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 Gross, Vice Chairman
Kim Urbanowski, BOT Rep to PC

PLANNING COMMISSION MEMBERS ABSENT:
Derek Brackon, Commissioner

BOARD OF TRUSTEE MEMBERS PRESENT:
Chris Barnett, Township Supervisor
Donni Steele, Treasurer
Kim Urbanowski, Trustee

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
Cheryl Hofer
Mike Thomas
Marilyn Hester
Josh Sawicki

John Hofer
Ben Puraj
Tom Williams
Mike Howard
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 reiterate 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 and out 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 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 place. 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 serene 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 4-year-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 at 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.
Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

January 19, 2022
Planning Commission Approval Date