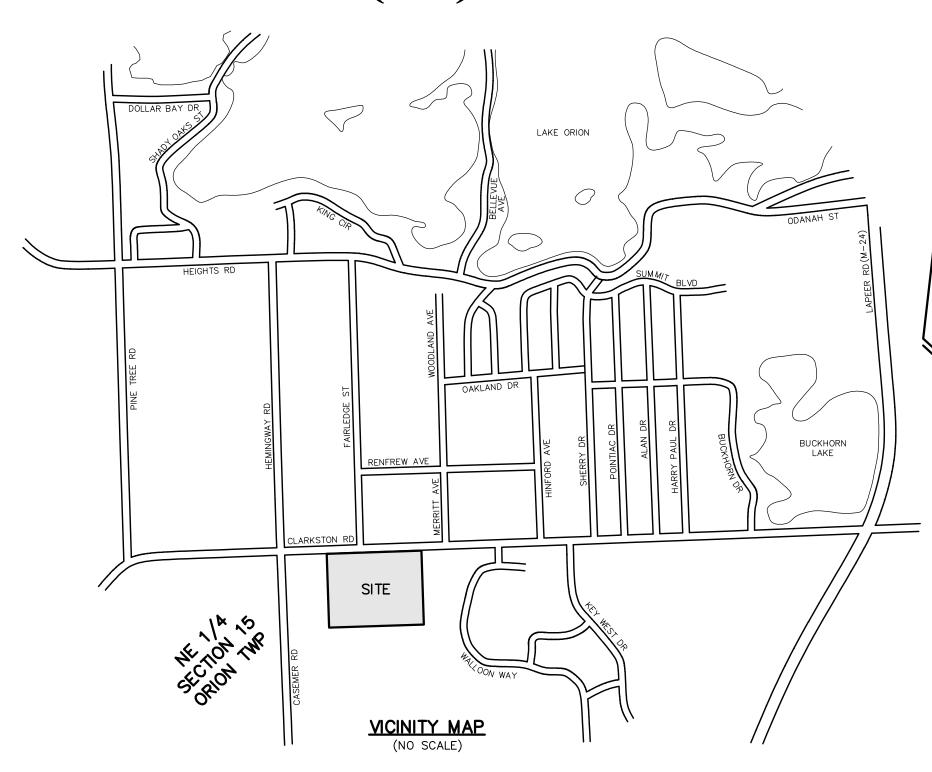
SECTION 15 T4N, R10E

RIDGEWOOD CONCEPTUAL SITE PLAN CLUSTERED RESIDENTIAL PLANNED UNIT DEVELOPMENT

TAX ID'S: 0-09-15-226-006 0-09-15-226-007 0-09-15-226-008

A PART OF THE NORTHEAST 1/4 OF SECTION 15, T4N, R10E, **ORION TOWHSHIP** OAKLAND COUNTY, MICHIGAN

> FOR: IN-SITE LLC 3454 RIDGELINE DR ANN ARBOR, MI 48105 PH: (847) 476-9944



WASHTENAW CIVIL ENGINEERS * PLANNERS SURVEYORS * LANDSCAPE ARCHITECTS 3526 WEST LIBERTY RD, SUITE 400, ANN ARBOR, MICHIGAN 48106 TEL. 734-761-8800 FAX. 734-761-9530 E-MAIL: weco@wengco.com washtenawengineering.com

HOBBS + BLACK ARCHITECTS

100 N. State St. Ann Arbor, MI 48104 P.734.663.4189

www.hobbs-black.com

LAND PLANNING / LANDSCAPE ARCHITECTURE



Project Narrative

COMPARABLE

LAND USE*

R-3

8,400 SF

70 FT

25% MAX

1320 SF

30 FT MAX

35 FT

10 FT

- The Proposed Project contemplates a Cluster Plan development of 30 Duplex units located in 15 building footprints with a proposed PUD zoning designation to preserve many of the existing natural features on the property.
- The property includes a wetlands area of approximately 2 acres and over 900 trees including

approximately 69 that are landmark designated.

- The use of the Cluster Plan development approach and PUD zoning affords the opportunity to preserve the significant natural features on the property and enhance the environmental quality of the development and neighboring area.
- By locating the development envelope primarily on the west side of the property, the Concept Plan provides for the opportunity to preserve many of the site's natural features including the wetlands area and significant number of landmark trees.
- By utilizing Duplex type units, the Concept Plan provides for a more efficient building envelope
- The Concept Plan proposes to incorporate "Density Credit" features outlined in the Township Ordinance including the following:
- a. A high level of clustered development, where at least twenty percent (20%) of the PUD is
- ✓ (The Concept Plan contemplates approximately 43.9% usable open space and over 67.5% open space when including the wetlands, wetlands buffer and detention open
- b. The proposed plan is designated to enhance surface water quality and ground water quality. ✓ (The Concept Plan contemplates the use of roof water infiltration and rain gardens for
- c. Provisions and design that preserve natural features. ✓ (The Concept Plan contemplates the preservation of the wetlands area and existing
- d. Donation or contribution of land or amenities that represent significant community benefit. ✓ (The Concept Plan contemplates the creation of a land conservation easement to
- ✓ (The Concept Plan contemplates the contribution of approximately 0.46 acre for
- The Concept Plan proposes to include the following:
- Total Net Property (not including ROW designation) = 10.35 acres (100 %)
- Other Open Space = 2.44 acres (23.6%) (wetlands and detention area)
- Total Open Space = 6.99 acres (67.5%)
- The proposed PUD project would result in benefits to the user residents and the community by the preservation of a significant portion of the existing natural features on the property including wetlands and woodlands areas. The proposed storm water management details would enhance the environmental quality of the local community area as well as the proposed
- achieved in a normal subdivision configuration where traditional single family lot configurations
- under normal circumstances be considered a negative and would not have a material negative impact on public services.
- property owners. The PUD would allow for flexibility to preserve natural features to a greater degree and achieve nearly 67.5% open space on the property.
- surrounding properties in relation to the economic impact.
- There was an existing run down vacant residential structure on the property that has been
- The proposed project would provide a positive economic impact to the community through construction job creation and property tax revenue and provide new residential home ownership opportunities in Orion Township to attract new residents and retain existing residents desiring to transition from rentals to home ownership.



SHEET TITLE	SHEET N	<u> 10.</u>
COVER SHEET	C	
TOPOGRAPHIC + BOUNDARY SURVEY		
PROPOSED PUD PLAN	C	-2.0
CONCEPTUAL GRADING PLAN		
CONCEPTUAL UTILITY PLAN	C	-4.0
SIGHT DISTANCE W. CLARKSTON RD WEST ENTRANCE	C	-5.0
SIGHT DISTANCE W. CLARKSTON RD EAST ENTRANCE		
R-3 ZONING COMPARABLE SITE PLAN A	C	-6.0
AERIAL IMAGERY	C	-7. 0
LANDSCAPE PLAN		
WOODLAND PLAN		
TREE LIST		
LANDSCAPE DETAILS		
ARCHITECT SHEET	A	-1

MAYNARD

ENGINEER

PROPERTY OWNER: JMF PROPERTIES LLC 1700 W. BIG BEAVER RD SUITE 120 TROY. MI 48084

PH 248-602-2220

4

OWNERSHIP TABLE

-09-14-101-032 581 W. CLARKSTON R -09-14-101-031 1128 WALLOON WAY

0-09-14-101-031 1128 WALLOON WAY
0-09-15-226-051 1169 HEMINGWAY RD
0-09-15-226-050 1161 WALLOON WAY
0-09-15-226-005 705 W. CLARKSTON RD
0-09-10-426-093 706 W. CLARKSTON RD
0-09-10-476-027 987 FAIRLEDGE ST
0-09-10-476-033 622 W. CLARKSTON RD
0-09-10-476-034 606 W. CLARKSTON RD

0-09-10-476-022 N/A 0-09-10-476-023 600 W. CLARKSTON RD 0-09-10-476-024 576 W. CLARKSTON RD

14 0-09-15-226-007 625 W. CLARKSTON RD 15 0-09-15-226-006 N/A

0-09-15-226-008 N/A

R-2 = SINGLE-FAMILY RESIDENTIALRB = RESTRICTED BUSINESS

> **APPLICANT:** IN-SITE LLC

3454 RIDGELINE DR ANN ARBOR, MI 48105 PH 847-476-9944

5-06-22 12-14-21 **REVISED:**

WOOD

GE

RID

ORIGINAL: 11-1-21

each unit to enhance storm water management)

trees including many which are landmark designated)

preserve the wetlands area in perpetuity)

additional Right of Way area to the benefit of the community)

Usable Open Space = 4.55 acres (43.9%)

Proposed units per acre (net property) = 2.64

• The benefits gained by the use of a cluster development and PUD flexibility would unlikely be would imply a more significant impact on the natural features of the property.

The proposed cluster type development and relative density of 2.64 units per acre would not

The proposed PUD project would not place an unreasonable burden on the subject land or

The proposed PUD project would not have an unreasonable negative impact upon the

SITE DATA

EXISTING R.O.W. AREA

RESIDENTIAL AREA

OPEN SPACE AREA

WIDTH

OT COVERAGE

PROPOSED R.O.W. AREA

DWELLING UNITS (SQFT)

GROUND FLOOR AREA

MIN. FLOOR AREA/UNIT

BUILDING HEIGHT (STORIES

BUILDING SIDE TO SIDE

VISITOR SPACES 1 PER 6 SPACES

ACCESSIBLE SPACES PROVIDED

PARKING REQUIREMENTS 2 PER UNIT

FUTURE LAND USE

to the east on Lapeer Road

data for Orion Charter Township.

for an increase by one standard deviation, is as follows:

Weekday, AM Peak Hour of Adj. Street Traffic

Weekday, PM Peak Hour of Adj. Street Traffic

and Joslyn Road signalized intersection to the west.

will be submitted to Road Commission for Oakland County.

Proposed Land Use

TOTAL FLOOR AREA

BUILDING SETBACKS

BUILDING HEIGHT

REAR

DWELLING UNITS PER ACRE

EXISTING

R-1

11.38 AC

0.57 AC

749.16 FT

0%

1350 SF

_

1350 SF

30 FT

35 FT

10 FT

* COMPARABLE LAND USE BASED ON PROPOSED MASTER PLAN UP DATE TO AREA FOR

The existing site for the proposed development is situated on the south side of West

is currently occupied by a single-family residence, which is serviced by an existing gravel residential driveway that connects to West Clarkston Road across from Evan Court. As the

existing site has only a single-family residence on it, the site does not negatively impact

The proposed land use will be series of 30 attached single-family residences, which are

typically grouped as duplexes. However, the ITE Trip Generation Manual does not have

published rates for duplex residential units; the manual has rates for single family detached

as well as rates for multi-family housing, which typical has groupings of three to five units

per pod. For this reason, ITE Land Use 210, Single-Family Detached Housing is utilized, with vehicle trips ends estimated by number of residents rather than number of dwelling units.

The number of residents is recommended for estimating duplex development vehicle trip

single-family home, thus having fewer residents per unit and fewer trips. For the purposes

of this analysis, it is assumed that there will be approximately 2.61 persons per household in the proposed development based on United States Census 2020 population and household

estimated trip generation utilizing Land Use 210, based on number of residents and adjusted

Vehicle Trip Ends / Direction

Avg Rate = 0.29

Avg Rate = 0.36

23 (31% entering, 69% exiting)

29 (66% entering, 34% exiting)

ends as duplex units tend to have smaller floor plan sizes as compared to a typical

For a single-family development with 30 dwelling units and 2.61 persons per unit, the

As shown in the above table, the proposed multifamily land use will not contribute

significantly to the adjacent street traffic volumes in either the weekday AM or PM peak hours. Additionally, the low level of trip generation will not pose a negative impact to the Clarkston Road and Lapeer Road signalized intersection to the east or the Clarkston Road

During Final Site Plan work a left turn warrant analysis for both entries off of Clarkston Road

period throughout the day. Surrounding land uses are predominantly single-family

adjacent street traffic volumes during either the AM or PM peak hours or during any other

residences in all directions, with more commercial and retail uses approximately 0.85-miles

Clarkston Road between the Hemingway Road and Merritt Avenue intersections. The parcel

PROPOSED

PUD

11.38 AC/495,501 SF

0.57 AC/24,718 SF

0.46 AC/20,213 SF

10.35 AC/450,570 SF

3.35 AC/146,055 SF

7.00 AC/304,515 SF

749.16 FT

30 (1,802/UNIT)

802/UNIT OR 54,060

1.820 SF

54,060 SF

28 FT

35 FT

35 FT

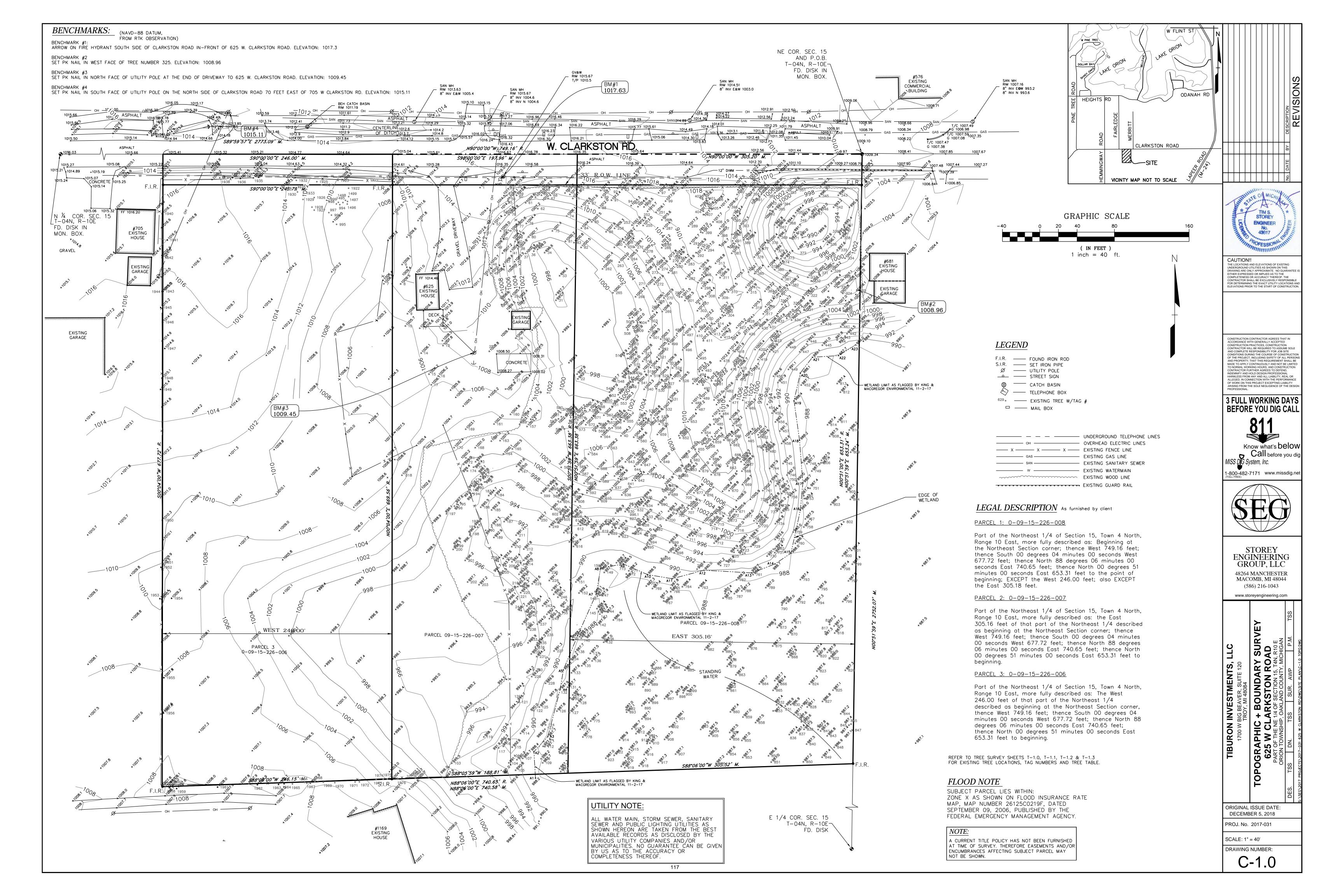
20 FT

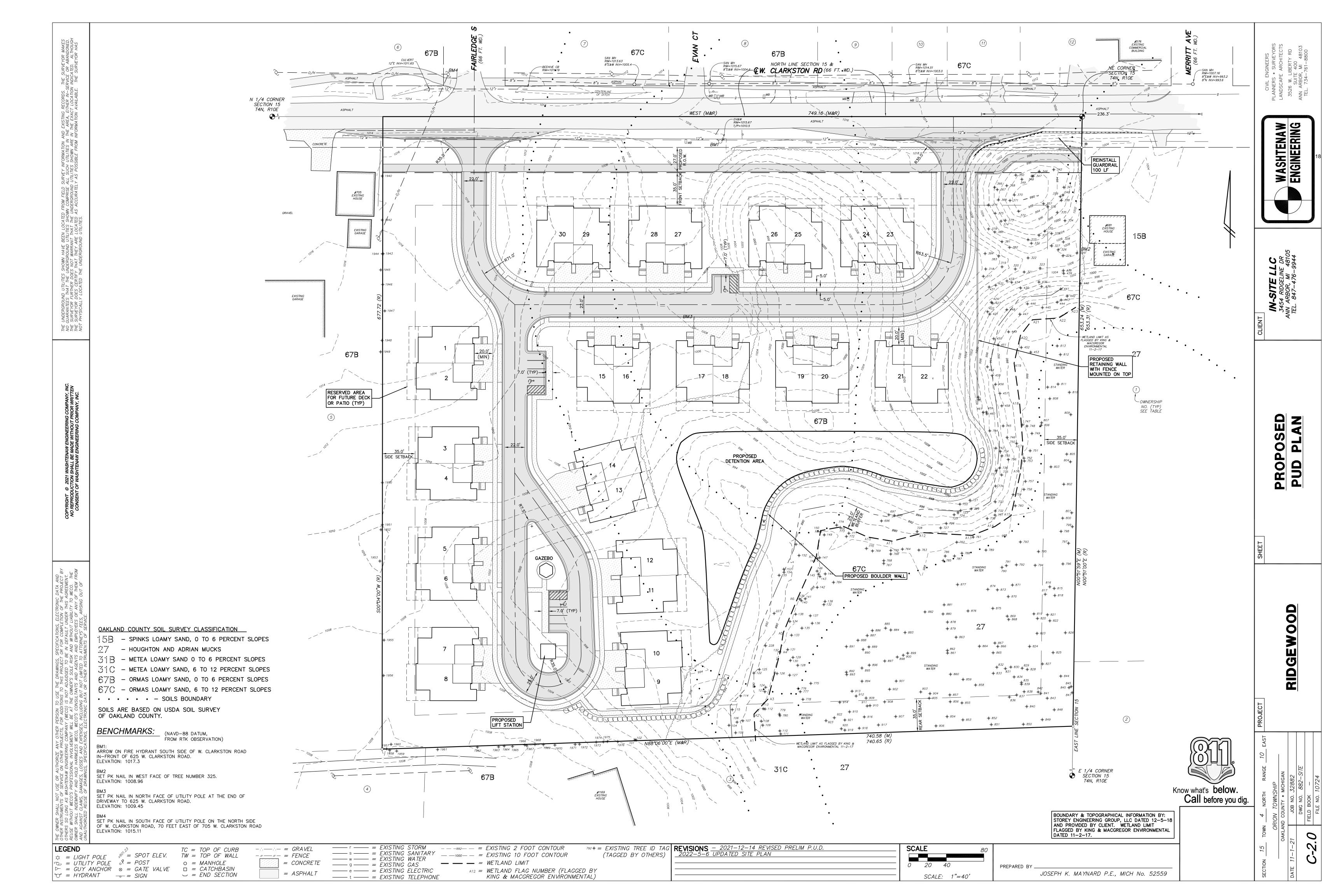
2.64

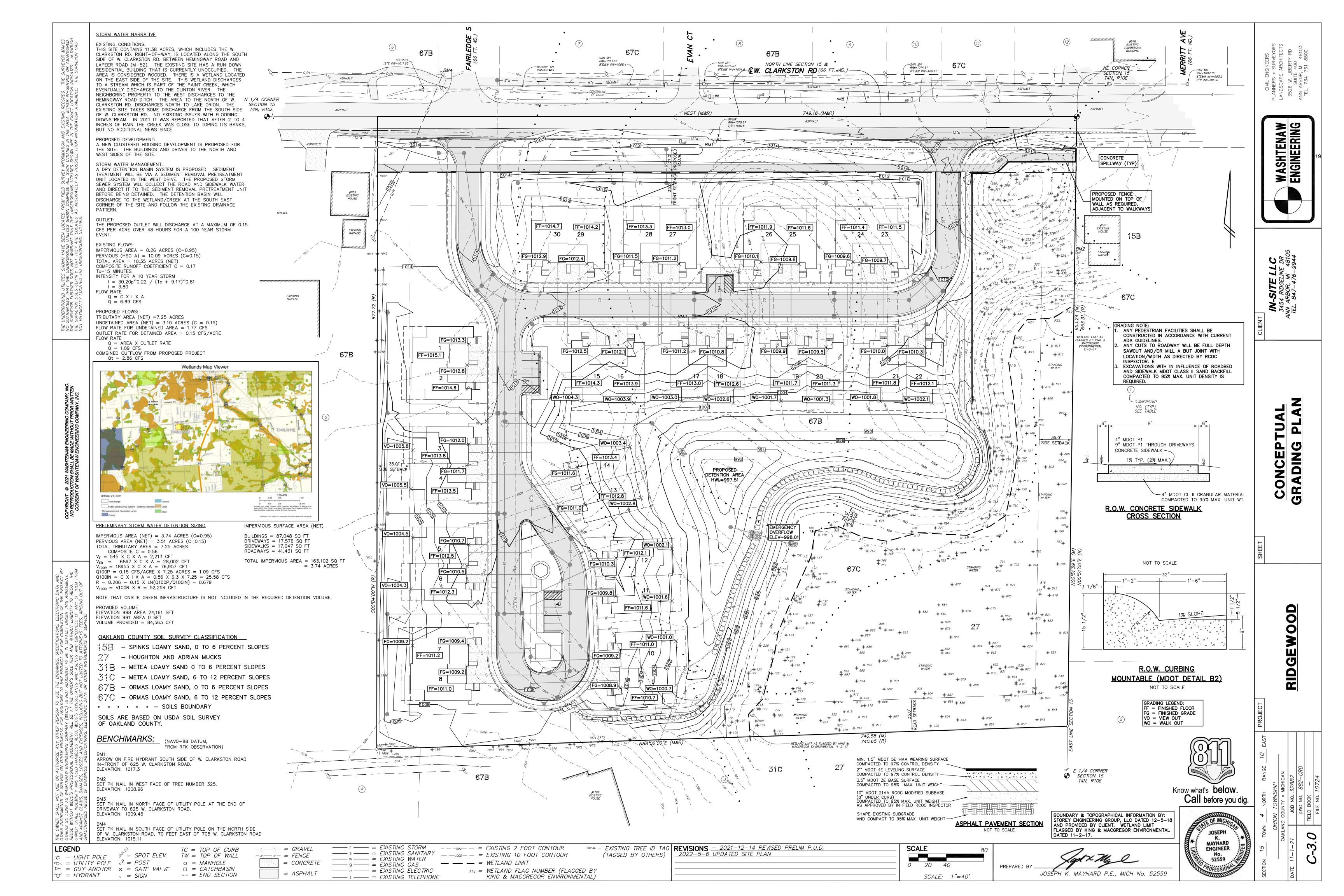
CATEGORY

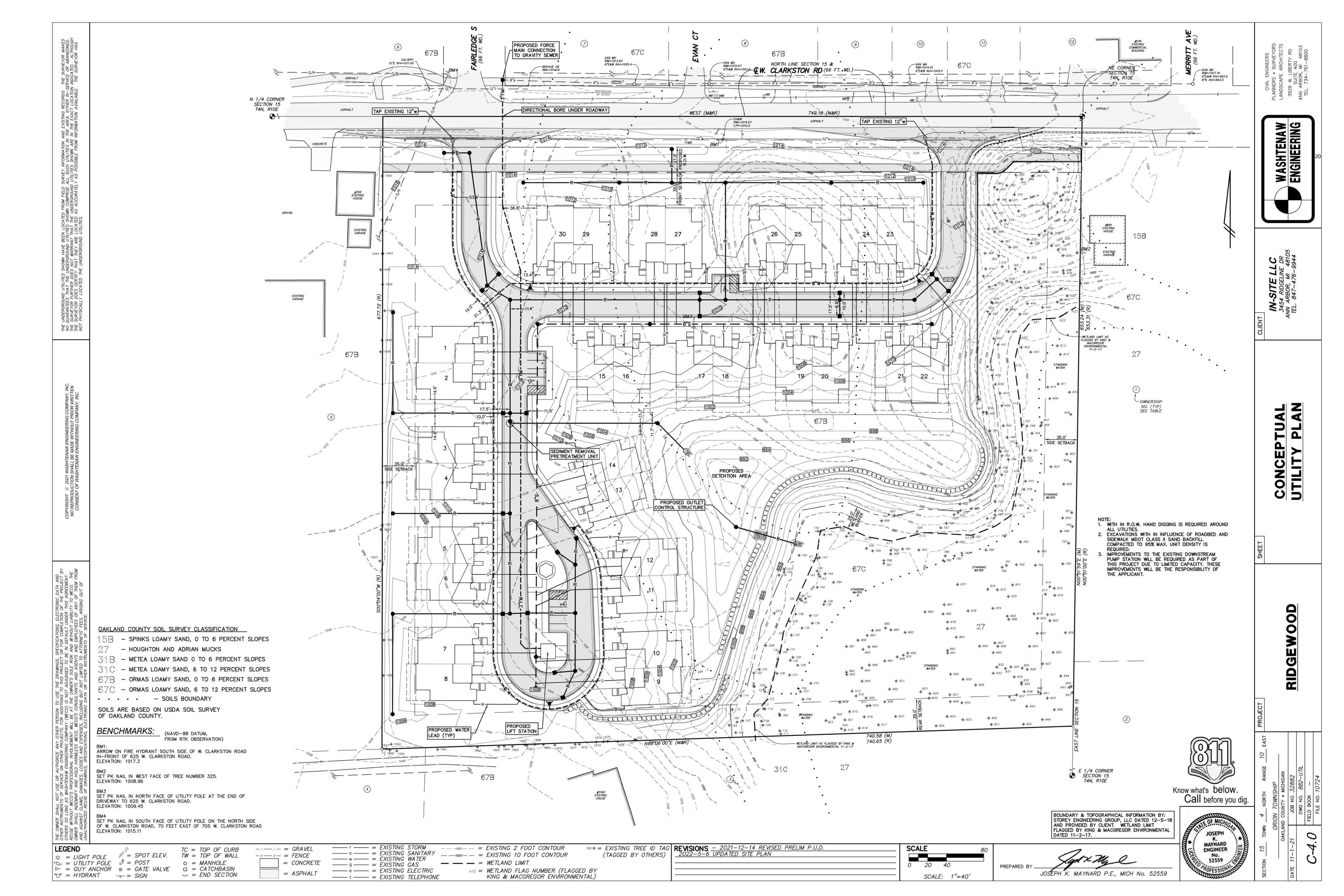
PARCEL SIZE

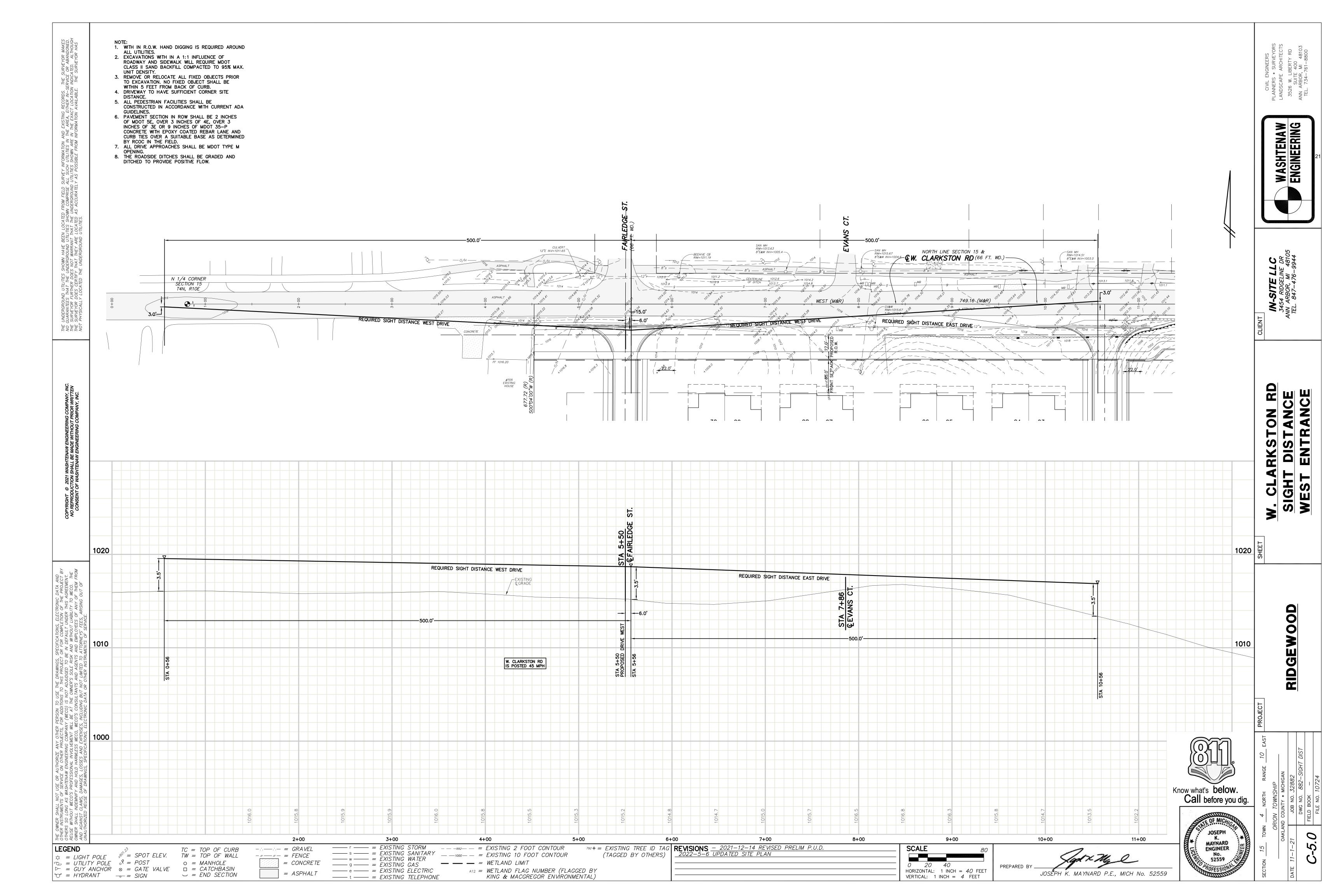
NET AREA

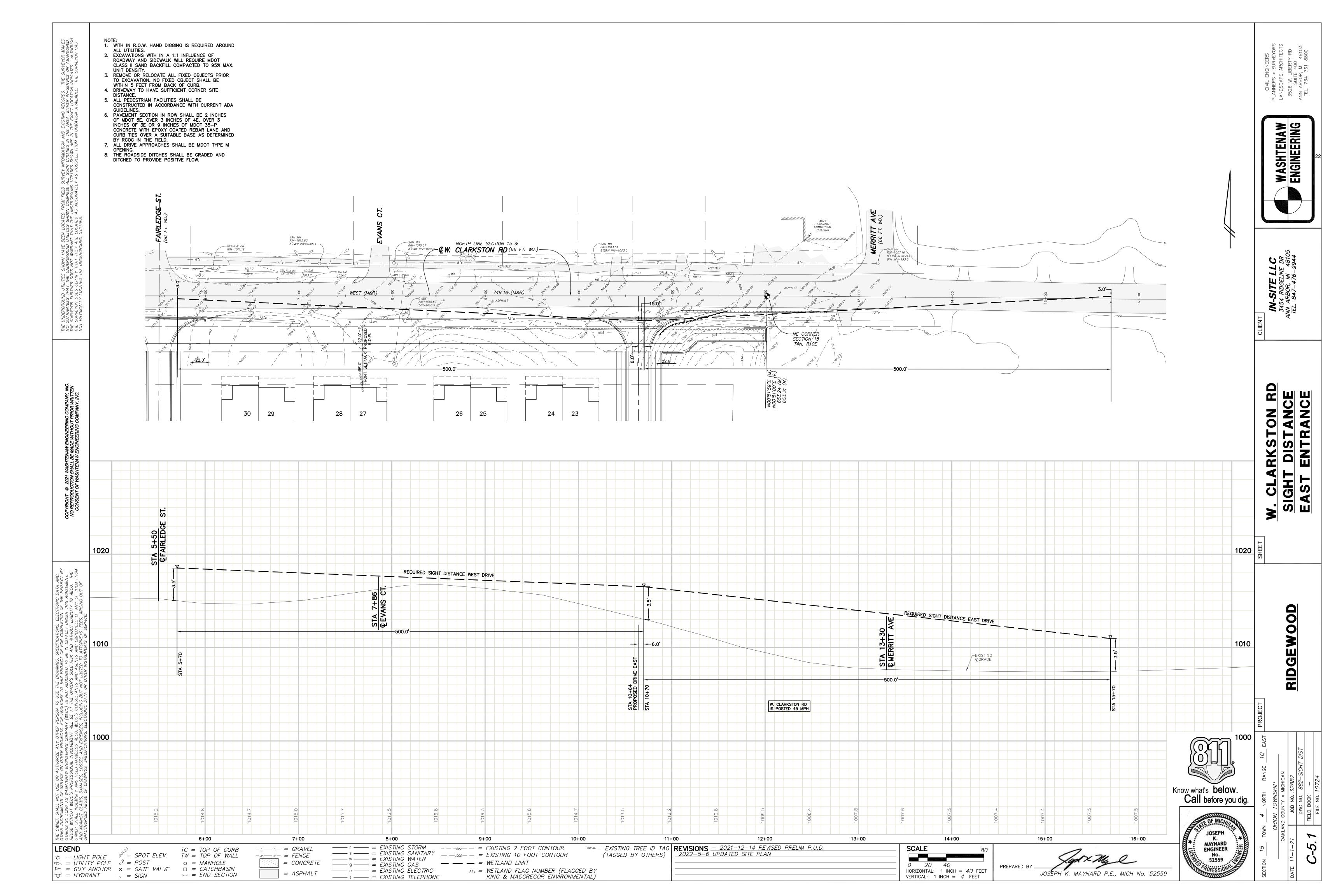


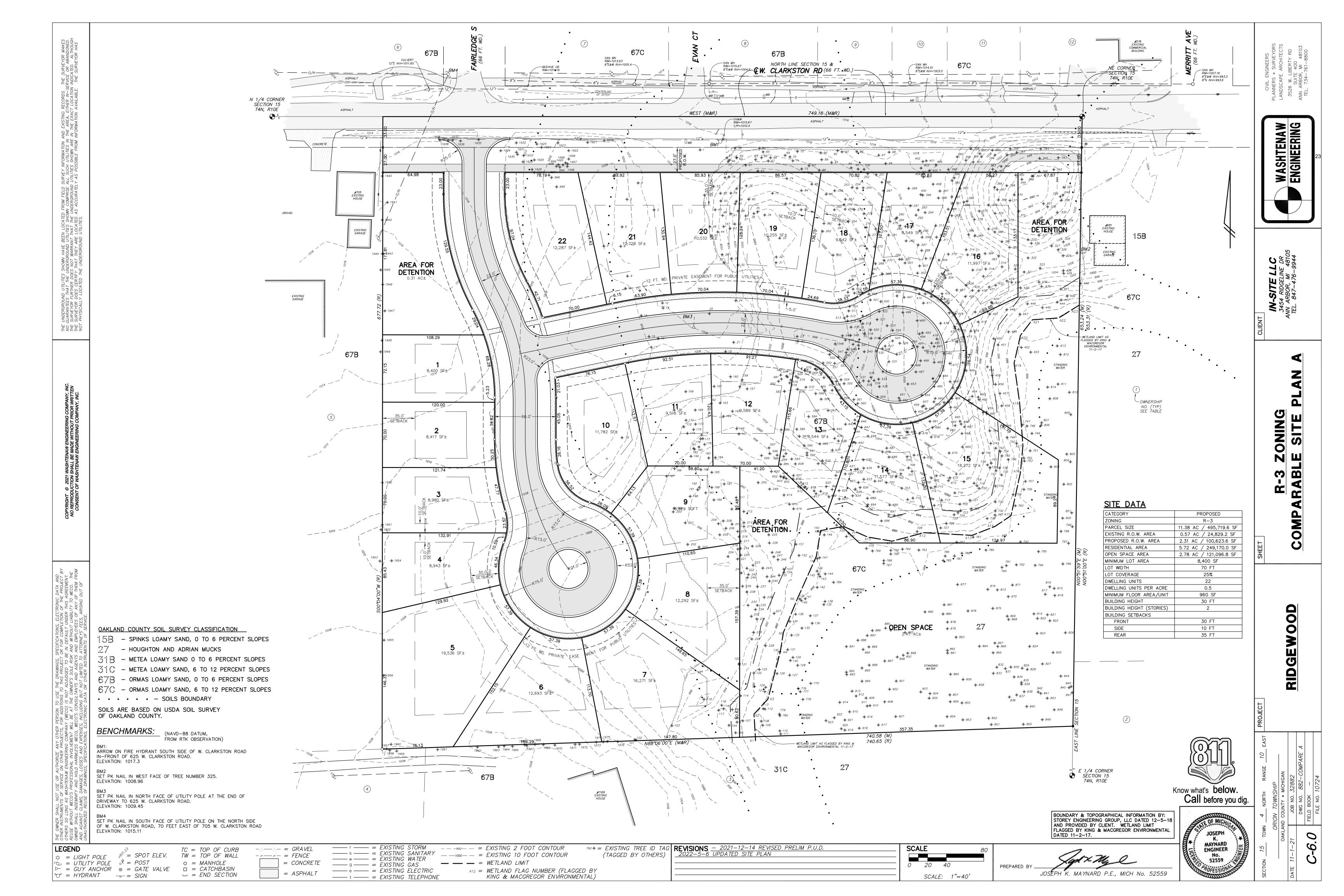


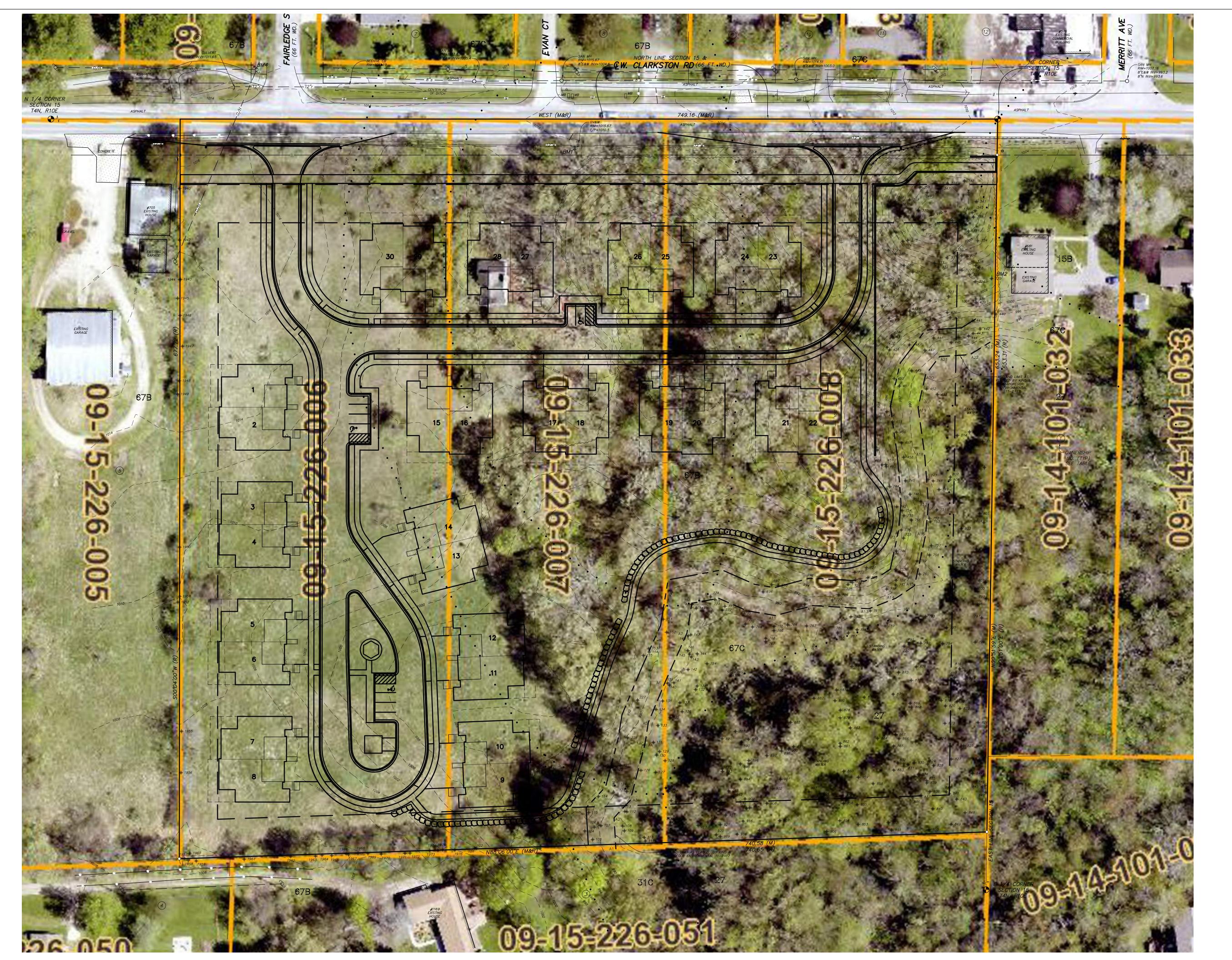












WASHTENAW ENGINEERING

MAGERY

AERIAI

00D RIDGEW

Know what's **below**. **Call before you dig**.

K. MAYNARD ENGINEER

 $\Rightarrow = LIGHT \ POLE$ $\Rightarrow = SPOT \ ELEV.$ $\Rightarrow = UTILITY \ POLE$ $\Rightarrow = GUY \ ANCHOR$ $\Rightarrow = GATE \ VALVE$ $\Rightarrow = CATCHBASIN$ $\Rightarrow = HYDRANT$ $\Rightarrow = SIGN$ $\Rightarrow = END \ SECTION$

= CONCRETE

r — = EXISTING STORM — — — 992— — = EXISTING 2 FOOT CONTOUR

s — = EXISTING SANITARY — — 1000— — = EXISTING 10 FOOT CONTOUR

w — = EXISTING WATER
— g — = EXISTING GAS
— — — = WETLAND LIMIT

e — = EXISTING ELECTRIC

t — = EXISTING TELEPHONE

KING & MACGREGOR ENVIRONN

792 * = EXISTING TREE ID TAG (TAGGED BY OTHERS) REVISIONS — 2021—12—14 REVISED PRELIM P.U.D. 2022—5—6 UPDATED SITE PLAN

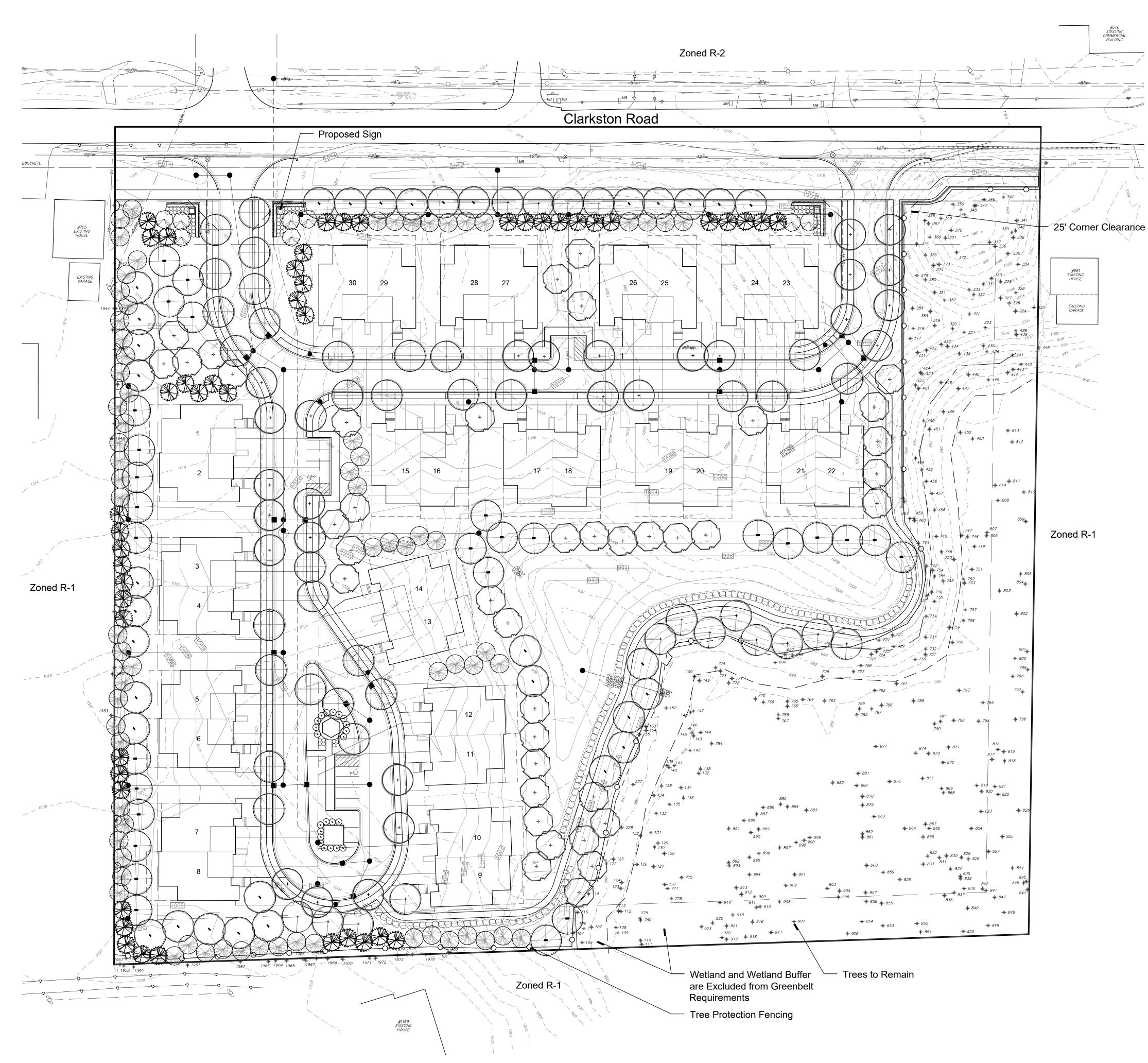


34 34 34 35 70 70 70

A12 = WETLAND FLAG NUMBER (FLAGGED BY KING & MACGREGOR ENVIRONMENTAL)

SCALE: 1"=40'

C-7.0





Landscape Summary

General Landscaping Net Site Area 450,580 s.f. Less Wetland and Buffer 98,707 s.f. 163,102 s.f. 188,771 s.f. Less Impervious Area Net Site Area

63 Trees (188,771 / 3,000) 140 Existing Trees Located in Upland Areas Trees Required

Trees Provided

987 I.f. (Net Wetland and Buffer)

Greenbelt - West and South Greenbelt Length Trees Required

32.9 Trees (987 / 30') 33 Trees (14 Existing) Trees Provided

Greenbelt - Clarkston Road Greenbelt Length

749 l.f. Trees Required 24.9 Trees (749 / 30') 25 Trees (7 Existing) Trees Provided

Street Trees Street Frontage Street Trees Required

2,690 l.f. 53.8 Trees (2,690 / 50) 57 Trees Street Trees Provided

Woodland Replacement

Total Replacement Required 164 Trees, 2.0" Deciduous or 6' Evergreen 161 Trees, 3.0" Deciduous or 8' Evergreen Trees Provided 44 Trees, 2.0" Deciduous or 6' Evergreen 161 Trees, 3.0" Deciduous or 8' Evergreen

Trees Paid into Tree Fund 120 Trees

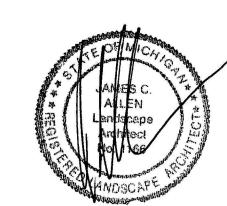
Legend

Evergreen Trees

Ornamental Tree

Shrubs

Seal:



Title:

Landscape Plan

Project:

Ridgewood

Orion Township, Michigan

Prepared for:

IN-Site, LLC 3454 Ridgeline Drive Ann Arbor, Michigan 48105

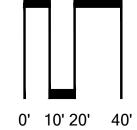
Revision: Issued: Novemver 1, 2021 December 13, 2021

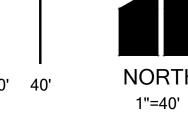
May 6, 2022

Job Number:

21-073

Drawn By: Checked By:

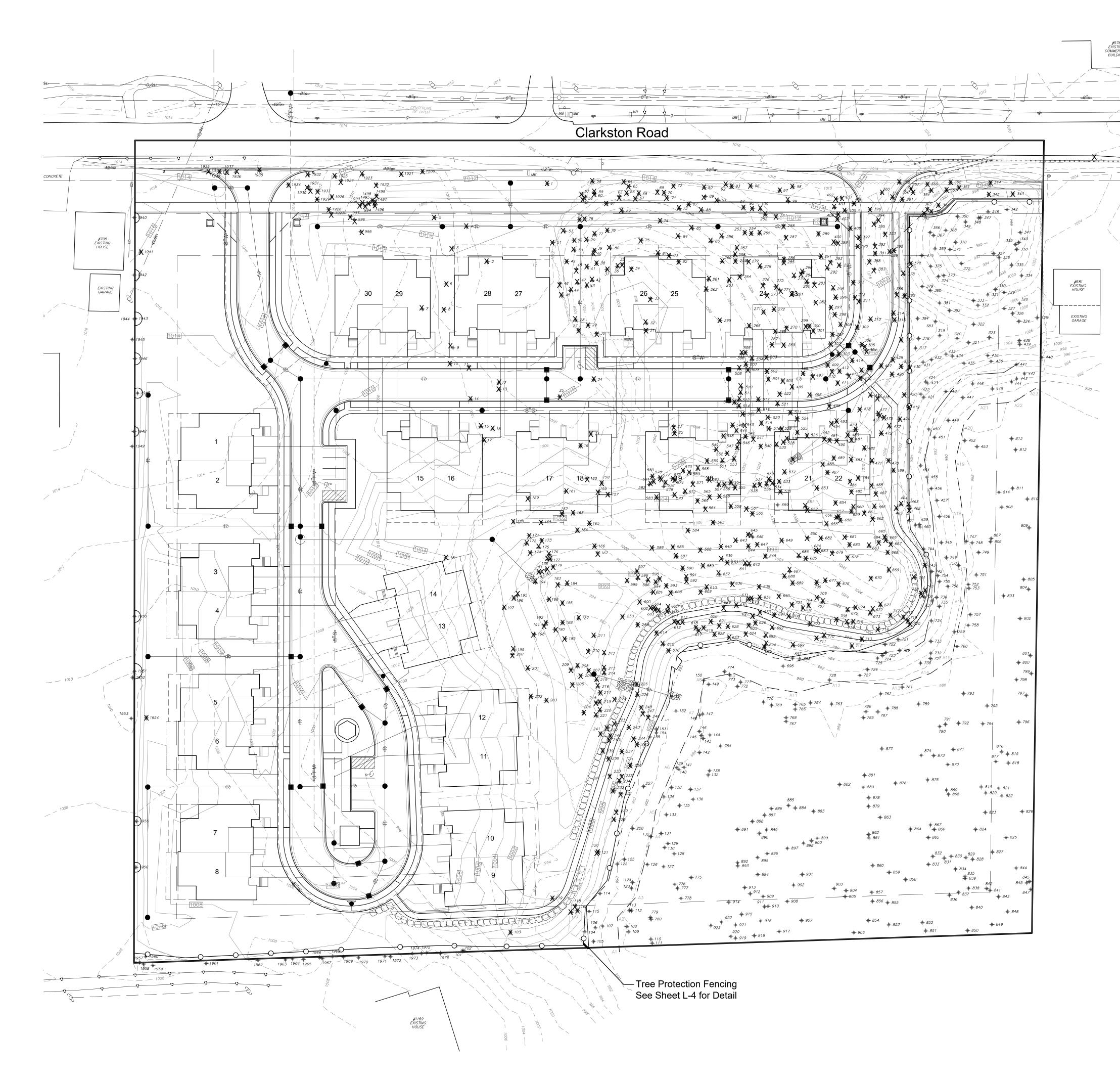






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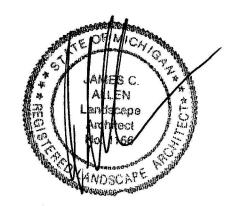
L-1



126



Seal:



Title: Woodland Plan

Project:

Legend

"X" Denotes Removed Tree

Ridgewood Orion Township, Michigan

Prepared for:

IN-Site, LLC 3454 Ridgeline Drive Ann Arbor, Michigan 48105

Revision:	Issued:
Review	November 1, 2021
Submission	December 13, 2021
Revised	May 6 2022

Job Number:

21-073

Drawn By: Checked By:

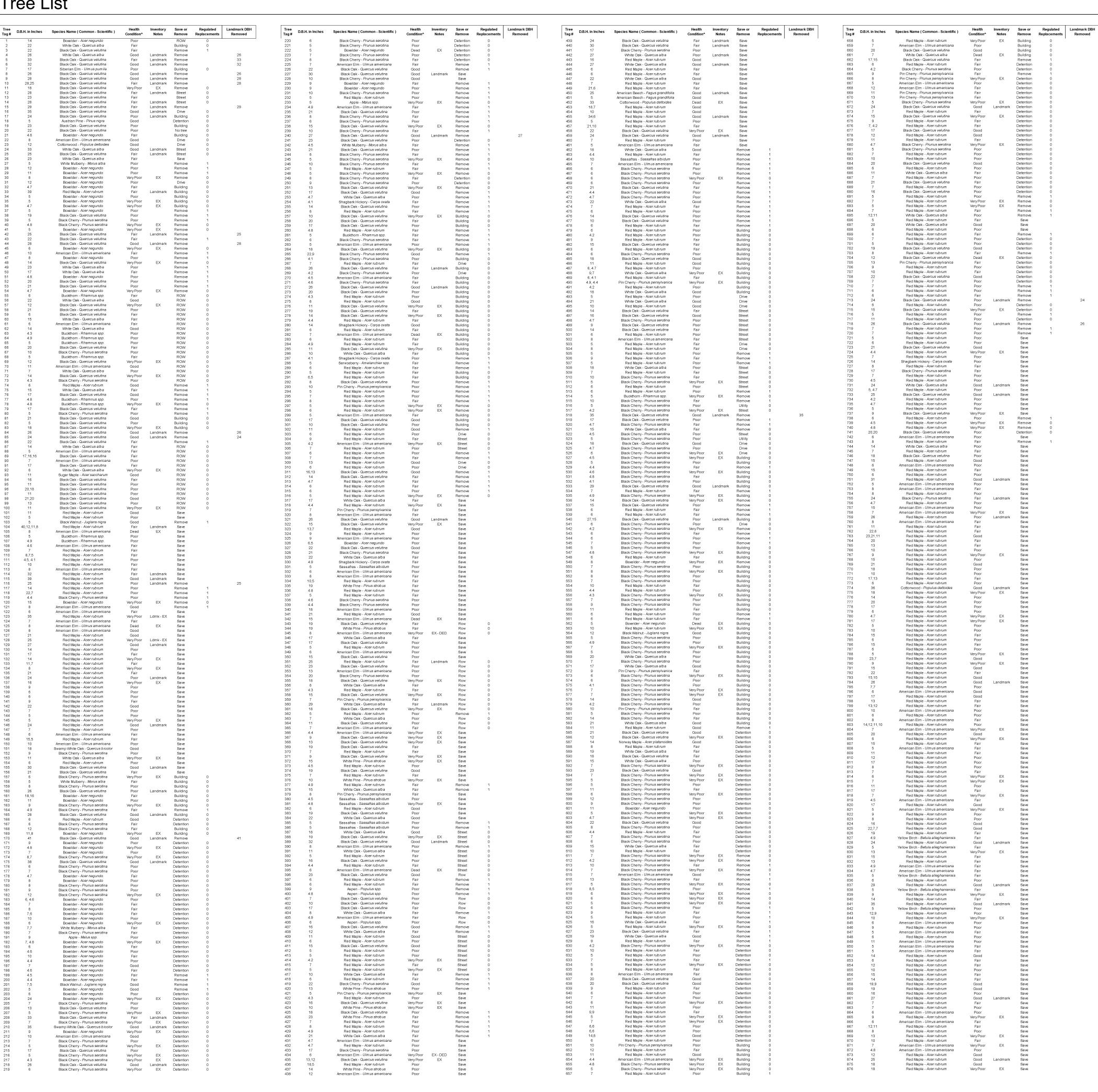


0' 10' 20' 40'



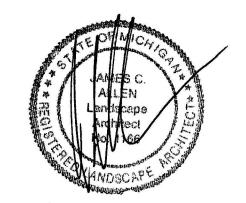
Sheet No.







Seal:



Tree List

Project:

Ridgewood Orion Township, Michigan

Prepared for:

IN-Site, LLC 3454 Ridgeline Drive Ann Arbor, Michigan 48105

Revision: Issued:

Review November 1, 2021

Submission December 13, 2021 Revised May 6, 2022

Legend

EX

12,12,5 11

Total Trees

Total Trees Removed

Regulated Trees Removed

Landmark DBH Removed

Regulated Trees Replacement

Total Replacement Required

Landmark Replacement Required

Trees Preserved

Building Tree is Located within a Building Envelope and is Exempt. Detention Tree is Located within a Detention Pond and is Exempt. Drive Tree is Located within a Driveway and is Exempt.

993 Trees

621 Trees

164 Trees

164 Trees

483"

372 Trees (37.4%)

161 Trees (483 / 3)

164 Trees, 2.0" Deciduous or 6' Evergreen

161 Trees, 3.0" Deciduous or 8' Evergreen

Tree Recommended for Replacement Exemption per Ordinance Sec. 27.12(D)8 **EX-DED** Tree has Been Identified as being Infected with Dutch Elm Disease. Landmark Tree Designated at Landmark Status per Ordinance Sec. 27.12(L) Landmark EX Tree Recommended for Replacement Exemption due to Very Poor or Dead Condition

Landmark DBH Removed

Health Inventory Save or Regulated Landmark DBH Condition^ Notes Remove Replacements Removed

D.B.H. in Inches Species Name (Common - Scientific)

Red Maple - Acer rub rum

Red Maple - Acer rubrum

Red Maple - Acer rub rum

Swamp White Oak - Quercus bicolor

Red Maple - Acer rubrum Red Maple - Acer rubrum

Red Maple - Acer rub rum

Red Maple - Acer rubrum

Red Maple - Acer rub rum

Red Maple - Acer rubrum

Red Maple - Acer rubrum

Red Maple - Acer rub rum

Red Maple - Acer rub rum

Red Maple - Acer rubrum

Red Maple - Acer rubrum

Red Maple - Acer rubrum

Black Oak - Quercus velutina

Black Locust - Robinia pseudoacacia

Boxelder - Acer negundo

Black Locust - Robinia pseudoacacia Black Locust - Robinia pseudoacacia

Black Locust - Robinia pseudoacacia

Black Locust - Robinia pseudoacacia

Black Locust - Robinia pseudoacacia Black Locust - Robinia pseudoacacia Black Locust - Robinia pseudoacacia

Black Locust - Robinia pseudoacacia

Black Locust - Robinia pseudoacacia

Black Locust - Robinia pseudoacacia

Black Locust - Robinia pseudoacacia

Siberian Elm - Ulmus pumila

Siberian Elm - Ulmus pumila

Siberian Elm - Ulmus pumila

Boxelder - Acer negundo

Boxelder - Acer negundo

Boxelder - Acer negundo

Boxelder - Acer negundo

Black Walnut - Juglans nigra

Black Walnut - Juglans nigra

Black Oak - Quercus velutina

Apple - Malus spp.
Boxelder - Acer negundo

Black Oak - Quercus velutina

Black Cherry - Prunus serotina

Black Oak - Quercus velutina

Woodland Summary

Remove Tree is Removed and will be Replaced. ROW Tree is Located within a Right of Way and is Exempt. Street Tree is Located within a Street and is Exempt. Utility Tree is Located Over a Utility and is Exempt.

Tree Inventory Performed by Mike's Tree Surgeons, Inc.

Job Number:

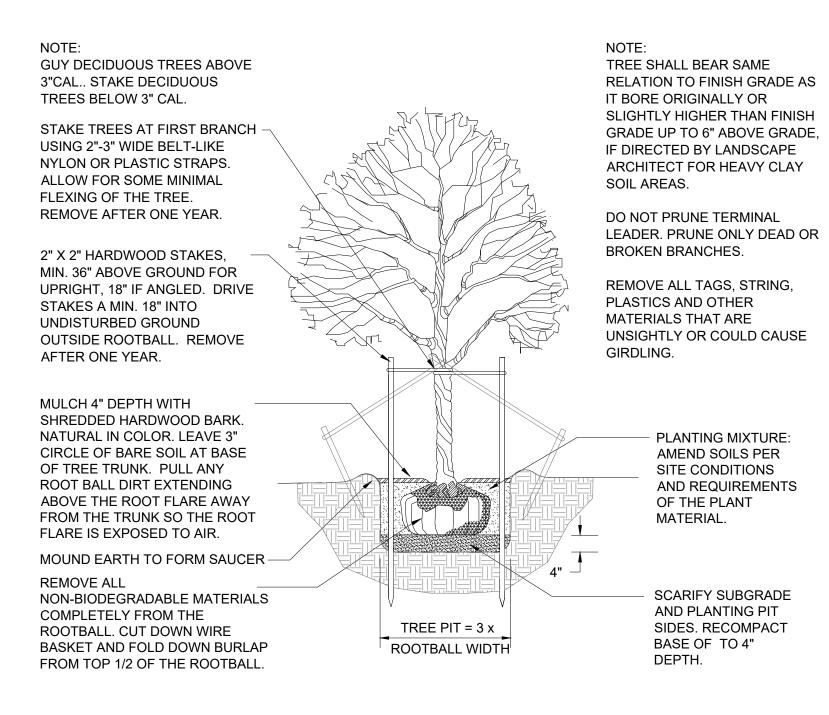
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jca

Drawn By: Checked By:

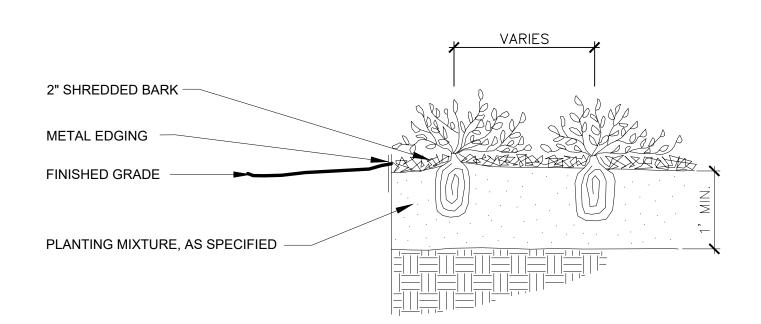
jca

Know what's **below.** Call before you dig. Sheet No.



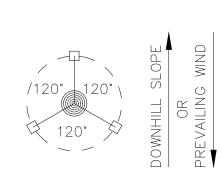
DECIDUOUS TREE PLANTING DETAIL

Not to scale



PERENNIAL PLANTING DETAIL

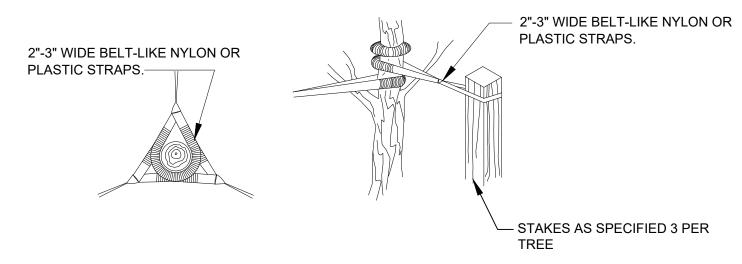
Not to scale



NOTE:
ORIENT STAKING/GUYING TO PREVAILING WINDS, EXCEPT ON SLOPES GREATER THAN 3:1 ORIENT TO SLOPE.

USE SAME STAKING/GUYING ORIENTATION FOR ALL PLANTS WITHIN EACH GROUPING OR AREA

STAKING/GUYING LOCATION



GUYING DETAIL

STAKING DETAIL

TREE STAKING DETAIL

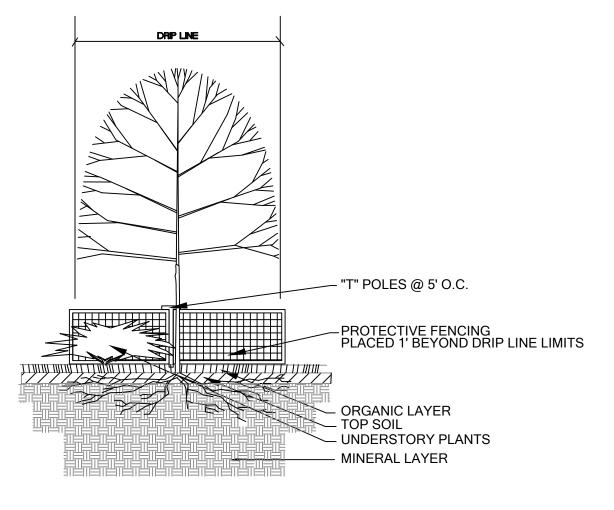
GUY EVERGREEN TREES ABOVE TREE SHALL BEAR SAME **RELATION TO FINISH GRADE AS** 12' HEIGHT. STAKE EVERGREEN IT BORE ORIGINALLY OR TREE BELOW 12' HEIGHT. SLIGHTLY HIGHER THAN FINISH STAKE TREES AT FIRST BRANCH GRADE UP TO 6" ABOVE GRADE, USING 2"-3" WIDE BELT-LIKE IF DIRECTED BY LANDSCAPE NYLON OR PLASTIC STRAPS ARCHITECT FOR HEAVY CLAY ALLOW FOR SOME MINIMAL SOIL AREAS. FLEXING OF THE TREE. REMOVE AFTER ONE YEAR. DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES. 2" X 2" HARDWOOD STAKES, MIN. 36" ABOVE GROUND FOR REMOVE ALL TAGS, STRING, UPRIGHT, 18" IF ANGLED. DRIVE PLASTICS AND OTHER STAKES A MIN. 18" INTO MATERIALS THAT ARE UNDISTURBED GROUND UNSIGHTLY OR COULD CAUSE OUTSIDE ROOTBALL. REMOVE AFTER ONE YEAR. MULCH 4" DEPTH WITH SHREDDED HARDWOOD BARK. NATURAL IN COLOR. LEAVE 3" CIRCLE OF BARE SOIL AT BASE - PLANTING MIXTURE: OF TREE TRUNK. PULL ANY AMEND SOILS PER ROOT BALL DIRT EXTENDING SITE CONDITIONS ABOVE THE ROOT FLARE AWAY AND REQUIREMENTS FROM THE TRUNK SO THE ROOT OF THE PLANT FLARE IS EXPOSED TO AIR. MATERIAL. MOUND EARTH TO FORM SAUCER -SCARIFY SUBGRADE REMOVE ALL AND PLANTING PIT NON-BIODEGRADABLE MATERIALS TREE PIT = 3 xSIDES. RECOMPACT COMPLETELY FROM THE ROOTBALL WIDTH BASE OF TO 4" ROOTBALL. CUT DOWN WIRE

EVERGREEN TREE PLANTING DETAIL

TREE PROTECTION DETAIL

BASKET AND FOLD DOWN BURLAP

FROM TOP 1/2 OF THE ROOTBALL



- Either Plastic or Wood Orange Snow Fencing Shall be Installed at or Beyond the Dripline, Unless More Substantial Fencing is Required
- Stakes Shall be Metal "T" Poles Spaced no Further than 5' on Center.
 Fencing Shall not be Installed Closer to the Tree than the Dripline of Those Trees to be Saved. Special Circumstances Shall be Reviewed by the Township.
- Circumstances Shall be Reviewed by the Township.

 Fencing Shall be Erected Prior to Construction. The Township Shall be Notified Once the Fencing is Instaled for Inspection.

 Under no Circumstances Shall the Portective Fencing be Removed Without Proper Approval from the Township. No Person Shall Conduct any Activity Within Areas Proposed to Remain. This Shall Include, but not Limited to:

 No Solvents or Chemicals Within Protected Areas.
- a. No Solvents or Chemicals Within Protected Areas.
 b. No Building Materials or Construction Equipment Within Protected Areas.
 c. No Grade Changes, Including Fill, Within Protected Areas.
- d. No Removal of Vegetation from the Ground Up Without Permission from the Proper Reviewing Authority, Including the Woodlands Review Board.
 e. Any Required Swale Needs to be Directed Around the Protected Areas. Instances Where Swales are Approved Through a Protected Area the Swales Need to be HAND DLIG. Machinery of Any Kind is Prohibited.
- e. Any Required Swale Needs to be Directed Around the Protected Areas. Instances Where Swales are Approved Through a Protected Area, the Swales Need to be HAND DUG. Machinery of Any Kind is Prohibited.
 7. Regulated Woodland or Regulated Trees Adjacent to the Property are Also Required to be Protected Whether or not they are Shown on the Plan.

SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS. PRUNE ONLY DEAD OR BROKEN MULCH 3" DEPTH WITH BRANCHES. SHREDDED HARDWOOD BARK. NATURAL IN COLOR. PULL BACK REMOVE ALL TAGS, STRING, 3" FROM TRUNK. PLASTICS AND OTHER MATERIALS THAT ARE PLANTING MIXTURE: UNSIGHTLY OR COULD CAUSE AMEND SOILS PER GIRDLING. SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL. MOUND EARTH TO FORM SAUCER REMOVE COLLAR OF ALL FIBER -POTS. POTS SHALL BE CUT TO PROVIDE FOR ROOT GROWTH. REMOVE ALL NONORGANIC CONTAINERS COMPLETELY **SCARIFY SUBGRADE** REMOVE ALL AND PLANTING PIT NON-BIODEGRADABLE MATERIALS SIDES. RECOMPACT COMPLETELY FROM THE BASE OF TO 4" ROOTBALL. FOLD DOWN BURLAP FROM TOP $\frac{1}{3}$ OF THE ROOTBALL

TREE SHALL BEAR SAME

IT BORE ORIGINALLY OR

RELATION TO FINISH GRADE AS

SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE NOTES

- 1. All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- 2. Plants shall be full, well-branched, and in healthy vigorous growing
- 3. Plants shall be watered before and after planting is complete.
- 4. All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following Township approval.
- 5. All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- 6. Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- 8. Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 peat, mixed well and spread to the depth as indicated in planting details.
- 9. All plantings shall be mulched per planting details located on this sheet.
- 10. The Landscape Contractor shall be responsible for all work shown on the
- landscape drawings and specifications.11. No substitutions or changes of location, or plant types shall be made
- without the approval of the Landscape Architect.
- 12. The Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- 14. The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the
- plans and specifications, if requested by owner.

 15. Contractor shall be responsible for checking plant quantities to ensure
- quantities on drawings and plant list are the same. In the event of a
- discrepancy, the quantities on the plans shall prevail.

 16. The Landscape Contractor shall seed and mulch or sod (as indicated on plans)
- all areas disturbed during construction, throughout the contract limits.

 17. A pre-emergent weed control agent, "Preen" or equal, shall be applied
- uniformly on top of all mulching in all planting beds.

 18. All landscape areas shall be provided with an underground automatic
- sprinkler system.

 19. Sod shall be two year old "Baron/Cheriadelphi" Kentucky Blue Grass grown in a sod nursery on loam soil.

Seal:

ANES C
ALLEN
Landscape
Ardinect
ND3CAP

Landscape Details

Project:

Ridgewood
Orion Township, Michigan

Prepared for:

IN-Site, LLC 3454 Ridgeline Drive Ann Arbor, Michigan 48105

Revision: Issued:

Review November 1, 2021
Submission December 13, 2021
Revised May 6, 2022

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Know what's below.
Call before you dig.

Sheet No.

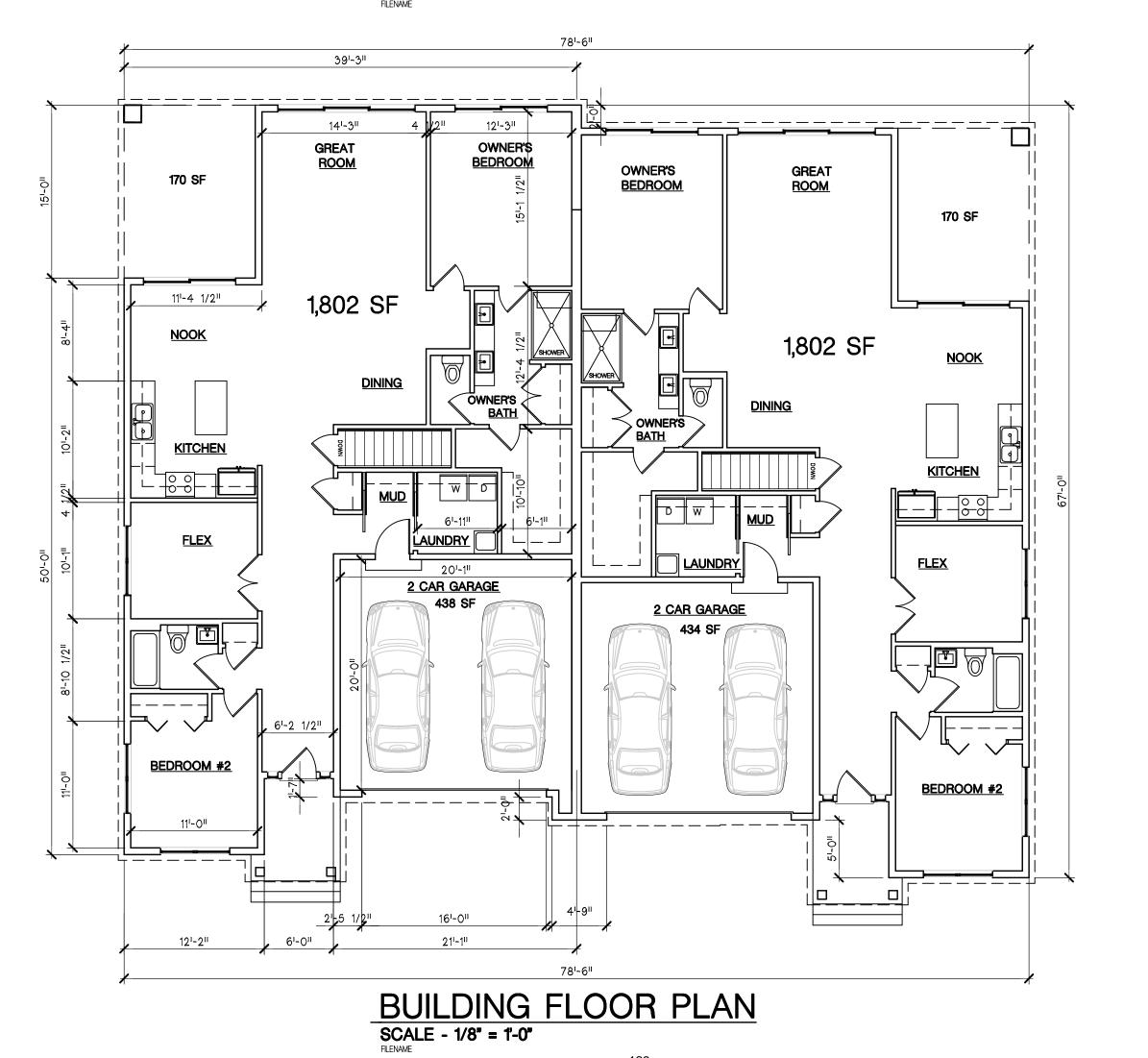
-4

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128



PRELIMINARY BUILDING IMAGE
NO SCALE
FILENAME



DATE ISSUED

BUILDING IMAGE AND FLOOR PLAN

SHEET TITLE

21-816

PROJECT NUMBER

WILLIAM S. HOBBS

SHEET NUMBER

Chairman Reynolds recessed the regular meeting at 7:05 p.m. and opened the Public Hearing at 7:05 p.m. for case PC-2022-10, The River Church, Special Land Use Request for a church, located at 3900 S. Baldwin Road (parcel #09-29-301-029), 3910 S. Baldwin Road (parcel #09-29-301-038).

Chairman Reynolds closed the PC-2022-10 Public Hearing at 7:07 p.m. and reconvened the regular Planning Commission meeting.

8. UNFINISHED BUSINESS

A. PC-2021-90, Request for an extension of the three months to submit revised site plans for PC-2021-90, Ridgewood PUD Concept 625 W. Clarkston Rd. (Sidwell #09-15-226-007), the vacant parcel west of 625 W. Clarkston Rd. (Sidwell #09-15-226-006), and the vacant parcel east of 625 W. Clarkston Rd. (Sidwell #09-15-226-008).

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

Mr. Daniel Johnson stated he was there representing the Ridgewood PUD project. He said that they were on our agenda for the first meeting in January of this year. After discussion with the Township Planning & Zoning Director early in March, they submitted a letter requesting an extension for their resubmittal. He believed that letter was in their packet.

Mr. Johnson said that they were in the process of making changes to the project and addressing some of the input that they received at their prior meeting. Their engineers are busy and need a little more time to put together the supporting engineering for that submittal. That is really the reason for their request.

Mr. Johnson stated that they could share more information about the project if they wish.

Chairman Reynolds said just to be clear their request for an extension is for what length of period? Mr. Johnson replied they are requesting three months.

Chairman Reynolds stated that they provided the applicant the opportunity to resubmit within 90 days and they are asking for an additional 90 days.

Chairman Reynolds said he foresaw no major issue with this additional 90 days. From his experience, there is a lot of work out there and obviously, a short period of time seemed reasonable to him to still be able to resubmit.

Secretary St. Henry asked if they think that 90 days was enough? He asked if they should extend it beyond that just to avoid the applicant coming back in? Chairman Reynolds replied that it is not an approved site plan. They are talking about the PUD concept and eligibility. He thought that they had this as a tabled topic previously and thought that they wanted to keep it a tighter time frame because it is an active submission, not an approved project.

Moved by Vice-Chairman Gross, seconded by Commissioner Brackon, that the Planning Commission approves the PUD Concept and Eligibility revised plans extension request for PC-2021-90, Ridgewood PUD Concept and Eligibility Plan for 90 days, which would take them to roughly July 5, 2022. This approval is based upon the request of the applicant requesting the extension.

Roll call vote was as follows: Brackon, yes; St. Henry, yes; Gross, yes; Gingell yes; Reynolds, yes. Motion carried 5-0 (Walker & Urbanowski absent)

B. PC-2021-07, 5-Year Master Plan Update.

Chairman Reynolds said that they had read their resolution previously and forwarded it to the Board of Trustees. The Board of Trustees requested additional time to review the current draft of the Master Plan knowing that they are headed into their review period. In their packet, they have the comments from the Board of Trustees. He said that he reworked some of those comments to be in chronological page-by-page order. He looked at it from general review comments page-by-page. He color-coded some of the stuff to prompt certain items that would be a discussion, others that are things for their professional consultant to consider and review.

Planner Wojciechowski stated that he has only had a few days to review these. He knew Planner Arroyo has been out, so he has not even seen any of these comments.

Planner Wojciechowski said starting with the photo and image quality he thought that was just an issue of how the document was transmitted because the file size may have had something to do with it. It was a large file and may have been scanned. The print version is very high-quality and did not anticipate that being an issue as far as map readability or image quality.

Planner Wojciechowski stated as far as some of the images that were requested to be replaced, he knew there were a few, the one that comes to mind was the phragmites picture or the picture that was underneath the invasive species part that talked about phragmites, and it wasn't a picture of phragmites. There were several comments about that. Those types of things no problem switch those out. The photo changes he was confident were all taken care of.

Planner Wojciechowski said that he had spoken with Planning & Zoning Director Girling about the historic pages and getting that figured out where exactly those were located.

Planner Wojciechowski stated that he was not going to go over all of the dramatic typo-type comments. He added that they did receive several comments about some misunderstanding about how and when to capitalize township and not. They are going to put an introductory section at the beginning of the document that explains why the township is sometimes capitalized and sometimes it is not capitalized based on the APA style of formatting which is what they use for all their documents. He added that there were comments to correct some that which were correct based on the formatting that they use, which is the APA formatting, and that should be clarified right away. He thought that should address a lot of the capitalization issues.

Planner Wojciechowski said he did not get a chance to review them very thoroughly. He asked if there was anything specifically that they would like him to take back and address.

Chairman Reynolds said he thought that it is always great to have many eyes on a document. As he reviewed all the comments here, he thought that there were some of them to just verify or acknowledge. His opinion was to have them review these comments and entrust whether it was appropriate for a Master Plan or not to elaborate or modify. He did think that some of the grammatical things that they need to address, this is a draft, but thought that some of their facts might be useful and to just make sure that they are documenting accurate things. That was his effort to technicolor the document that he gave everyone was to isolate some of these comments to them as the experts, and PC and acknowledge that they reviewed them. He would ask that they consider tapping into some of their resources of local photography that they had too. He personally did not think that there were major issues with some of the photography but there were clearly some opinions out there they had better or well-documented items.

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES PC-2021-90, RIDGEWOOD PUD CONCEPT JOINT PUBLIC HEARING WITH THE BOARD OF TRUSTEES WEDNESDAY, JANUARY 5, 2022

The Charter Township of Orion Planning Commission held a joint public hearing with the Board of Trustees on Wednesday, January 5, 2022, at 7:05 p.m. at the Orion Township Municipality Complex Board Room, 2323 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Scott Reynolds, Chairman

Don Walker, PC Rep to ZBA

Don Gross, Vice Chairman

Joe St. Henry, Secretary

Kim Urbanowski, BOT Rep to PC

Jessica Gingell, Commissioner

PLANNING COMMISSION MEMBERS ABSENT:

Derek Brackon, Commissioner

BOARD OF TRUSTEE MEMBERS PRESENT:

Chris Barnett, Township Supervisor

Donni Steele, Treasurer

Kim Urbanowski, Trustee

Penny Shults, Township Clerk

BOARD OF TRUSTEE MEMBERS ABSENT:

Brian Birney, Trustee

CONSULTANTS PRESENT:

Rodney Arroyo, (Township Planner) of Giffels Webster
Matt Wojciechowski (Township Planner) of Giffels Webster
Mark Landis (Township Engineer) of Orchard, Hiltz, and McCliment, Inc.
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:

Thomas Allen Martelle John Hofer
Cheryl Hofer Ben Puraj
Mike Thomas Tom Williams
Marilyn Hester Mike Howard
Josh Sawicki Ken Gutelius

The Board of Trustees opened their Special Meeting at 7:05 p.m.

Chairman Reynolds invited the applicant to make a presentation.

Mr. Daniel Johnson with In-Site, LLC presented.

Mr. Johnson said they did have a pre-app meeting last summer with the Township representatives, and consultants and they took that input into what they are going to describe. More recently they received various review letters from the consultants and have taken those into account. Given the postponement from the December 2021 meeting, they were able to incorporate several of the OHM comments.

Mr. Johnson stated that they refer to this project as Ridgewood it is on Clarkston Rd. south side, 625 W. Clarkston. One of the driving reasons for the project is the housing shortage and that is not a surprise to anyone here. Zillow in November indicated that the housing situation is quite tight. Similarly, Oakland Press, Tribune, earlier last year had the same headlines. National Publication referred to as Urban Land which is written for many real estate professionals and people in the planning world reiterates that need as well. Every year Harvard University does a housing study that incorporates projections, and demographics for the housing, and in 2021 they reite this particular issue with the housing shortage

and it is getting worse as time goes on. He added that part of that study talks about demographic trends, and the population growth is going up but the share of the demand for household growth is really under 35 so you start to see the millennials coming into the picture in terms of housing needs and ownership. In the Wall Street Journal, it said that millennials are supercharging the housing market. They have a combination of things going on in terms of demographic changes, empty nesters coming in as well. SEMCOG which is a publication that is referenced in their Master Plan shows regional growth for southeastern Michigan and underlining there is a population growth expected.

Mr. Johnson stated that they looked into their Master Plan, and he knew that it was going through a review right now. He did pull a few things from the 2015 Master Plan for reference when they started to look at this project. He added that the Executive Summary referenced a community goal is provide a variety of high-quality housing types at a range of density and lot sizes. That was one of the "q's" that they took in putting this proposal together. In terms of the next point would be to encourage alternative housing styles. They referenced empty nesters here condominiums but also attached single-family dwellings.

Mr. Johnson stated getting into ordinance exerts again referencing alternatives to traditional subdivisions encouraging innovation and flexibility in land use, and encouraging a less sprawling form of development. Those were all keys that they took in terms of putting this proposal together.

Mr. Johnson said a couple of specific points from the Master Plan about Future Land Use. Within the proximity to the site or the location of the property, they have single-family medium high-density use that is planned for immediately across the street. In general, commercial uses about a quarter mile to the east on Clarkston. There are some other things going on that would be considered higher-density in nature.

Mr. Johnson showed the Board an aerial photo. He pointed out the western portion of the property is primarily open space and then as they go to the SE there is a wetland area. The use to the west is partially used and Clarkston Rd. is on the north. There are three parcels that comprise the site. The site generally falls from north to south or north to southeast. He showed the Board photos of the property they were taken in late November before the leaves fell. He showed them the existing structure that is on Clarkston immediately to the west of the property, a neighboring property photo.

Mr. Johnson said at the pre-app meeting in the summer they came with a concept plan and they got input from the Consultants and from the Township Officials. Three main things came out of that discussion, there were others but primarily three that would affect planning. One was that the Fire Department suggested/requested another access point onto Clarkston. Two more of a visitor parking inclusion in terms guests that would be visiting the neighbors. Three was an architectural component of the plan, within their ordinance there are considerations for garage frontage and elevation setback ordinance requirements, they will take those into account when they get into the architecture. He said that they incorporated those things, to begin with, and in doing that the number of units was reduced.

Mr. Johnson said when they got comments in November from both consultants, and from OCRC, there was a comment to do an alignment change for the west entrance, so they incorporated that. They eliminated one of the buildings that were located at the NE corner.

Mr. Johnson showed the Board the concept site plan. He said they tried to take full advantage of the western portion of the site which was primarily open in terms of land area. He said in the very lower righthand corner or SE corner was a wetland area there which is preserved. The units are a combination of four or five townhouse-type units that are located around the site. In all cases, they have greenbelts that are along the west property line, the south property line to the extent that there are new constructions, and then across the north property line, the east property line is pretty much natural existing. Respecting the neighbors, wetland, and the environment that is there.

Mr. Johnson said in terms of some of the site design amenities, they have incorporated a walking path along the south side adjacent to the wetland areas as a natural feature for the future residents of the

development. The meandering walking path was a site feature, a gazebo element that kind of ties to that condition.

Mr. Johnson noted that in terms of the architectural concept this speaks a little bit to the ordinance requirement for the garage elevation offset. It is a combination of the front door being located 5-ft. in front of the garage doors, and then beyond that, there is a porch covering. The ordinance refers to that at least for 50%, they have done it for 100% of the units.

Mr. Johnson said with respect to stormwater considerations it is a big deal. Recently, your community adopted the new Oakland County Standards for that. They have incorporated that into the design that they have proposed for the stormwater and their consultants can speak to that. Basically, the new standards have been incorporated and are contained in the proposal.

Mr. Johnson said that environmental considerations are a big deal in many communities including theirs. Using stormwater best management practices or BMP's as they are referred to, those generally are contained within Oakland County Standards, focus on infiltration, and planting to accomplish those things, infiltration rain gardens are proposed. The project would provide for planting over 325 trees as part of the impact of the project, and in addition to that, as they go through the calculations on the planting that would also involve a contribution for 98 trees for the community. They are proposing to use LEED Certification for the buildings/units, or the townhouses. That features a whole range of things like water-saving plumbing features, high-efficiency HVAC systems, insulation, and appliances. Also providing EV connections in each townhouse unit for the future use of electric vehicles coming to the market.

Mr. Johnson said with respect to traffic which is always a consideration for these projects, he showed the Board a summary of the excerpt that was on the submission, indicating that it would not contribute significantly and would not propose a negative impact to Clarkston and Lapeer. If they look at their ordinance given the volume that was straight out on the submission in detail, doesn't really trigger a TIS or a Traffic Impact Statement unless the Planning Commission were to request the same. There was a reference to the lefthand turn warrant analysis by the Road Commission and by OHM, and they would intend to do that following any action tonight going in and have that analysis done which involves doing traffic counts. If the lefthand turn lane is required then they would incorporate that into the Clarkston Rd. right-of-way.

Mr. Johnson added that the west location shift was updated as a result of the comments that they received.

Mr. Johnson said within their ordinance refers to optional provisions for a concept plan and in the context of density credit provisions. There are various points within the ordinance and they have attempted to address those as they have gone through the project. For example, there are at least 20% of the PUD is a common use of open space, which would be technically something that would be considered as a density credit. In the case of their proposal, their engineers have calculated that 38% usable open space if they factor in the other open areas in 62% for the whole project.

Mr. Johnson said as he had mentioned earlier the Oakland County Stormwater design guidelines have been taken into account and again that focuses on BMP's for the stormwater management system.

Mr. Johnson said that preserving natural features they have attempted to do that with the preservation of the wetlands, the significant number of trees including many landmark trees that are located there, and as he mentioned earlier planting over 325 trees and contributing to the Township Tree Fund.

Mr. Johnson said that in terms of land amenities that would represent a benefit to the community they contemplated the creation of the land conservation easement to incorporate the wetland areas into perpetuity. Then there would be some right-of-way on Clarkston Rd. that would be dedicated back to the Township or the right-of-way.

Mr. Johnson stated in terms of the metrics of the site he would focus on the units/acre on a net property basis is less than five. The walking path that they have proposed is almost 1/3 of a mile long. The open space if they take all it into account is over 62% which they believe is pretty significant.

Mr. Johnson said what are the considerations that they look for in terms of the project. Of course, he mentioned the millennials entering the market, these are demographic changes. There is a work-from-home trend as a result of the pandemic, and empty nesters looking for smaller, low-maintenance locations, all those types of things, that empty nesters look for.

Mr. Johnson stated from a marketability standpoint these are considerations in terms of inventory levels are very low from a housing standpoint, affordability, and supply and demand implications all tie into all of that.

Mr. Johnson said from the community benefit standpoint they tried to summarize what they thought were the key things. Number one is being responsive to some of the Master Plan objectives that they saw in their 2015 Master Plan. It provides further housing options for the Township, over 6-acres of open space and land conservation, the stormwater management system, the contribution to the tree fund. They would consider a proportional monetary contribution to the community pathway system relative to the size of their project. The dedication for the street right-of-way, the job creation that comes along with these kinds of projects, and then generally responsive to the housing shortage that the communities are experiencing in southeastern Michigan.

Chairman Reynolds asked if there was anyone from the public that would like to speak?

Mr. Mike Howard, 606 W. Clarkston Rd., directly across the street from this new improvement here. He said they are already putting in a subdivision over on Bald Mountain Rd. behind Meijer. Now they have the Meijer's thing coming in and they have this. The increase in traffic with just Meijer alone coming down Clarkston is going to be an awful lot. Since they got that road paved a few years ago the traffic has been miserable it has been fast, nobody goes 45 or 50 MPH down there. He has seen kids set up their motorcycles on their back wheel, or some guys that come around that curve from Elk Lake there and, they just nail it. This to him is going to be more traffic, it doesn't look like there is going to be traffic control, as the one exit where Fairledge Rd. comes out he thought where they just added that exit or moved it down. Is there going to be traffic control at that light? That is the thing that concerns him. He asked if this was a senior citizens townhouse development, or is it a family development where they would have kids there and to grow their community and have people grow up in the community instead of just moving here and finish their last years? It is a nice community he moved out here, he coached wrestling at a couple of other schools and he has gotten to know the area here and he really enjoys it. They do have a lot of emergency traffic coming down Clarkston Rd. He didn't know why that was, he thought that there was Fire Department but usually 2-3 of those vehicles coming down at high-speed. He was concerned about the number of people and the new traffic especially with Meijer coming in because they are going to have more people come eastbound on Clarkston than they have now. If they get Meijer and he thought it was 90,000-sq. ft. he thought that was a pretty big grocery store. The farthest they go now is to Kroger it was great having Hollywood there but that is gone. He thought that traffic control was going to be the biggest important thing there. Getting in out and traffic is difficult some mornings anyway except before COVID because everyone is going to work, now there are not as many people going to work but it is still difficult at times to get out there. He would ask that they take that into consideration. He asked, how many families would there be in there? Will it be two cars/family at 50 units is 104 cars going to be coming in and out of there or is this going to be families with teenagers and then add another 50-75 cars. He thought that would be a lot of cars dumping out of two sections because there is no other way in that area to go a backdoor.

Mr. Josh Sawicki 1169 Hemmingway Rd. directly south of the Planned Unit Development. When he showed the Board the picture directly south, he was that house with a red roof. That is where he and his

wife Caroline live with their two young children. He was there to tell them why he was against this and his personal feelings on it. He stated that in their area, and he knew for sure that on Fairledge they are not allowed to build on more than 25% of their property. They are at 38.8% of the buildable land is going to be used. He didn't that that was fair. He knew that there was a guy on Merritt who had to take his roof off to take it down two inches to be to code. If they are going to do that to someone that is going to be right across from where this unit is he didn't think it was fair that he can only build on 25% of my land but they are going to common build on 38.8% of this land. He said there were 10 multi-unit developments in Orion Township, there is not a single one that is contingent on a residential-1 (R-1) zoning, not one, this development has two. He said he was not against progress he understood that it had to be developed and things had to be done, not this though. If they want to do a bunch of storage units and zone it commercial and have it secure, that is fine. To piggyback off the traffic, that is a safety concern as well for all of them that live around there. Changing the grade of that swamp, he personally sees there are probably 50 turkeys that live back there. They are talking about conservation, he didn't know if a retention pond and putting in 50 units with 50 people, people bring garbage they bring different things. He didn't know if there was really a conservation angle to this. They talked about the traffic on Hemmingway. Directly to the east is not all commercial zoning, it is directly to the east. This would be the only development not only with (1) him, but his neighbor down (2), this person directly to the east is zoned residential-1 (R-1). If you look at all the rest of the developments in Orion Township there are not even residential ones across the street. If they take that into account, they have this development is now going to be covered on three sides with residential-1 (R-1) areas. That is a major concern, he didn't think that was fair to them that buy and pay taxes, and what to live in residential-1 (R-1) areas to have a huge 50 units coming in on more than it is supposed to be. If, God forbid this was to go through one thing that he would personally ask the developer and anyone else there give them more space of coming back. The second design was better, and he asked that there is either a concrete wall 8-ft. high or some type of berm that is going to block noise, and with softwood trees that are not going to be like 2-ft., 6-ft. live trees that are going to be a buffer.

Ms. Cheryl Hoffer, 1195 Hemmingway Rd. said she is not opposed to new development her family has been in this area since 1939. Properties along Clarkston and the surrounding areas have single-family large lots. The townhomes that they want to go up is not inclusive it doesn't fit the area. Traffic flow is already heavy at times. Hemmingway now is used as a fast shortcut from Clarkston, she used to walk it, she doesn't walk it anymore. Her sister lives across from Basketball America she looks out, traffic is backed up from the light at M24 all the way back there and that is a distance. The area is also abundant with wildlife, she has tree frogs, Michigan blue tail lizards, sandhill cranes, wild turkeys, turtles, too many birds to mention. She believed that the zoning would hurt this. She believed that single-family homes are more suitable for this area.

Ms. Marilyn Hester 1207 Hemmingway stated that she was the neighbor south of Mr. Josh Sawicki. She said that they have a lot of wetlands. They have the water table and runoff from Clarkston Rd. that comes into their backyard that they own the whole swampland/pond/natural preserve, whatever they sold the Walden Woods subdivision on. They have been there since 1996 and that pond has always been there. They are concerned it is going to become a river with all the water drain-off from the roofs. She knew that there was going to be water retention but she was concerned that they are going to have a river coming from Clarkston Rd. all the way down through Casemer Rd. through her backyard she is really concerned about that water. She was worried about her well, and what that impact is going to have. They are all on wells in that area, they are not on city water, they were told that they will probably be the last people to get city water through there. The surrounding area is single-homes and they are all residential, this is not characteristic of what is around. They want to see people that take pride in their yards grow gardens, and this development doesn't have that opportunity for people to have gardens, plant flowers. They are going to have this really beautiful landscaping but it is not going to be homes like currently exist right now. This probably will impact the wildlife they had a coyote on their frozen pond today and it is so natural back there and they love their property. Also, in the presentation, they are doing all of these contributions what about for the fire and police, are they going to need to increase that? He didn't think that there was a fire station close enough if there should be a disaster in that plage Even in their homes, they have a hard time

coming down the road and getting to their places with the traffic. The traffic will be impacted very much. She hoped that they would leave it single-family dwellings and not this big building.

Mr. Tom Williams 1160 Hemmingway, 1180 Hemmingway, 1198 Hemmingway, and 1212 Hemmingway. When there is a problem on M-24 the traffic backs up on Hemmingway so far it is a half-mile of people bumper to bumper trying to get onto Clarkston Rd. For him, it is a 15-20-minute wait. He is on a dirt road and to leave his driveway to go to Clarkston Rd. it is a 15-20-minute wait just to get out there. This development is not going to help that at all. He has lived here for 62 years and he has been around the community a while. The last time when they put those apartments up on Casemer and M-24 the police log of cops having to go up there all the time is crazy. He looks at the newspaper, this seems awful close for their small community he really didn't want it in his neighborhood. He has 40-acres and there are no multiple dwelling homes in that area. They are all single-family residential-1 (R-1) and he didn't think it was right to change it he thought it should stay (R-1). After 62 years he would hate to see it change.

Ms. Patricia Hamilton 719 Fairledge and has lived there for 50 years. They were the ones that had to pave the road but being Fairledge it is the first street that goes straight through from Clarkston to Heights so they get all those people tearing through there now. Their driveway is directly across from Heights Rd. They have handicapped children on this street, and a lot of the neighbors are out walking their dogs, the kids are riding their bikes. What is this going to do to these kids? How safe is this to have 100 or more cars? They are going to fly through there, they do now, it is already a cut-through for everybody. For them to get off of Fairledge onto Clarkston Rd. sometimes they have to wait for 5-10-minutes to make a lefthand turn to go to M24 now. What is going to happen then? She is not against development houses would be fine but 50 buildings are a bit much. It is going to put too much traffic and be too dangerous to these children.

Mr. Tom Martelle 1128 Walloon Way, just recently moved here, he and his family moved in at the end of 2019 early 2020. They have been blessed to have a very nice community to come into and thrive. When they got this information passed out to them it kind of caught them off guard because when they first came into the area and they did some exploring they realized that they thought it was a very nice serine secluded area, they have a lot of woods and waters that kind of kept them away from the city but still had that hometown feel to it. One of the things that they had done was they walked around the entire sub and they had noticed that there were many lots that are not even developed in the rear part of that subdivision. He didn't know the history or the story behind that, and he is for progress. He asked why are they even considering building new buildings when they have yet to address these eyesores and these eye blights sit in the back of their current facility that poses not only blight but it is also a health concern for his 6- and 4year-old, who are often are out there playing in the pile of woods and things like that. Another concern that he had was the watershed. His property is adjacent to the low land, the protected water land, he would like to know what type of guarantees are afforded to them to prevent any incidental damage caused by flooding that could potentially take place if they were to get too much water into their facility. He stated that he saw the plans they look beautiful but it does look like they have a lot of hard surfaces, a lot of high albedos which could certainly impact the way that the new development would impact their way of life in the community. In addition to the wildlife, his wife has a hobby of trying to catalog everything that they see. They have numerous wildlife, they have seen the fox, the coyotes, deer, turkey, wood duck, where would all of these go? Where is the home of the plan for these people if they relocate them somewhere else to a different area? His concern would be let's find a better spot he is not against progress he thought that they need to continue to develop the community he just didn't think that this specific location is the right one at this time.

Secretary St. Henry stated that they had four letters submitted from a Kate Erdman, Raymond Grech, Rocky Stout, and Neal Porter who owns Vet Products of Michigan. They are all opposed to the development for many of the reasons that were brought up by the public over the last ½ hour.

Vice-Chairman Gross asked how they arrived at 50 units on the site? It doesn't seem to correlate to anything.

Chairman Reynolds stated that he echoed a couple of those concerns himself on the density. Obviously, they want to be respectful of adjacent zoning, especially when they are larger properties in residential (R-1).

Trustee Shults asked if they could give the public benefit that they are providing? She asked Planning & Zoning Director Girling regarding the Master Plan what is it zoned for in that area? She asked when they lined up the driveways was that the recommendation of the Road Commission to do that and what had they thought of the traffic that it would bring to the area? What is the market value for each unit and are they intending to sell them or will they be renters?

Trustee Flood asked if the traffic study would be required? Is the sewer lift station going to have to be put in? What is the compatibility with the current (R-1) zoning, how many houses can be put in there as it currently exists compared to the (PUD)?

Trustee Steele said she didn't know if she saw the internal sidewalks? She did not see a benefit to the community other than an internal benefit that benefits the homeowners or the developer? Overall, she thinks that changing the underlining zoning which is (R-1) and they go closer to a multi-family they increase the use of public services which would include the police, fire, road, and utilities. In general, she stated that she is not in favor of the (PUD) changing to a multi-family versus the residential. She would like to see it remain to what is consistent around the area which is all single-family, which is a lot of the same sediments of the homeowners that live around there. The preservation of the open space looks more like it is wetlands and they can't use it anyways and that is what they are preserving is just wetland which they would have to preserve anyways based on the land study of the wetlands. She asked if these were going to be sold or if they were going to be rentals. She felt that the rentals do weigh even more heavily on their services which are their police and fire. Over the years she has seen single-family to be less intense on their services whereas multi-family is more intense, she was concerned about that as well. She would say overall that she was not in favor of this development because of the zoning.

Supervisor Barnett said that as far as questions go, he thought those outlined most of them. He knew that they will hear from their consultants and their reviews. Typically, they hear from the people that live right around it, and obviously, they are not anxious for anything to go in typically, so they are empathetic to that. They also have to balance the property rights but certainly, there is a long process here. He stated that this will not be decided tonight even by chance they were able to get a preliminary recommendation for approval they still have to get a final.

Chairman Reynolds said he would like to turn it back over to the petitioner to answer some of the questions. He stated that he had tallied up some of the general comments that have come through that he can reiterate. There were a number of comments speaking to the traffic in the area and just the general safety of the traffic that would be presented.

Mr. Johnson said there was a traffic impact or traffic excerpt that was included in the submittal. Running through the numbers and he thought it was there but it didn't trigger a full-blown traffic impact statement per se. Now the Planning Commission solely has the right to request that as he understood it. The numbers were because they were less than he thought than 100 occupancy space. It was spelled out in the submittal. They did get comments from the Road Commission, the primary one was the alignment of the west entrance. Secondarily they wanted to have a warrant analysis done for a lefthand turn location and they were more than willing to have done in conjunction with traffic counts that would go along with that. They were not opposed to that but thought that it would be more appropriate to defer that until after the action to whatever was decided this evening and to move forward with that right-of-way.

Chairman Reynolds stated that there were questions about who is the development intended for seniors, families, is it for rent or purchase? Mr. Johnson said it is definitely for purchase, and they keyed off sort of

the single-family attached approach to the project. They are for-sale units and they are not age-restricted in any way for seniors or millennials, it is meant to be whoever desires to live in Orion Township.

Chairman Reynolds said there were questions about wildlife conservation, wetland conservation, can they touch base on specifically the wetland conservation, and anything else that they are doing for wildlife conservation. Mr. Johnson said with respect to the wetland and wildlife there was an analysis done by a wetland consultant three or four years ago he believed which formed the basis of the boundary for the wetlands. According to their ordinance, there is also a 25-ft. setback from that so that was all taken into account in terms of the layout so nothing within that area was going to be disrupted in any way. More recently one of the comments that came from OHM had to do with a question about another potential wetland on the site so they had their wetland consultant go out again and look at that and right an opinion and that was in the package that was submitted in December after the initial comment letter was received. Basically, the resolution of that or the findings was that this particular small area was not a wetland that was taken into account.

Chairman Reynolds said there were a number of questions about compatibility with adjacent uses and existing land uses. Mr. Johnson said that part of this goes back to their Master Plan which was adopted by the community and if they look at the Future Land Use Map. He said on the north side of Clarkston Rd. the Future Land Use Map refers to a single-family medium-high density use. Which from a unit/acre basis is five and up, with respect to that metric, their medium-high density is 3-5 units/acre, and they are talking about land just across from Clarkston Rd. They are within that 3-5 units/acre range for what they are proposing. They did through the course of their pre-app meeting the number of units came down in the course of realigning the driveway, the number of units came down so they have made some adjustments along the way in response to various comments that they received.

Chairman Reynolds asked if there were any discussions at this point and time about utilities that would be required for the facilities on this development? Mr. Johnson replied that he did know that there would be a lift station required for the project, and then there is an upstream or downstream within the Townships system there were some improvements to a pump station that would have to be taken into account and they would certainly take care of whatever that requirement is based on the Engineers analysis. Something beyond the boundary of the property that is on the current cities system would be taken care of with a lift station.

Chairman Reynolds stated that there was a question about internal and external sidewalks? Mr. Johnson pulled up the site plan and pointed them out to the Board. He said within the development itself there are sidewalks on both sides of the streets. There is a walking path along the southeast side of the project there is an internal walking system for the future pedestrians which connects to a gazebo, so the residents could walk their dogs and enjoy nature. This was all outside of the wetlands the wetlands are not being touched there are setbacks to that. Along Clarkston Rd. they have a pathway system and they are required to put something in which they have illustrated here now whether that actually makes sense or not because it doesn't connect to anything is a question and maybe as a suggestion maybe the value of that is used somewhere else in the Township rather than connecting to nothing. There is a pathway across the street, which he was sure the neighbors are well aware of. With respect to the sidewalk/walkway that would be the response.

Chairman Reynolds asked the petitioner to touch base on the community benefits that they are providing with a (PUD) development? Question about what is being proposed? Mr. Johnson replied taking their Q's from the Master Plan there were certain objectives that were stated that that had to do with housing, they were keying on those that may not be a benefit per se but are a guide to what they have done. It does give the Township more housing options, which options are always good for people in the housing market. The open space and land conservation are again requirements but they are also amenities to the property and certainly preserve the area to the SE the wetlands, and they again would put that to a conservation area into perpetuity make an easement out of it. The stormwater system is all that is required so not necessarily a benefit but he thought from an overall watershed standpoint this project would control the

stormwater with the latest and greatest standards from Oakland County which involves infiltration and rain gardens, and those kinds of things. A contribution to the Tree Fund he thought was derived from the tree calculations so they are doing that as a requirement. It would be a benefit to the broader community. They talked about the pathway system before whether they could move or put the pathway that they are obligated to construct somewhere else and then add onto that, that is a discussion point. Right-of-way dedication, job creation, and the general response to the housing shortage that society is dealing with.

Supervisor Barnette said in the packet regarding square footage it looks like they were 2,700-sq. ft. units. He asked what the market value would be? Mr. Johnson said the sale price that they are targeting would be in a range of low \$300,000-\$400,000 depending on the upgrades that would be involved in a particular unit. They think that the 2,700-sq. ft. is on the high side and as they get into the refiner of the project that would probably come down a little bit from a size standpoint. They are basically either 2 bedrooms and an office or 3 bedrooms.

Chairman Reynolds said that there is an opportunity to provide additional questions from Planning Commission Members or citizens. He asked if there were additional comments or questions that they are looking to ask that were not brought up previously?

Mr. Mike Howard 606 W. Clarkston Rd. said that they mentioned a 3-5-houses on an acre. He said he lives directly across and Evans Rd. comes in. There are two houses in the back and there are two houses on the front of Clarkston Rd. That is a total full acre but he thought they were still zoned (R-1).

Mr. Josh Sawicki 1169 Hemmingway Rd. asked when was the traffic study done? He said if it was done during a pandemic, he didn't think that amounts to anything. At the very least he would request a traffic study, it seems they are trying to circumvent that but a least that would be helpful.

An unknown citizen asked if the DEQ had a chance to look at this? Chairman Reynolds replied that there will be further steps there is a preliminary wetland study that has been completed and they will get into further deliberation later in the agenda. The unknown citizen stated that it is part of the approval is to have DEQ come in and give their approval. Chairman Reynolds said that there will be wetland reviews at future stages including later on in this meeting. The unknown citizen asked if that was part of the Township or was it part of the DEQ? Chairman Reynolds replied that based on what the wetlands are regulated by is who reviews that so there are multiple review steps there so all the wetlands will be reviewed.

Mr. Tom Martelle 1128 Walloon said he noticed in the adjacent properties they have a lot of invasive species both insect and plant, plant examples would be buckthorn, mosquitoes, and other insects. He asked if there were any plans to abate some of them from coming from the higher land that is being developed and putting them closer to their facility?

Chairman asked the petitioner to respond to the invasive species, any measures that are planned for in the development at this point and time? Mr. Johnson replied in general if they are invasive, they would try to deal with them as part of the project. Supervisor Barnett said that actually require that too in the ordinance so they would get to that.

Moved by Supervisor Barnett, seconded by Trustee Flood that the Board of Trustees adjourn their special meeting of the Township Board at 8:03 p.m. **Motion carried**

Chairman Reynolds closed the public hearing at 8:03 p.m.

PC-2021-90, RIDGEWOOD PUD CONCEPT JOINT PUBLIC HEARING, WEDNESDAY, JANUARY 5, 2022

Respectfully submitted,

Debra Walton

PC/ZBA Recording Secretary Charter Township of Orion

January 19, 2022

Planning Commission Approval Date

3. ELECTION OF OFFICERS

Moved by Vice-Chairman Gross, seconded by Commissioner Walker, that the current officers maintain their current positions. All agreed. (Chairman Reynolds, Vice-Chairman Gross, & Secretary St. Henry)

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

Moved by Vice-Chairman Gross, seconded by Chairman Reynolds, that the current representative maintains his position (Chairman Reynolds, Vice-Chairman Gross, & Secretary St. Henry).

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

Moved by Vice-Chairman Gross, seconded by Secretary St. Henry, that the current members of the Site Walk committee be continued in their current capacity, being Secretary St. Henry, Chairman Reynolds, and Vice-Chairman Gross. All agreed.

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

4. MINUTES

A. 12-15-21, Planning Commission Regular Meeting Minutes

B. 12-15-21, Master Plan Workshop Minutes

Moved by Secretary St. Henry, seconded by Commissioner Walker to **approve** both sets minutes as presented. **Motion carried**

5. AGENDA REVIEW AND APPROVAL

Moved by Vice-Chairman Gross, seconded by Commissioner Gingell, to **approve** the agenda as presented.

6. BRIEF PUBLIC COMMENT - NON-AGENDA ITEMS ONLY

None.

7. CONSENT AGENDA

None.

8. NEW BUSINESS

A. PC-2021-90, Ridgewood PUD Concept & Eligibility Plan, located at 625 W. Clarkston Rd. (Sidwell #09-15-226-007), the vacant parcel west of 625 W. Clarkston Rd. (Sidwell #09-15-226-006), and the vacant parcel east of 625 W. Clarkston Rd. (Sidwell #09-15-226-008).

Chairman Reynolds stated that since they have had a brief overview of the project earlier, he asked the applicant if they had anything else that they would like to add? Mr. Johnson replied that he would be happy to answer any questions that they have as they go forward with the consultant review letters.

Planner Arroyo read through his review date stamped December 22, 2021.

Secretary St. Henry asked if Planner Arroyo could repeat the density numbers that he gave out in terms of what it would be like if it was (R-1) neighborhood versus what is proposed. Planner Arroyo replied under the (R-1) it came out to 1.32 dwelling units/acre. What their plan is proposing is 4.4 dwelling units/acre.

Vice-Chairman Gross asked in terms of the number of units how many were there? Planner Arroyo replied it was 14. Vice-Chairman Gross said 14 units versus the 50 units be proposed? Secretary St. Henry said there were 14 units but 50 dwellings. Planner Arroyo said there are buildings versus units, they are talking about units, not buildings. These are individual dwelling units, 50 dwelling units is what is proposed under this plan. Vice-Chairman Gross said versus 15 which would be allowed under the current zoning as lots.

Chairman Reynolds said they did have a review from OHM Advisors and that it was in their packet tonight. They reviewed the content and their opinion of the Concept PUD was it was in substantial completion with the Township Ordinances and Engineering Standards.

Chairman Reynolds stated that there were preliminary reviews from Fire Marshal, and the Building Official their initial concept reviews. There was a review from RCOC in which a few of those items were mentioned tonight, and along with the Water Resources Commissioner (WRC), there was a review of the project from them also. As previously mentioned, there was a wetland supplement that was provided, and a preliminary re-evaluation of those environmental items. They did complete a Site Walk it was written by himself, obviously, they go out as a Planning Commission to observe properties prior to them appearing on the agenda, so they are familiar both physically and then also with what was submitted in front of them tonight.

Chairman Reynolds said that there were citizen letters that were read into the record during the Public Hearing portion.

Secretary St. Henry said for folks that have followed the Planning Commission over the last several months, they have seen a few multi-family developments proposed around the township. If they have listened to him, they know that he is a big proponent of housing options for this community for different demographics, not just to attract young professionals that are working within 20-miles of Orion Township, but also empty-nesters, of which he is one, and seniors like his parents. Like his parents they had to move out of Orion because they could not find a place to live so now, they live in Clarkston. As a Planning Commission, and a Board of Trustees they have to balance the need for an attractive community and housing options with the character of their community, and he has stated this many times. The historical character of their community and what their residents want. They have to respect the concerns of their residents that have been here for many years. He has lived here 40 years there are plenty of other folks in the Township that have lived here even longer. He is 100% in favor of increasing the type of housing options that they have for residents but they have to be in the right place within the Township. He has driven millions of times up and down Clarkston Rd. over the years, growing up here and as an adult, and he can tell them it is a busy road. He has had good friends that have lived off Hemmingway, way before it was developed to where it is at today. Given the neighborhoods that are there now, the neighborhoods that are proposed, singlefamily home neighborhoods, he is not convinced that this is the right location for a significant townhome development at this time. He tends to recognize that there are other options for that property. At one point it will be developed but he wasn't sure that a townhome development was the right place, similar to some of the other projects that they have looked at over the last 6months, or a year or two. He doesn't think much of formal traffic studies versus reality. This area, Clarkston and Lapeer Rd., Clarkston and Joslyn Rd., during rush hour traffic is a significant issue. For people that have lived there a long time, they have had to deal with it for the last 25-30 years as this Township has grown₁₄₃

Trustee Urbanowski said she agreed with Secretary St. Henry. She thought that looking at what would be allowable as it was zoned 14 or 15 units, going up to 50 units is too much, it doesn't fit in the character and what was surrounding it. She lived off of Heights Rd. between Hemmingway and Fairledge, and she was sorry to say that she used those roads once or twice to get to Clarkston Rd., it was convenient. She understood what they were saying and she has seen it firsthand. The density is an issue, and then she also has concerns about the wetlands. She understands that the recognizable benefit, always comes back to them at this point that it is wetland conservation when she thought in reality, they really can't do anything with it. Is it a choice that they are making to conserve that wetland as part of the benefit or is it just a convenient thing to say? If they look at the property there are a lot of trees that are being removed, and a lot of them are heritage trees. They have all talked and they have even put it into the new Master Plan that is coming up, and they are a Tree City USA, and she thinks they need to remember that and respect that. She would like to see fewer trees coming down, and she knew that they don't have an option all the time but if it wasn't as dense, they wouldn't have to take as many trees down. She also had concerns and she was looking at reviews from their Public Services department that says there are no issues with this but they have new developments coming in and they all need lift stations. Them as a Township take care of those lift stations so that is actually not a benefit to the Township it is something that they are going to have to handle moving forward each time they put one in. Which is fine, they want people to move here, obviously. She recently had family move here and they didn't have many options for places to go. As part of the Master Plan, our economic development and stability rely upon new housing for people of all different styles. She was concerned that they keep seeing developments that are sort of not really cohesive with what is going around them. There are plenty of places that she has been looking at, the BIZ, and Baldwin, and all of these other places. She thought that there were better areas for development not on Clarkston Rd.

Vice-Chairman Gross said this is a concept plan submitted under the Planned Unit Development regulations. There are certain things that they have to abide by when they review the concept plan. The first one that comes up is the density and for the life of him he can't figure out how 50-units were arrived at. It doesn't correlate to anything relative to the current zoning, any density credits, and it is more aligned to a multi-family density. If they use the multiple-family regulations then they get into what the multiple-family setbacks would be and they don't fit this plan either because there is a 75-ft. setback when multiple-family abuts single-family, and they are dealing with a 35-50-ft. setback on the west. Then there is a request for a variance or waiver on the Clarkston Rd. frontage. For the last year, they have been talking about creating vistas along our major thoroughfares, and the first project out of the shoot is reducing the density or the area along Clarkston Rd. for putting buildings closer to it as opposed to creating some form of setback. The regulation for 50% side yard entries on a (PUD) can be adjusted with a 5-ft. rule on how the garage is offset. He thought that there was an attempt at that, he thought it failed but it was an attempt. He was at a loss to find reasons that this complies with the ordinance requirements under a (PUD) designation.

Chairman Reynolds said he tends to agree with most of everything that has been so far. (PUDs) are obviously a beneficial tool but also a difficult tool, there are a lot of items that were up here deliberating about and discussing and reviewing. Not to mention it is a multifaceted process and involves a lot of both the Planning Commission and also the Board of Trustees. From his professional background of architecture and understanding planning, he was struggling. A couple of big items for him was the capability with adjacent zoning right now. It seems like it is a pretty steep leap from what is there presently. They have the Master Plan that currently lays out he believed medium-low density in that area, and medium-high is to the north. Again, that kind of further gaps the proposed density versus what is there presently. He thought that there needs to be another look at the recognizable benefit to the community, it seems like

there are a lot of things that are more than likely required by the ordinance that is being considered a community benefit. Where he thought that the (PUD) process is really encouraging a lot more of a thoughtful contribution in that manner. Just a feasibility range with other projects that he has done in the Township that they have had many discussions about safety paths on Clarkston Rd. and recognize that it may or may not work right now but the goal is that if everyone contributes and installs it that's how we end up with a connected path, not to mention trees and things like that. Yes, they have the opportunity to contribute to the tree fund but that is not something that they are really looking for, as a Township to do. They want developments to resolve that within themselves to maintain the character and the nature of our community. He was struggling with a few main pieces. There has been a lot of professional development and services that have been put forth to this project. He appreciated the nice plans and renderings and things that have been brought forth to them. There is clearly a lot of thought here. He did think that with some modifications and recognizing some of the comments this could really be a great project for our community. Whether it is the best fit here on this parcel or not he was still trying to recognize that if that is the location for it. Those were some of the initial kneejerk reactions just about (PUD) eligibility which is what they are discussing here tonight, but there seems to be a gap there for him. Although the presentation and the prints that were brought forth to them were very thoughtful it is difficult because they are going from an (R-1) zoning in a Master Plan of medium-low density and then they are jumping to 50-units. He was not necessarily following, and there are some tools like the parallel density plans to say that is not feasible there are items that limit us on this property. He did see at this point and time the firm information to say that the property couldn't be developed as it sits right now with its current zoning. Even if it is a less popular development density that is being brought forth currently.

Mr. Johnson said that he appreciated their thoughts and input. Clearly part of the genesis of what they put together related to their Master Plan. Some of the goals and objectives were contained within that. That was the kick-off for where they went and with what they tried to do with it. With respect to the density issue, he knew that was the tough one, and they expected that it would be but it is not unreasonable to say that in their Future Land Use Map right across the street they have a medium-high density proposed in their land-use plan. They are on the south side of the street that is not too much of a stretch in terms of looking at the 3-5-unit/acre range, in their opinion with respect to the (PUD) process. They did discuss several of the density bonus provisions that could apply to their project, and clearly, they go from the 15 on the (R-1) to 50, they could look at the density bonus provisions and does it get them all the way, he didn't know but that was part of the rational in combination with what future land plan illustrated for right across the street. Because they are on the north side of the street you are one thing and on the south side you are something else and it is a little bit arbitrary from a definition perspective now. Obviously, they are sensitive to the neighbor's comments and the comments received and respectful of those, and he thought that perhaps if they could give them some guidance in terms of density then they might be able to respond in a different fashion for them to look at now. If that is not possible and this is the wrong location then that is certainly their prerogative. They think that they could potentially approach it with some refinements but in the absence of some sort of guidance, it is hard to do.

Secretary St. Henry asked the applicant if they had looked at any other locations within Orion Township for this development? What is most attractive to them for this particular location? Mr. Johnson replied that the site has a lot of beautiful natural features. Being able to integrate nice housing into that environment he thought would be a positive thing. There are trends within the country that (R-1) is a negative word in many locations, not necessarily here, but in other locations, single-family residential sprawl is not thought of highly. As they look for density, they look for ways to drive down the prices to enter the housing markets usually, multi-family or single-family attached platforms in order to do that. Once they start going the other direction and the price goes up significantly because they are extending utilities much farther and all the

things that go along with that. He thought from a new home affordability standpoint using a multi-family platform is the best way to get to affordability in his opinion, and he thought in the opinion of many others.

Chairman Reynolds said they have had a lot of discussions as a commission and as you may or may not know they are working on their revised Master Plan and updating that. They have had a lot of discussions on what a (PUD) and why it exists. There has been a lot of discussion on it is not a tool to leapfrog density or to get major density bonuses but to recognize challenging parcels, projects, or to propose developments that recognize weaknesses in our community such as the missing middle, and he had touched on that tonight. For him, their ordinance kind of speaks to, and Vice-Chairman Gross, laid out some of those comments of if they are going to parallel an (RM) density then they should probably be looking at some of those underlying criteria. They talk a lot about does it fit the neighborhood and does it fit adjacent uses? Even though it is a housing type it doesn't necessarily mean that it fits with where it is currently. It might change in another 30-years but they are looking at the snapshot of right here right now. He hears the discussion of the difference of Master Planning one side of the road to the other. Those are also very different parcel sizes. By having residents that have multiacre lots to the south closer to M-24 those are quarter-acre to half-acre lots. Going further west as they venture towards this property and others there are at least acre properties or at least over \(^3\)4 of an acre. Again, those are just outlined from where development occurred back 30-50-years ago. They do have a number of (PUD) developments in the community, they are supportive of development in many ways, and they understand that they need development to kind of connect this cycle and fulfill these needs of the community. He did think that Townhomes and multifamily complexes do have a role in that. The bigger struggle for him is how it fits. He thought that the transitional zoning is a huge piece for him to jump from one to the other without saying that they are bearing the property within it. To go after a variance and then the high-density that is where he was struggling, it is kind of tipped to one side right now in his perspective.

Chairman Reynolds said it was a multi-step process, they are purely a recommendation here tonight, the Planning Commission. There is also the opportunity to postpone and come back in future steps. Just proposing that as an opportunity and discussion point for them based on the discussion that they have had. They are also willing to make motions as they see fit.

Mr. Johnson said he appreciated the input. As far as, postponing it, that would imply that they would come back with something else. Conceptually if there is an issue with that then it begs the question of why bother. If there is some type of guidance potentially in terms of the community recognizes that a variety of housing options are important. What form that takes if there is flexibility there, if the density is the issue, is there a comfort level. If they look at the baseline currently (R-1) and they look at the (PUD) provisions for density bonuses, and what that could imply from a density standpoint is it 30, 40, is it something less than 50? Are there some guidelines that they could offer in terms of a range of flexibility there?

Chairman Reynolds said obviously they are there to review and discuss projects as they are presented to them. All of them have their own perspective, and they could go down the line but that is not what they are there to do.

Chairman Reynolds stated that he thought that they had heard some comments about their initial concerns about compatibility with adjacent uses and understanding about utilizing the (PUD) tool to get to a density that obviously is beneficial for the development but also the community itself. He didn't think there was a magic number in their head. He thought that there needed to be some thoughtful review on what that number could be. They have heard comments on what is proposed right now, and he also thought that there were some other criteria there that as they have spoken to with a pammunity benefit and a few of those other

things that might influence the transition, setbacks, all of those criteria. If they are going to look at it as an (RM) density what are some of those tools that they are implementing there that are making sure that that is recognizable. There are a number of good comments that were brought forth by the public tonight that probably echo a lot of their concerns. Whether they feel they are warranted or not, it is a conversation as a community. He thought that there was some opportunity to have some thought there to come back to them.

Mr. Johnson said in light of that then perhaps a postponement request would be the thing to do.

Chairman Reynolds asked if there was a timeframe? Mr. Johnson asked if it was possible for him to get back to the Township offices to give them a reply on that? Chairman Reynolds said what they normally do within the motion is they at least state a reasonable timeframe so it is not an open case floating out there. They would provide them a reasonable time to have time to revise, discuss, and review. He was open to a larger timeframe if that is needed within reason if there is something that he was looking for. Mr. Johnson replied he would like to have 1-3-months. Chairman Reynolds said he would be in favor of 3-months.

Moved by Chairman Reynolds, seconded by Trustee Urbanowski, that the Planning Commission **postpones** action on PC-2021-90, Ridgewood Planned Unit Development Concept and Eligibility plan, located at 625 W. Clarkston Rd. (Sidwell #09-15-226-007), the vacant parcel west of 625 W. Clarkston Rd. (Sidwell #09-15-226-006), and the vacant parcel east of 625 W. Clarkston Rd. (Sidwell #09-15-226-008) for plans date stamped received December 14, 2021: to allow time for the applicant to revise plans and bring forth a revised plan back to the Planning Commission within 3-months of today date January 5, 2022.

Discussion on the motion:

Secretary St. Henry said they are asking for a postponement from them for up to 3-months, do you truly believe that they can come back with a new plan that would initiate them making a rezoning change that is going to address all of these issues that they have brought up today and their concerns? His point is he didn't want to waste his time, and their time to just drag this out. If he can tell them tonight that he was going to make a good faith effort then fine. They have had other developers come before them over the course of a year, year, and a half with last-minute changes to plans and thinking that would be enough. They are asking for significant changes and his mindset for this piece of property. He didn't want them to come back and expect that minor changes are going to sway any of their feels.

Mr. Johnson appreciated the frankness and the transparency. He said that he will go back to his team and see what ideas they could generate that would address the comments that they have heard from the Trustees and the public at large. If there is something that they think would do that, in a way that still makes the project feasible. The challenges for this particular parcel are significant given the topography. One of the primary objectives was to create new housing that was affordable, and they have to do that within a platform that is not single-family. If they are firm on single-family is the only thing, they are going to except then that may be a different answer. It could go to a duplex approach, or a different configuration on attached that would be more sensitive to the other broader issues that were raised than he thought that was possible. If it is single-family or the highway then that is another answer.

Secretary St. Henry said he didn't have an answer on that. This community is different from other communities in Metro Detroit. (R-1) is not a bad word in this town, (R-1) has to be put in the right place. Multi-family housing units are not a bad word in this town, he

thought they were realists on what is happening but they have to be put in the right place. He appreciated any developer coming in right now. With (PUDs) he is not a huge fan of (PUDs) but he understands how the tool is used. 25 years ago, there were open spaces all over Orion that were easy to develop and it made total sense. Every piece of property that they have looked at the last couple of years seems to have plenty of challenges. Any developer that takes a shot at it he appreciates, and he thinks they all appreciate it. There are challenges for a reason and they have to balance all of those. Mr. Johnson said that balancing is a good word, he agreed, it is balancing many elements.

Planning & Zoning Director Girling said on the motion for the 3-month timeframe just with stacked agendas, they saw they had to cancel one meeting for a tragedy it makes it much easier on calculating if it is, submit within the 3-months and then by the natural flow if it ends up on an agenda when it can fit.

Chairman Reynolds amended the motion, Trustee Urbanowski re-supported to re-submit within the 3-months understanding that there are other processes in place that might make that a little bit longer.

Chairman Reynolds said that residents can always reach out to the Planning & Zoning office. There isn't going to be necessarily a public notice for the project but the Planning & Zoning office is always willing to keep them up to date or notify them when it is going to appear on an agenda. Their goal here isn't to move it along so they can't be part of the conversation but rather make sure they and the applicant have the appropriate time and therefore they have an opportunity to reappear if desired.

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

B. PC-2021-96, Natrabis DBA Society C Site Plan, located on the south side of Delta Court, on the west side of Giddings, (Sidwell #09-34-100-012).

Mr. Michael Thompson one of the co-founders of Natrabis, they do business as Society C.

Mr. Thompson said this is kind of a déjà vu other than a new building. Their general contractor, who he hasn't seen since before Christmas because he had COVID, and he just informed him a few hours ago. If they would like them to put anything on the screen, he did email Planning & Zoning Director Girling the elevations and site plan.

Mr. Thompson said they had submitted in early December. It was suggested that they go through and do revisions so that the plans are more acceptable. This is going to be for a retail provisioning center located right behind the cultivation facility that they just finished about 6-months ago. The site they are building at the development there sat vacant for over 20-years. 2.5-years ago when they were before the Planning Commission and they were approved for that site plan, they started construction last June, the entire development was sold out. Fed-Ex built out their parking lot there are some other cannabis-related businesses there and they purchased one of the last remaining vacant lots for a provisioning center.

Mr. Thompson said they looked at Orion Township really as a flagship for their company, and they have really wanted to be a part of the community. They spent a lot of additional time and money to try and put additional details and beautification of their cultivation facility. They thought when they wanted to break down the preconceived notion when they hear of a cannabis cultivation facility and they think that it is going to be some giant metal warehouse. He didn't

Debra Walton

From: Kathy <kmae690@gmail.com>
Sent: Friday, May 13, 2022 3:37 PM

To: Debra Walton

Cc: Kathy; dgoodloe@oriotownship.org

Subject: PLEASE REJECT CLARKSTON ROAD Ridgewood Apartments and The Woodland

Meadows projects and ALL URBANIZATION /SPEC BUILDING IN OUR REGION; FREEZE

ALL ZONING CHANGES

Good Afternoon Ms Walton:

I was advised that you were the individual that residents could email relative to proposed zoning changes scheduled to be reviewed soon In Orion Township. These are two projects I believe should be rejected completely:

MONDAY, MAY 16 at 7pm TOWNSHIP BOARD MEETING - THE WOODLAND MEADOWS APARTMENTS — Waldon & Lapeer Roads - Another Apartment Building that eliminates natural land and does not blend with the community; we do not need more apartments or senior housing, our area is already overbuilt! To the West along Waldon Road there have historically been significant issues with underground and flooding issues. The design of these units does not fit the neighborhood whatsoever, and we already have too much senior and apartment housing in the area vacant. I will try to research this further before Monday.

JUNE 1st 7pm Planning Commission: CLARKSTON ROAD-INSIGHT LLC ZONING CHANGE PROPOSAL

I have many concerns relating to the proposed zoning change involving Insight LLC. I checked the State of Michigan website and found that this corporation APPEARS TO HAVE ONLY BEEN IN GOOD STANDING FOR THREE YEARS 2008-2011?!

According to the State reports (screenshots attached), this company was not In good standing since 2011, changed ownership (Resident Agents in Muskegon and Jenison) Then on 5-19-2020 filed 2016 through 2020 Annual Reports late to "Restore" the Corporation Certificate the next day? It appears to be for the purpose of converting this natural, rolling, wildlife filled 11.5 acres that would forever eliminate the nature in the estate sized parcels surrounding the area for the longtime residents. I think this is part of the concept to promote low-income housing into our communities, but that would change our motto from Where Living is a Vacation, to Where Living WAS a Vacation! Last I knew, corporations expired in two years of failing to file annual reports. Is that an example of companies we should rely on for any project management?

RIDGEWOOD APARTMENTS ARE ADVERTISED IN ANN ARBOR AND YPSI AS THE "BEST VALUE". This is low-income housing.

This specific proposal would create a need for more road where none is possible. Especially in between Pine Tree and Joslyn, there is no place where a road is viable. In fact, since last year when they added a lane to LAPEER ROAD that pushed more concrete towards Buckhorn Lake, for the FIRST TIME since residing in this area since 1998, the Lake overflowed onto Lapeer Road, Clarkston Road, the Lighthouse commercial property and WATER WAS PUMPED OUT OF THE LAKE INTO THE STORM SEWERS!!

There is No infrastructure, Roads, Sewer, and residents do not want our community altered. This is not an acceptable project and is not suitable for the community. I would like to explore purchasing local property directly through a Nature Conservancy to ensure the region maintains the environment the residents pay to support. Our tax money has been wasted and wetlands should not be developed since those always become flood zones.

SCHOOL EXPANSION LIKELY NEEDED IF EITHER OF THOSE MUTI-UNIT PROJECTS ARE APPROVED. We recently converted Pine Tree Elementary to Special Education. now what !?

EXCESSIVE ZONING CHANGE PROPOSALS ans

There are an awful lot of parcels with for sale signs for development and the North side of Brown WOODS that was destroyed for a "Proposed Special Land Use" near Menards - I still don't understand what that is for – hopefully not more low income housing. I see another "Proposed Special Land Use" sign now near Casemer?

ORION TOWNSHIP NEW OFFICES – I object to the fact that you have a paved drive to exit onto the Natural Beauty Road; please block off that exit.

OAKLAND COUNTY RECENT RESOLUTTIONS

Perhaps you are unaware, but just last night (5-12-22) the Oakland County Board of Commissioners VOTED FOR (12-9) a Resolution to pay \$3 million of our tax dollars to "accept the invitation" of the **World Economic Forum** to join the Third pillar of the "Automotive Alley" global initiative they claim to have promoted in 1999; in fact, it started in Oakland County Michigan by 1987. WEF has the sole intent of dominating the world, eliminating zoning, and making us all hackable.

AECOM was hired by Oakland County to find environmental solutions, but after \$675,000. and about 1 year later, the first presentation merely copied the illogical UN theory of "green energy" which includes Item 1 as "No Poverty"; This Board already created an "Attainable Housing Trust" and all sorts of new welfare programs, free education and workforce training for residents and prospective residents.

Please contact me if you have questions. Thank you very much for your consideration of these concerns and please REJECT the deliberate Urbanization of our community.

Longtime Resident,

Kathryn Kennedy 248-981-9185

Sent from Mail for Windows

Section 19.00 - Preamble

The Industrial Complex (IC) District is intended to provide a location for a large-scale manufacturing or assembly use. It is intended that uses in this District shall have these general requirements:

A. The need for an extensive amount of contiguous land area.

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B. Direct service by railroad lines and a network of major thoroughfares.

MAY 3 1 2022

C. Its own power generating plant and industrial waste treatment system.

Orion Township Planning & Zoning

D. Employment exceeding two thousand (2,000) people on one work shift.

Section 19.01 - Use Matrix (amended 07.16.18)

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

LAND USE	Zoning District	Footnotes
P = Permitted by Right S = Special Use	IC	
Industrial, Research, and Technology Uses		
Manufacturing, Assembly		
A manufacturing or assembly plant of at least two million (2,000,000) square feet under one roof, maximum four million (4,000,000) square feet.	S	
A series of interconnected manufacturing and/or assembly plants on one site and under one ownership and having at least two million (2,000,000) square feet of total floor space, maximum four million (4,000,000) square feet.	S	
Indoor Recreation Use		
Entertainment, Amusement and Recreational Uses		
Indoor recreation facilities (such as batting cages, dance studios, cheerleading, gymnastics, indoor courts and fields [football, soccer, tennis, basketball], driving ranges, archery, skating rinks, hockey, and other indoor recreation facilities)	S	A
Accessory Special Land Use		
Shipping and receiving buildings	S	
Power generating plant	S	
Industrial waste treatment facility	S	
Storage areas for equipment, vehicles, and materials used by the permitted principal use	S	
Offices for the use of and related to the permitted principal use	S	
Outdoor storage per Section 27.19	S	

Section 19.02 – Footnotes to the Use Matrix (amended 07.16.18)

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

Section 19.03 – Required Conditions (amended 07.16.18)

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

- A. Site Plan Approval. The proprietor shall submit a site plan for approval pursuant to the requirements set forth in Section 30.01 of the Zoning Ordinance.
- B. Minimum and Maximum Parcel Size.
 - 1. The minimum parcel size shall be four hundred (400) acres. The maximum parcel size shall be five hundred (500) acres.

C. Off-Street Parking.

- 1. Parking requirements shall be based upon the following schedule (amended 08.06.07):
 - a. One (1) parking space per one thousand (1000) square feet of gross floor area or one (1) space per employee whichever is greater for uses within the IC zoning district. One (1) additional parking space shall be added for every four (4) required spaces for facilities which operate more than one employee shift.
 - b. Fifty (50) visitor parking spaces shall also be provided for parcels larger than twenty-five (25) acres.
- 2. The Planning Commission may, at their discretion, modify the numerical requirements for off-street parking, based on evidence provided by the applicant that indicates that another standard would be more reasonable, because of the level of current or future employment and / or the level of current or future customer traffic. (amended 01.30.86)
- 3. Driveways and parking areas may be curbed and shall consist of hard-surfaced concrete, blacktop, crushed concrete or gravel, as approved by the Planning Commission.
- 4. All off-street parking shall conform to the standards set forth in Section 27.04A1,2,3.a and b of this Ordinance.
- 5. No parking area or driveway shall be closer than thirty (30) feet to the adjacent property lines when the parcel abuts residentially zoned or used property. However, when the parcel abuts commercial/office or industrially zoned property, no parking area or driveway shall be closer than ten (10) feet to the adjacent property lines. (added 07.16.18)
- 6. The required setback for parking may be reduced in width or waived by the Planning Commission when the parcel abuts commercial/office, or industrial zoned property, and when existing off-street parking, drives, and/or structures are located within the setback area. (amended 09.16.93)

D. Landscaping.

- 1. A landscape plan shall be submitted to the Planning Commission for approval. The landscape plan shall specify plant materials and landscape treatment, based on the requirements of Section 27.05 of this Ordinance for such items. This landscape plan shall be part of, or accompany, the site plan.
- A landscaped screen, at least fifty (50) feet in width, shall be provided along the entire perimeter of an IC District use, except where ingress and egress drives are located. Internal roads are permitted to be located within the landscape screen buffer.

- Such screening shall consist of earth berms or evergreen landscaping subject to approval of the Planning Commission.
- 4. All landscaping and screening shall be maintained in an attractive, litter-free, safe, and healthy condition. Maintenance of all landscaping shall be of sufficient frequency to prevent overgrowth and deterioration from the original condition.
- 5. The landscaped greenbelt required along with the perimeter of the parcel may be reduced in width or waived by the Planning Commission when the parcel abuts commercial/office or industrially zoned property and when existing off-street parking, drives and/or structures are located within the setback area. The Planning Commission may, at their discretion, modify or waive certain landscaping requirements if provided evidence that the proposed landscape plans meet the intent of the landscaping provision as described in the considerations outlined in Section 27.05. (amended 01.30.86, 09.16.93)
- 6. Properties in the IC District are not required to obtain a Tree Removal Permit and not subject to the requirements of Sec 27.12.
- 7. Parking areas should contain landscape areas to provide opportunities for rain gardens and stormwater runoff detention. The Planning Commission may, at their discretion, waive the requirements for landscaped islands based on evidence provided by the applicant that such landscaping would not provide significant stormwater detention benefits.
- E. Sign Regulation. All signs shall comply with the standards set forth in Orion Township Sign Ordinance No. 153. (amended 10.08.98, 02.21.06)
- F. Lighting Regulations. (amended 04.27.00)
 - 1. A lighting plan shall be submitted with all site plans as set forth in Section 27.11 of this Ordinance. All other Zoning Ordinance regulations shall apply unless otherwise noted in this Ordinance.
 - 2. Exterior site lighting shall be fully shielded and directed downward to prevent off-site glare.
 - 3. Site illumination on properties adjacent to residential properties shall not exceed 0.3 foot-candle along property lines, or 1.0 foot-candle along non-residential property lines. Parking lot lighting shall be governed by Section 27.11.
- G. Public Road Access. Any use developed or proposed within this district shall have direct access to more than one existing or proposed major thoroughfare having a minimum right-of-way of at least one hundred twenty (120) feet.
- H. Utilities. If possible, all utilities servicing the business structure shall be buried underground.
- I. Covered Trash Areas.
 - 1. Covered trash receptacles, surrounded on three (3) sides by masonry brick-type walls one (1) foot higher than the receptacle shall be provided in the rear yard.
 - 2. The fourth side of the enclosed trash receptacle area shall be equipped with an opaque lockable gate that is the same height as the masonry brick wall.
 - 3. The Planning Commission may, at their discretion, waive the requirements for a covered trash receptacle as described herein, if, after considering the nature of the operation being proposed, the Commission determines that the amount of trash generated can be adequately disposed of without use of an outside trash receptacle. (amended 01.30.86)
- Loading and Unloading.

- 1. Loading and unloading areas shall be located in the rear or side yard of a non-residential structure.
- 2. Loading and unloading areas shall not be located where they will interfere with parking or obstruct ingress or egress.
- 3. All loading and unloading areas shall be in conformance with the requirements set forth in Section 27.04.
- 4. The Planning Commission may, at their discretion, modify or waive certain loading requirements if provided evidence that the loading requirements in Section 27.04 do not reflect industry requirements and needs.
- K. Performance Guarantee Requirement. The Planning Commission shall require a performance guarantee to be deposited with the Township Clerk in accordance with the provisions set forth in Section 30.09, to ensure that necessary and required improvements proposed on the site plan will be completed. (amended 08.15.16)
- L. General. All activities and uses within this District shall conform to the following:
 - 1. Smoke. A person or industry shall not discharge into the atmosphere from any single source of emission whatsoever any air contaminant for a period or periods aggregating more than three (3) minutes in any one hour which is:
 - a. As dark or darker in shade as that designated as No. 1/2 on the Ringelmann Chart, as published by the United States Bureau of Mines, or
 - b. Of such capacity as to obscure an observer's view to a degree equal to or greater than does smoke described in Subsection (a) of this Section.
 - c. At no time may smoke emissions be darker than Ringelmann No. 1.
 - Open Fires. A person or industry shall not burn any combustible refuse in any open outdoor fire within the District.
 - 3. Noxious Gases. No noxious or malodorous gases shall be allowed to escape into the atmosphere in concentrations which are offensive, which produce a public nuisance or hazard on any adjoining lot or property, or which could be detrimental to human, plant or animal life.
 - 4. Air Contaminants. A person or industry shall not discharge from any source whatsoever such quantities of air contaminants or other material, including fly-ash, dust, vapor, or other air pollutants, which could cause injury or harm to health, animals, vegetation, or other property, or which can cause excessive soiling. Dust, dirt, smoke, or fly-ash shall not be in excess of 0.3 grams per cubic foot of flue gas at stack temperature of 500 degrees Fahrenheit and not to exceed fifty percent (50%) excess air.
 - 5. Glare and Heat. Any operation or activity producing glare shall be so conducted that direct and indirect illumination from the source of light shall not cause illumination in excess of one-half (0.5) of one (1) foot-candle when measured at any adjoining residence or business district boundary line. Flickering or intense source of light shall be so controlled as not to cause a nuisance across any lot lines.
 - If heat is a result of an industrial operation, it shall be so insulated as to not raise the temperature at any property line at any time.
 - 6. Noise. The measurable noise emanating from the premises and as measured at the street or property line, may not exceed sixty (60) decibels as measured on the "C" scale of a sound level meter constructed and calibrated in conformance to the requirements of the American Standards Association. Objectionable noises, due to intermittance, beat frequency or shrillness, shall be muffled so as not to become a nuisance to adjacent uses. Sirens and related apparatus used solely for safety and other public purposes are exempt from this standard.
 - 7. Vibration. Vibrations from industrial operations and vehicular traffic in this district must be controlled to the extent that they cannot be felt past any property line.

- 8. Radio Transmission. For electronic equipment required in an industrial operation, the equipment shall be so shielded that its operation will not interfere with radio, television or other electronic equipment.
- 9. Storage of Flammable Materials. Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire-fighting and fire suppression equipment and such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential danger involved.
- 10. Radioactive Materials. No activity shall emit dangerous radioactivity at any point, or unreasonable electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.
- 11. Water Pollution. Pollution of water shall be subject to such requirements and regulations as are established by the Michigan State Department of Health, the Michigan Water Resources Commission, the Oakland County Health Department, and the U.S. Environmental Protection Agency. Such requirements and regulations shall apply in all cases except when they are less stringent than the following standards in which case the following standards shall apply:
 - No wastes shall be discharged into the public sewer system which are dangerous to the public health and safety.
 - b. Acidity or alkalinity shall be neutralized to a pH of 7.0 as a daily average on a volumetric basis, with a maximum temporary variation of pH 5.0 to 10.0.
 - c. Wastes shall contain no cyanides and no halogens and shall contain not more than 10 p.p.m. of the following gases: hydrogen sulphite, sulphur dioxide and nitrous oxide.
 - d. Wastes shall not contain any insoluble substance in excess of 10,000 p.p.m. or exceeding a daily average of 500 p.p.m. or fail to pass a No. 8 Standard Sieve, or have a dimension greater than one-half (1/2) inch.
 - e. Wastes shall not have chlorine demand greater than 15 p.p.m.
 - f. Wastes shall not contain phenols in excess of .005 p.p.m.
 - g. Wastes shall not contain any grease or oil or any oil substance in excess of 100 p.p.m. or exceed a daily average of 25 p.p.m.

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- M. Safety Paths. Construction of safety paths for pedestrian use and use by non-motorized vehicles shall be required in conjunction with the development of all parcels in this zoning district. The safety paths shall conform to the specifications outlined in Section 27.06 and Ordinance No. 97. The Planning Commission may, at their discretion, modify or waive the requirements for safety paths, based on evidence provided by the applicant that indicates that another standard would be more reasonable. (amended 01.05.87, 02.03.03)
- N. Tree Preservation Regulations. The tree permit requirements do not apply to developments in this District, according to the terms of Section 27.12. (amended 08.03.00)
- O. Wetland Setbacks. The wetland setback requirements apply to all developments in this District, according to the terms of Section 27.17. (added 09.17.07)

Section 19.04 – Area and Bulk Requirements (Applies to Principal and Accessory Uses) (amended 07.16.18)

Please see the Matrix Chart in Section 19.01 for variations to these requirements by use.

	IC
Front Yard Setback	100 ft.
Rear Yard Setback	100 ft.
Side Yard Setback	100 ft. on each side
Minimum Parcel Area	400 acres
Maximum Parcel Area	500 acres
Maximum Heights of All Structures	40 120 ft. subject to additional state and/or federal permits
Minimum Clear Space Around Structures	100 50 ft. subject to review and approval by the Fire Marshall

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Action Strategies

Orion Township Planning & Zoning

The thoughtful preparation and adoption of any plan would be of diminished value without a program of implementation strategies. The implementation strategies of this chapter will assist the Township in putting the key recommendations of the Master Plan to work. The implementation program is based on the goals and objectives discussed earlier. A specific Zoning Plan outlines steps that can be taken toward implementation through amendments to the Zoning Ordinance.

The best plans are those that are implemented in a consistent, incremental, and logical manner. The implementation matrix that follows is designed to show how the goals of the Master Plan are fulfilled by action strategies. All boards, commissions, and authorities are encouraged to read through all of the strategies to understand how they all work together to create a better community to live, work, and play.

Implementation Matrices

In order to illustrate the connection between goals, objectives and action strategies, each of the implementation matrices that follow align with the goals, which are noted at the top of each matrix. Within each matrix, the action items are broken into subcategories intended to assist with identification and prioritization. Not all goals contain action items within each subcategory and some goals are repeated as they can advance more than one goal. The matrix subcategories include:

TABLE 10. IMPLEMENTATION ACTION ITEMS					
Action Strategy	Description				
Zoning These are items requiring zoning amendments and will generally be led by staff and to Commission.					
Advocacy These will be items involving education of the community, including residents, business ow property owners, developers and design professionals. They will be led by a combinate staff, boards and commissions. This may also involve Township staff and officials working county and state officials to coordinate plans and funding, as appropriate.					
Capital Improvement These involve large capital investments, such as equipment, projects or studies, to inclusion into the Township's Capital improvement plans in order to determine the most time and method of completion and may involve multiple municipal departments.					
Other items may involve research, study and further evaluation by staff and/or other land commissions.					

After adoption, the Planning Commission will assign time frames or priorities to the action items. These time frames are intended as guides and may be adjusted as resources allow or as other issues arise. Generally, short time frames are intended as three years or less; medium-to-long time frames are more than three years.

The tables that follow assign actions to the goals and objectives, leaving room to establish priority levels for short-term, midterm, and long-term items as the next step following adoption of this plan. This chapter should be reviewed periodically and at least annually to assess progress and adequately budget for specific strategies. Each action should have a "lead," a board, commission, group, or individual who is responsible for project initiation and coordination.

TABLE 12. IMPLEMENTATION MATRIX CATEGORIES						
Matrix Categories	Matrix Categories Definitions					
Action Strategy	Action Strategy The actions necessary to carry out goals and objectives					
Lead Body	Identifies the primary party responsible for accomplishing the action strategy					
Time frame Identifies and prioritizes the time frame for the action strategy to be implemented.						
Supporting Partners	Identifies other parties involved in the accomplishment of the action strategy					
Abbreviations	Admin - Planning Department PC - Planning Commission TB - Township Board NA - Not Applicable					

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High-Quality and Diverse Housing (Residential Areas)

Orion Township will provide and support high-quality housing for residents of all ages through new residential developments and ongoing maintenance and upkeep of existing neighborhoods. A variety of new, high-quality missing middle housing types at various densities will be accommodated to welcome younger residents and families as well as allow older residents to age in the community. The quality of life for residents will be enhanced by protecting the natural features and rural suburban atmosphere of the Township while encouraging the development of neighborhood parks and open spaces.

Objectives

- Support healthy communities by improving connectivity and access to green space in new and existing neighborhoods.
- Ensure adequate housing styles and densities are available to provide options for first time homebuyers or those looking to downsize and "age in community."
- Develop programs to maintain and enhance existing neighborhood character, especially within older neighborhoods
- Encourage land use in accordance with the existing character and Township Future Land Use Plan.
- Promote adaptability through the use of innovative planning and zoning techniques that will result in a full range of housing types.



Goal 1 | HIGH-QUALITY AND DIVERSE HOUSING

	Action Strategy	Lead Body	Time Frame	Supporting Partners
Zor	ing Action Items			
1a	Develop zoning standards for "missing middle" housing, including but not limited to duplex, triplex, quadplex and cottage court bungalow dwellings in multiple family districts. This will require updating existing zoning districts (see the Zoning Plan)	Admin / PC	S	ТВ
1b	Enable residents to age in place by creating zoning standards that encourage the development of active adult housing in a variety of styles, including detached and attached single-family homes and mixed-use development. Complement these developments with entertainment and community recreation opportunities	Admin / PC	S	ТВ
1c	Assess and amend the ordinance as needed to ensure open space required within developments offers adequate public amenities	Admin / PC	S	ТВ
1d	Review and, if necessary, update standards for buffering of non-residential uses from residential uses.	Admin / PC	S	ТВ
1e	Apply standards for street and subdivision design that require connections between neighborhoods that improve residential access, promote public safety access and minimize traffic congestion. Require new developments to provide connections to adjacent pedestrian and non-motorized facilities as practical	Admin / PC	S	ТВ
Adv	ocacy Action Items			
1f	Promote residential retrofits for accessibility in order to help seniors remain in their homes	Admin	S	PC
1g	Pursue strategies to make Orion Township an age-in-place friendly community	ALL	S	Oakland County
Ca	pital Improvement Action Items			
1h	Continue public investment in new and existing pathways, sidewalks, parks, roads, and street trees to improve the quality of life in existing neighborhoods and along thoroughfares.	ТВ	S	Admin / PC
Otl	ner Action Items			
	Facilitate rehabilitation or removal of blighted residential structures.	TB	S	Admin / PC



Natural and Historic Resources

(Environmental Resources and Historic Preservation)

Orion Township will preserve and maintain natural resources and open spaces through growth management techniques that encourage development in specific areas of the community while preserving and protecting natural features of the community. Future development will incorporate innovative storm water management, low-impact design features, and site and landscape design that protect natural resources, preserve high-quality open spaces, minimize stormwater runoff, and reflect the natural character of the Township. The Township will maintain and preserve structures of significant historical and architectural value which are key elements in the unique identity and community character of the Township.

Objectives

- Protect and enhance the Township's woodlands, wetlands, water features, habitats, and open space by enforcing the
 regulations that preserve natural features and the functions that they provide to the community.
- Improve storm water management using best management practices; establish appropriate standards for the community in coordination with the Oakland County Water Resources Commissioner.
- Adopt and enforce policies that minimize pollution and preserve the lakes and watershed areas of the Township.
- Promote and communicate sustainability concepts and incentivize residents and businesses to implement relevant strategies.
- Encourage energy-efficient and environmentally sustainable development through raising awareness and creating standards that support best practices.
- Provide resources and guidelines for the development and application of solar, wind, and other alternative energies.
- Preserve the inherent architectural character of individual historical architecture resources throughout the Township.
- Promote sustainable practices that craft solutions to today's challenges that are cognizant of and sensitive to impacts on future generations.
- Require street tree planting as part of all residential and non-residential development and promote and encourage preservation and, where appropriate, creation of woodland areas in order to foster environmental benefits, enhance property values, and act in support of the Township's recognition in the Tree City USA program.



Goal 2 | NATURAL AND HISTORIC RESOURCES

	Action Strategy	Lead Body	Time Frame	Supporting Partners
Zor	ning Action Items			
2a	Adopt a Corridor Open Space Preservation Overlay District or similar zoning mechanism that the Township can use to protect important corridor vegetation and rural character, as well as environmentally sensitive areas, but without requirement for 50% open space that is currently in the Open Space Preservation regulations.	Admin / PC	S	ТВ
2b	Assess the Zoning Ordinance and amend as needed to promote green development that are consistent with Leadership in Energy and Environmental Design (LEED) Standards or the equivalent	Admin / PC	L	ТВ
2c	Amend the Zoning Ordinance to allow alternative energy systems	Admin / PC	L	TB
2d	Explore the addition of a historic overlay zone to recognize and preserve the recognized historic assets within the Township	Admin / PC	L	ТВ
2e	Review and amend the Zoning Ordinance as needed to update lighting standards to lower energy demand and light pollution.	Admin / PC	S	ТВ
2f	Update the Zoning Ordinance standards to ensure they align with the county's best practice standards for stormwater management and low impact design	Admin / PC	S	ТВ
2g	Require electric vehicle charging station conduits in both public and private parking lots so that charging stations can be added as demand increase without the need to tear up surface lots	Admin / PC	S	ТВ
2h	Amend landscaping provisions to encourage more natural stormwater management practices, increase tree canopy, and reduce overall impervious surface on developed sites.	Admin / PC	S	ТВ
Adv	ocacy Action Items			
2i	Educate the development community about the benefits of LEED certifications for both residential and non-residential buildings	Admin	S	PC
2j	Continue to promote and publicize the Township's participation in the Tree City USA program by exploring additional opportunities for recognition, such as the Growth Award for communities that demonstrate increased levels of tree care and community engagement.	Admin / TB	S	PC
Ca	pital Improvement Action Items			
2k	Identify and budget for grant and funding opportunities to acquire and enhance parcels adjacent to the environmentally sensitive areas	Admin / TB	L	PC
Otl	ner Action Items			
21	Explore the creation of a "Friends of Orion Parks" volunteer group to assist with identification and removal of invasive species and identification and protection strategies for wildlife habitats.	Admin / TB	S	PC
2m	Partner with Orion Schools and local environmental professionals to understand important environmental issues in the Township and region and make recommendations for educating parks and recreation users.	ТВ	L	Admin / PC

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Economic Development

(Economic Development, Commercial, Office and Industrial areas)

Orion Township will support a strong local workforce by maintaining and promoting the proper distribution of commercial, office, industrial and research development in a manner that results in desired economically sustainable developments, land use relationships, high-quality design, and an increase in the community's tax base. The Township will promote and encourage the concept of 15-minute neighborhoods in desired areas that foster walkable, mixed-use places supported by both non-motorized and motorized transportation infrastructure choices.

Objectives

- Achieve a balanced variety of neighborhood-, community-, and regionally-oriented facilities that will meet the shopping and service needs of the community and nearby metropolitan area populations without unnecessary duplication.
- Promote the physical clustering of commercial establishments by encouraging mixed use, shared parking facilities, non-motorized access, consolidated driveways, pleasant pedestrian spaces, and contextual extensions of utilities.
- Regulate the physical clustering of industrial businesses in planned industrial parks, such as those within the southern
 half of the Township along the Brown Road and Lapeer Road corridors, rather than in stand-alone development, thereby
 providing for minimal extensions and impacts on utilities and nearby residential uses.
- Support residents of all ages in the local workforce by serving as an information clearinghouse on local and regional training, education, and business needs.
- Expand the Township's economy and tax base by supporting existing local businesses, encouraging entrepreneurship, and attracting new businesses
- Implement incentive programs available through Oakland County and the State of Michigan regarding emerging employment sectors.
- Continue participation in the Michigan Economic Development Corporation's Redevelopment Ready Communities Program.
- Continue and refine the practice of identifying and improving key corridors and districts for growth and economic development.
- Promote the redevelopment of obsolete sites so that they can once again make meaningful contributions to Orion Township.



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Goal 3 | ECONOMIC DEVELOPMENT

	Action Strategy	Lead Body	Time Frame	Supporting Partners
Zor	ing Action Items			
За	Amend the Zoning Ordinance to add mixed use designations that align with the goals of the Hamlet, Village Center and mixed-use designations	PC / Admin	S	ТВ
3b	Update industrial zoning to accommodate a modern mix of tech, research, and light industrial uses	PC / Admin	S	TB
Зс	Review and amend the Zoning Ordinance as needed to ensure the development review process is as efficient and effective as possible	PC / Admin	S	ТВ
3d	Develop flexibility in parking standards and other site standards for redevelopment sites to enable new uses on physically constricted sites. Lower barriers to positive redevelopment.	PC / Admin	S	TB
3e	Use frontage landscaping standards to improve the appearance of commercial and industrial areas.	PC / Admin	S	TB
3f	Consider permitting additional height and or density in the RM-2 district. Review and consider appropriate buffering of taller structures	PC / Admin	S	TB
3g	Implement corridor-specific landscape and streetscape design concepts.	PC / Admin	S	TB
Adv	ocacy Action Items			
3h	Explore public/private partnership opportunities for corridor improvements	ТВ	L	Admin / PC
3i	Develop a guidebook showing placemaking ideas for private development sites	Admin	L	PC / TB
Зј	Develop annual survey to better understand the needs of the business community and ways in which the Township can provide support	TB / Admin	L	PC / Chamber of Commerce
3k	Work with MDOT to encourage provisions that allow context-appropriate landscaping within state-controlled rights-of-way, like those along Lapeer Road	TB / Admin	S	PC / MDOT
31	Strive to target development to corridors with recent public investments including, but not limited to, Brown Road and Baldwin Road.	PC / Admin	S	PC / TB
3m	Work with property owners and the development community to explore implementation of identified redevelopment site concept plans.	PC / Admin	S	PC/TB
	Work towards development of a plan to promote Orion Township's leisure recreation amenities by highlighting natural beauty with important Township, County and State			
3n	Parks and Recreation Areas, non-motorized pathways, and access to shopping and entertainment. Monitor the success of these efforts to ensure that the priority is on local residents having access and reasonable use of these facilities, striking an important balance so that natural amenities are not overburdened by too many visitors.	Admin / TB	S	PC
Ca	pital Improvement Action Items			
30	Annually review and update the CIP to target capital spending to priority areas.	TB / Admin	S	ТВ
Otl	ner Action Items			
Зр	Establish a beautification award program, with categories for individual residential and commercial/mixed use properties, as well as collective neighborhood efforts.	TB / Admin	L	PC



Community Facilities (Community, Recreation, and Complete Streets)

Orion Township will support and foster motorized and non-motorized transportation facilities, community recreation facilities, and other supportive community facilities and services desired by residents and businesses in a financially responsible manner that reflects the Township's role and position in the region. These systems will minimize the impact on the Township's natural features and open space while supporting a high quality of life for residents of all ages, as well as targeted land use recommendations. The Township will, when desirable, partner with neighboring communities, other public agencies, and the private sector to maintain, link, and expand infrastructure in an effective, efficient, and economical manner.

Objectives

- Facilitate multi-modal connections that provide access to residential areas, economic destinations and parks & recreation facilities throughout the Township in a safe, efficient and effective manner.
- Ensure civic spaces, utilities and other infrastructure are well-maintained while providing sustainable strategies for growth in a practical manner.
- Provide community support to ensure Orion Township police, fire and first responders can continue to operate efficiently in a manner that best serves all residents within the community.
- Pursue new facilities that enhance the quality of life for Township residents and businesses, including a new Township Hall, improved parks, and non-motorized facilities that connect these assets with residential and non-residential areas.
- Actively promote and, where appropriate, require the installation of non-motorized facilities in accordance with the Township's Safety Path Plan and establishment of the core 15-minute neighborhoods.
- Deliver outstanding parks and recreation facilities and programs.
- Encourage Township staff to promote ways in which all Township-owned facilities can conserve energy and serve as a model for energy efficiency in the Township.



Goal 4 | COMMUNITY FACILITIES

	Action Strategy	Lead Body	Time Frame	Supporting Partners
Zor	ing Action Items			
4a	Review and amend the Zoning Ordinance as needed to accommodate autonomous vehicles, ride-sharing and other forms of transportation.	PC / Admin	L	ТВ
SAc	lvocacy Action Items			
4b	Adopt a Complete Streets policy that establishes non-motorized transportation as a policy priority, reflecting that the Township will consider opportunities for improvements to non-motorized connections and facilities whenever new construction projects take place.	ТВ	S	PC / Admin
4c	Explore the creation of an ad hoc committee tasked with evaluation of sharing facilities and services between adjacent communities, schools, the county and private businesses with a goal of providing effective and efficient community amenities and services.	TB / Admin	Ĺ	PC
Ca	pital Improvement Action Items			
4d	Consider the priority installation of non-motorized facilities in accordance with the Township's Safety Path Plan and establishment of the core 15-minute neighborhoods	TB / Admin	S	PC
Otl	ner Action Items			
4e	Minimize required street pavement width, where possible, based on need to support travel lanes, street parking and emergency maintenance service vehicle access.	PC / Admin	L	ТВ
4f	Continue to update the Township's recreation Master Plan every five years to ensure the adopted plan is recognized by the DNR and the Township remains eligible for grant and assistance	TB / Admin	L	PC



Community Character and Aesthetics

Orion Township's tagline, Where Living is a Vacation, encompasses a wide variety of community qualities and features that make the Township unique and cherished by those that live here. In addition to the goals and objectives noted above, the Township will continue to support retaining community character elements and aesthetic qualities that are consistent with the vision of the Township and promotion of health, safety, and general welfare.

Objectives

- Enforce Township regulations that reduce glare and preserve the dark sky.
- Promote the preservation of natural vegetation along rural corridors of the Township through creative zoning regulations and coordination with the Road Commission for Oakland County.
- Seek out preservation of important viewsheds that permit Township residents to view lakes, streams and other natural resources
- Require high quality and durable finishing materials and furnishings, consistent with recommendations and policies in this
 Master Plan, and recognize that certain districts and corridors require unique and harmonious elements.
- Support the advancement of the four identified 15-minute neighborhoods and develop regulations that support hamlet and village style development.
- Encourage the incorporation of design elements into new development that reflect the historic character of the Township.
- Continue to update and enforce sign regulations to ensure that signage in the Township is an aesthetic asset that effects communication and quality appearance over blight, clutter and over-saturation of messaging.

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Goal 5 | COMMUNITY CHARACTER & AESTHETICS

	Action Strategy	Lead Body	Time Frame	Supporting Partners
Zor	ning Action Items			
5a	Review and amend the Zoning Ordinance as needed to require high quality building materials and design standards for all new development.	PC / Admin	S	Orion Historical Society / TB
5b	Review and amend the Zoning Ordinance as needed to encourage preservation and reuse of historic structures.	PC / Admin	S	ТВ
5c	Review and update the lighting ordinance to meet the Michigan Dark Skies regulations; consider lighting zones to accommodate all uses	PC / Admin	S	ТВ
Adv	rocacy Action Items			
5d	Establish architectural design, signage, and landscaping of key entryway features at the Township's borders.	ТВ	L	Admin / PC
5e	When property is developed or redeveloped, explore opportunities to link the front and back of the building by pedestrian passages that are open to the public	PC / TB	S	Admin
Ca	pital Improvement Action Items			
5f	Update the Township's CIP plan annually	PC / TB	S	Admin
Otl	ner Action Items			
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* * * * * NOTICE OF PUBLIC HEARING * * * * *

The Charter Township of Orion Planning Commission will hold a Public Hearing on Wednesday, June 15, 2022 at 7:05 p.m., at the Orion Township Municipal Complex Board Room, 2323 Joslyn Rd, Lake Orion, MI 48360 on the following matter:

PPC-2022-22, Township Initiated Text Amendment to Zoning Ordinance #78, Articles 19 (Industrial Complex-IC) and 27 (General Provisions), providing for repeal of conflicting ordinances and portions thereof; and, providing an effective date.

If you are not able to attend, send correspondence to Orion Township Hall, 2323 Joslyn Rd. addressed to the Planning Commission to express your concerns and comments. A copy of the proposed text amendment is on file in the Planning & Zoning Department office and the Township Clerk's office and may be examined during normal business hours, 8:30 a.m. to 4:30 p.m., Monday through Friday until the date of the public hearing.

Orion Township will provide necessary and reasonable auxiliary aids, and services for individuals with disabilities at the public hearing upon advance notice by writing or calling Penny S. Shults, Township Clerk, 2323 Joslyn Road, Lake Orion, Michigan 48360; 248-391-0304, ext. 4001. Please contact the Clerk's office at least 72 hours in advance of the public hearing.

Scott Reynolds Planning Commission

Penny S. Shults Township Clerk