The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, January 19, 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
Derek Brackon, Commissioner

PLANNING COMMISSION MEMBERS ABSENT:
None

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:
Wes Goodman

3. MINUTES
A. 1-05-22, Planning Commission Regular Meeting Minutes
B. 1-05-22, PC-2021-90, Ridgewood PUD Concept Public Hearing Minutes.

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

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

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

6. CONSENT AGENDA
None.

7. NEW BUSINESS
A. PC-2022-01, Lake Orion Stadium Elementary School Wetland Permit, 244 Stadium Dr., (Sidwell #09-14-400-013).

Chairman Reynolds asked the applicant to introduce themself and state their name for the record.
Mr. Wes Goodman Director of Operations for Lake Orion Schools, the owner’s rep for the construction projects, 20 Indian Trail.

Mr. Goodman said they were there for a permit for review of Stadium Drive Elementary for wetlands, that has made it to EGLE, and they were hoping to get a written approval today. Unfortunately, they didn’t, but they did get a verbal from EGLE that the permit at their level is approved and they should have that within a week, they are pretty backed up administratively.

Mr. Goodman said that they are requesting this due to a parking lot improvement plan that they have for the elementary school. Part of their bond issue is safety and security, and a big piece of that is the separation of their parent drop-off, and their bus loops. That road can be quite busy and there is not a lot of staging area for their parents to get off the road into the drop-off loop currently. Their expansion is to the north and that is where it goes over the wetland area.

Mr. Goodman said that he had his computer to show them the plans if they like. He added that their engineer couldn’t be here this evening.

Chairman Reynolds said that they had the plans in front of them in their packets and thought they were ok. He added that since this is a wetland review it does not prompt a planning review but does prompt an engineering review.

Engineering Landis read through his review letter of January 12, 2022.

Moved by Vice-Chairman Gross, seconded by Secretary St. Henry, that the Planning Commission approves the wetland permit for PC-2022-01, Stadium Drive Elementary, located at 244 Stadium Dr. (parcel 09-14-400-013). This approval is based on the following findings of facts: that the proposed improvements are unlikely to pollute, impair, or destroy the existing wetland to the north; the proposed land use is consistent with the zoning of the property and the proposed methods of construction are the least impactful possible to the wetlands and natural features of the site; the applicant is providing the required stormwater management facilities and will not impact any major characteristics of the wetlands to the north.

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

B. PC-2022-02, Ferndale Maize LLC, Ord. 154 Application Medical Processing, 163 Premier Dr., (Sidwell #09-35-476-001)

Chairman Reynolds said that there are two items on their agenda tonight for the same Sidwell and property but they do want two separate official motions for the record.

Chairman Reynolds stated that he has previously with his firm done work at 163 Premier Dr., although this is with a different company completely and it would be their buildout so they strictly did the corn shell so there is no interest for himself or his company in this party. He didn’t think there was any conflict of interest, and if anyone felt otherwise, he would be happy to recuse himself. Commissioner Walker said he sees no conflict of interest.

Chairman Reynolds said that Ord. #154 Medical Processing and Adult-Use is officially reviewed for Planning & Zoning Department, along with the Fire Marshal, and the Building Official. Both the Fire Marshal and the Building Official are recommending approval, that the application is in substantial completion. The same thing goes for Planning & Zoning Director Girling’s review that the everything that has been received she is agreeable to recommend approval within the application.
Planning & Zoning Director Girling said the review is the same for both. It is the same location and that is what is looked at by Planning & Zoning is the location requirements within the ordinance, and they met all of it.

Moved by Vice-Chairman Gross, seconded by Trustee Urbanowski, that the Planning Commission grant approval of the application, as required per Ord. #154, for PC-2022-02, Ferndale Maize LLC, for Medical Processing located at 163 Premier Dr. (parcel 09-35-476-001) based on the following findings of facts: that the property is properly located in an IP zoning district; it meets all the distance requirements per Ord. #154; it is located in a building that has an ingress/egress road with less than 6,000 vehicles/day; it is located in a building that has ingress/egress road that does not serve as a road that also serves for residential zoning. This recommendation for approval is based upon the condition: that the applicant meets all applicable Township Ordinances and promulgated standards of the Township and, prior to opening, shall demonstrate to the Township that it meets the rules and regulations promulgated by the State Marihuana Regulatory Agency (MRA).

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

C. PC-2022-03, Ferndale Maize LLC, Ord. 154 Application Adult-Use Processing, 163 Premier Dr., (Sidwell #09-35-476-001)

Chairman Reynolds said that the reviews are essentially are the same for both, so if there are any discussions, otherwise he would entertain a motion.

Moved by Vice-Chairman Gross, seconded by Trustee Urbanowski, that the Planning Commission grant approval of the application, as required per Ord. #154, for PC-2022-03, Ferndale Maize LLC, for Adult Processing located at 163 Premier Dr. (parcel 09-35-476-001) based on the facts that: the property is located in an IP zoning district; it meets all the distance requirements shown in Ord. 154; it is in a building that has an ingress/egress road with less than 6,000 vehicles/day; is located in a building that has an ingress/egress road that does not serve as a road that also serves for residential zoning. This recommendation for approval is based upon the condition: the applicant meets all applicable Township Ordinances and promulgated standards of the Township and, prior to opening, shall demonstrate to the Township that it meets the rules and regulations promulgated by the state Marihuana Regulatory Agency (MRA).

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

8. UNFINISHED BUSINESS

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

Chairman Reynolds stated that Trustee Urbanowski had a comment on temporary housing.

Trustee Urbanowski said on page 104 of the draft Master Plan regarding temporary housing she was not a big fan of. She knew it mentioned the temporary storefronts during COVID and of using those parking spaces besides restaurants for the igloos and she understood that. When she thinks of temporary spaces she thinks of the festivals and food trucks. She was the Director of the Chamber for four years and she knew that a lot of their brick-and-mortar businesses were not really favorable about those kinds of things because it takes away from their business in their opinion. She understood if they were thinking like a farmer’s market or something like that
but she wasn’t sure how she felt about pop-up spaces that might compete with their brick-and-mortar businesses. Planner Arroyo stated that the concept of this is really more, it is temporary in that it is also a temporary use of a vacant piece of property before it develops to something permanent. The idea is that these would be structures that are much like they see (showed them a 10x10-ft. structure) from Walloon Lake. This is a place where an entrepreneur within the community would start up a business and see if it has footings. If they are doing well then, they may then move into a space where things go well. That is what this is all about. They have this in Campus Martius Park, in Detroit. These are structures that are built primarily on property that may be in transition or it may just be a little nook that is hard to actually build out within one of the village or hamlet areas. It could be a place to promote entrepreneurship. There are some communities in Michigan that are doing this successfully. They thought it might be an idea of something to pursue.

Vice-Chairman Gross asked if these could be mobile units? Planning Arroyo replied they could. He added that generally they are movable they are not attached to a foundation or it is a very minor attachment. It is usually on a piece of pavement and they build this 10x10 wooden structure and then it is placed there and they can be moved if they have to be moved, they don’t have wheels usually.

Commissioner Gingell said she disagrees with Trustee Urbanowski. She thought that she was thinking of it as being popped up in the Village in the downtown area where it takes away from the brick-and-mortar stores. She thought that these would be somewhat different, it wouldn’t be popped up like a festival would in the streets downtown. She thought that she needed to think of it like Wildwood where there are other spots, like a food truck.

Chairman Reynolds said he could see where Trustee Urbanowski was coming from because it talks about pop-up storefronts. He thought maybe one tweak of creating temporary space is a little bit more of not competing with business per se and having a unique function that wouldn’t necessarily work in a traditional storefront opportunity. Things that maybe are not solely approved by the ordinance but because it is a temporary structure it is allowable. He thought it was a valid point to speak to how maybe they modify some text here.

Trustee Urbanowski said that she was obviously pro-business. She is all about entrepreneurship she thought that needed to be higher up. If they have their businesses that they just said in the last meeting are the meat and potatoes of their community, which they are, she wanted to make sure they are careful on how they are wording this. She has been to the Campus Martius, she thought it was great. She didn’t think it would be in the Village but wanted to make sure they were being careful with that.

Vice-Chairman Gross said they need to define what temporary is then.

Planner Arroyo thought that they could add some language here to be more descriptive. The users within the structures may change but the structures are likely to be there for a fairly extending period of time.

Secretary St. Henry said Canterbury Village across the street, they have a variety of different festivals all summer and all fall. They have a variety of retail and food vendors that come in all summer and fall. Also, with driving on the lake festival and some of the pop-up stores and retail that go into the parking areas. He agreed with Trustee Urbanowski that that is great for those festival settings and special events that take place in Orion but he didn’t see where they should put a ton of energy and effort into this concept within the realm of an economic development portion of the Township Master Plan. Planner Arroyo replied that the difference between what he is describing and what this envisions, the festivals last a couple of weeks or one weekend,
this would be something where a vendor would rent one of these spaces for a season or for a year, they are trying to start a new business, they can’t afford to open a retail store that is 20×80. They can only afford a small place to see if their business can get some legs. They would go there spend the year to see if it works and if it doesn’t work then they would go, and someone else would come in the next year, and then they would take it over. These are small inexpensive places where they could establish that type of business, it is not intended for festivals and it is only going to be there for a week or two. Secretary St. Henry said what Planner Arroyo just described needs to be rewritten in the draft then.

Commissioner Gingell said maybe if it was something of a long-term temporary pop-up. Planner Arroyo said they could call it, create incubator spaces instead.

Chairman Reynolds said that they are talking about two different subjects. One is the festival concept they are going to pop up a tent they are going to be there for the weekend. Here they are saying here is an opportunity for economic investment in the community but almost that kind of middle component of it to where they can still come here and jump in even though they can’t afford other retail spaces.

Chairman Reynolds stated that the third component of this that he felt touches or laps the two together would be, what if there was a vision for Wildwood, and there was, the concession stands the bathrooms, that didn’t always exist there even the amphitheater didn’t always exist. The idea of testing something out or having the grassroots effort downtown, if anyone knows where the Flint St. alleyways are he built that in a weekend with pallets and then someone came back and said they knew how to build that better and more permanent, then they bought heaters. It was supposed to last one season and it lasted three. He thought there was a way to touch base on a few of these ideas within this concept that they need to just make sure are clear because he thought there was some pushback. Does that propose a threat versus that stepping stone opportunity or the test it out opportunity? That entrepreneurship he thought was an important benefit to this strategy but also the what if they give it a whirl and see where it goes. What about Agawam, do they try this out, and then now they can get the ball rolling and understand the outdoor Christmas Village might work really well there. Even maybe some of their businesses work well engaging in that because it is a unique opportunity that just started from an idea.

Planning & Zoning Director Girling said that anytime with the Master Plan that they come out of the Master Plan with text amendments. What she was hearing and knowing their ordinance with the no accessory structure without a principal structure, no accessory use without a principal use. They get calls all day long, about a skinny little lake lot and they want to put a garage on it so they can store boats because they can’t fit it in their little lake lot. The ordinance as it is and she wasn’t against this she just thought there were a lot of repercussions in the ordinance that there is going to be a lot to be rewritten. They currently have Open Air Business and Outdoor Sales which are temporary uses that allow the pumpkin tent, Christmas tree tent, which is different. She just wanted to alert everyone to the trickledown things that need to be thought of.

Chairman Reynolds asked what if it wasn’t an 18-month or 20-month event that said it is an entrepreneur workshop village. He thought there could be a way to structure it, that the temporary structure is associated with a term or an event even though it is not a weekend Dragon on the Lake, but more like a Christmas Village at Camp Agawam. What if it is four months? They are going to take a lot it is empty they are going to put some food trucks on it for 6-months, it is not permanent, yes it needs to be a PUD if it stands there longer than XYZ.
Commissioner Walker thought that they needed to be very careful with the wording of that whole thing.

Chairman Reynolds said this was legitimized text. He didn’t know how some of these have happened but at the same time he knows going to school in Detroit, what has happened down there now, some of that was just a happy accident or am I am going to do it and beg for forgiveness later type of a measure. It is a very different situation but some of these things if organized in the right way are not necessarily a threat to their business but rather create that destination effect. Maybe they need a little more detail and as they redevelop this text that they can word something in there or provide an example that kind of tees it up in a range that would fit versus just this open ended, yea we allow temporary structures.

Planning & Zoning Director Girling asked with the temporary structure, would there be a site plan? Do they have formal parking? They would come in with something that would still go through formal approval for the safety and parking of cars? Chairman Reynolds replied that how he would envision this is that it was an event application. It just happens to be something that is not two days, or some sort of specialty retail, or long-term temporary permit. There are temporary structures that are meant to be in place for 5-years. A school rents portables for 5-years before they add on.

Commissioner Walker asked where are these going to be?

Trustee Urbanowski asked if this would be in a hamlet/village? Would that make sense in those areas? Planner Arroyo replied that could be a perfect opportunity for one. Where they are trying to generate some interest to walk around, they have a vacant parcel and they are trying to spur some entrepreneurial interest and someone says they want to put ten of these up and here is my plan and I am going to try it out for four years and see how it goes.

Chairman Reynolds said that they do it now, like Jesse Decker, that organically has evolved, and then now they are going to consider the restroom facility there if they had the right means. He thought that they test it out before they go throw two million dollars at the economic investment.

Secretary St. Henry asked do they call this Orion Business Incubator Zone? Chairman Reynolds replied could it be yes but thought it was more or less the idea. It could be the Chamber, or in partnership with the Village, could be them, or Parks and Rec.

Planner Arroyo said one observation on the density plan there was a couple of numbers that ended up on top of the state recreation area those will come off of there.

Trustee Urbanowski said that the corridor open space preservation overlay district was a new concept. Planner Arroyo said that is a new concept it is not in ordinance.

Chairman Reynolds said that the Future Land Use Map had a couple of letters and they had some public comments about Future Lane Use.

Vice-Chairman Gross said they talked about redevelopment sites in their document they have three redevelopment sites. He thought that they should identify them on the Master Plan with some form of designation, RD-1, RD-2, RD-3, so they can let the public know that they have some redevelopment sites that they are interested in pursuing. The one on Baldwin and Judah whether it is a circle around that area that says redevelopment site #1. Then they got redevelopment site #2 which is the Eagle Valley Land Fill. Eagle has developed a renewable energy zoning database that is available to all communities. It is the first compilation of all
renewable energy ordinances across the state and the first database of its kind. They reference that in 2020 when the database was launched over half of Michigan more than 1,800 municipalities have considered renewable energy in their zoning ordinances. Now the numbers are higher especially for solar. He thought they could add that into their implementation strategy in terms of energy resources.

Vice-Chairman Gross said that Brown Rd. if they could identify that as redevelopment site so that again they are being pointed out as areas of interest that they are looking at for redevelopment. He thought that they could also identify the four areas of their 15-minute neighborhoods. He felt they could get that message out to the public that they are looking at areas for these types of things if they are serious about them, identify them so that when a developer comes in, they could identify that as an area of interest.

Vice-Chairman Gross said the corner of Clarkston and Joslyn where a property owner indicated an interest as multiple-family he thought there was some logic to that. It is across the street from two semi-public land-uses. A non-conforming development to the east and a library to the north. He thought that it just makes sense to show it now if they can.

Secretary St. Henry asked in regard to Eagle Valley there is another 20-years on that. He said that Vice-Chairman Gross mentioned the growth in solar. He asked if he was talking about working with Eagle Valley to begin establishing a solar farm on the property? Vice-Chairman Gross replied if the opportunity presented itself, sure. He added he didn’t think that was their role as much as it is the Township Boards’ role. He thought it would be a good time to approach it. Secretary St. Henry said in 20-years they are going to have two to three Master Plans before that place even closes. Vice-Chairman Gross said that they have identified it in this Master Plan as a redevelopment site.

Planner Arroyo said regarding the comment on the northwest corner of Joslyn and Clarkston the request was for multiple-family. He asked if that would be the low or the medium density? Vice-Chairman Gross replied probably low at this point.

Chairman Reynolds said that he understood the feasibility of it that it is possible, he was struggling with that Clarkston corridor and they have talked about it. Just this most recent PUD that was closer to M24 and is it in the right location. The northwest corner there is some of their lowest density single-family right now. Right now, he wouldn’t be in favor of that location of Joslyn and Clarkston Rd. It seemed to be a big jump, a school is one thing, but it relates to him more of a community or neighborhood function versus higher density multi-family. They have that along Baldwin, and they have that along M24, he didn’t know if he would be in favor of it traveling north of Clarkston on Joslyn. Commissioner Gingell agreed it was too far north. Trustee Urbanowski said it wouldn’t fit there. Chairman Reynolds said that they are big parcels but there are long narrow lots.

Vice-Chairman Gross asked if they should expect a single-family subdivision to go in there? Chairman Reynolds replied potentially. They have those larger acreage lots there so if they jump to multi-family, it is a different housing type. He thought it went back to circling in some of the other comments of the Master Plan and talking about other solutions of multi-family or missing middle that still would maybe meet some of those density requirements but not be multi-family. That to him, it is a good corner core development but not a large apartment complex or 20-dwelling units/acre.

Planner Arroyo said on the east side they have a single-family high-density. He asked if that was an option to put that on the west side if they think that it needs higher density than what is currently designated?
Trustee Urbanowski said that there is a school right there, as well, and they have talked before about being concerned about traffic when there are schools nearby, there are two schools.

Trustee Urbanowski asked if there were wetlands there that they can’t build on? Secretary St. Henry asked what the history of the piece of property? It looks like a good location.

Chairman Reynolds said strictly looking at zoning before they say if there are wetlands there or not, what uses are they promoting in that quadrant. Is it compatible with the other land uses that they have there? From that to the northwest is their least dense area in the Township. They have a lot of density along some of those major corridors and that is where if anything if there is to be future creep along some of those corridors, he would want that to occur closer to M24.

Vice-Chairman Gross asked if he would go along with single-family high-density? Chairman Reynolds said that it is further to the west on Clarkston Rd. When they went zone by zone on that, other than the one parcel and the one public comment. The one public comment from the Workshop meeting is driving the conversation. What about the next parcel next to that? That is where he struggles is what is best for that little corner right there without getting into all the details of what could it be when they get into site plan approval. Especially with trying to promote recreation to the south and that area, it seemed like recreation to a lower-density is more favorable than taking a steep jump, at least at this point.

Secretary St. Henry said that most of the area is single-family homes. He thought that the residents in that area probably expect it at some point and time, that piece of property will be developed. If they put in a nice single-family home development of some sort, that would be very palatable compared to an apartment complex.

Chairman Reynolds said he wanted some thought to keeping it as it is, multi-family, or high-density.

Commissioner Gingell stated that she would prefer to keep it as is. Commissioner Walker, Chairman Reynolds, and Trustee Urbanowski all agreed that it should stay the same. Vice-Chairman Gross, Secretary St. Henry, and Commissioner Brackon thought it should be high-density single-family. Chairman Reynolds said that the majority rules it remains the same.

Chairman Reynolds said there was one other location that got brought up in comment, was at Scripps and Lapeer Rd., it is medium-low density. That to him seemed like it fit in that area, he understood it was a smaller parcel. Planner Arroyo said it was actually recommended and one of their options was multiple-family and that is what the Master Plan calls it out for.

Chairman Reynolds asked about thoughts on adding hamlets or future redevelopment areas. He asked if that was a parallel map or what is the best way to achieve some of that? Planner Arroyos said he thought that as long as it is done with just a general circle indicating this is what it is and then maybe in the legend it would be simple and then say see page blank from more information. As long as it doesn’t clutter the map, he didn’t have an objection to that.

Chairman Reynolds asked if the Planning Commission members had any objection to cross-referencing information on the Master Plan map? Secretary St. Henry said as long as it is clear. Trustee Urbanowski asked if he meant for both the redevelopment zones and the hamlets? Planner Arroyo replied right; the hamlets he felt that was kind of a slam dunk, the redevelopment sites he wasn’t sure on.
Chairman Reynolds said that he was all for the hamlets the redevelopment zones he questions it in the sense of it is bringing too much attention to certain uses or not. Planner Arroyo said that they had a whole section on that where people could find information on those redevelopment sites. He wasn’t sure it had to be on the map. Vice-Chairman Gross said that this is going to be part of their RRC and that is showing 3 sites. One of them is in process already, the second one is years away, and the third one is up for grabs.

Chairman Reynolds commented that there were others. What is the weight of those three? Vice-Chairman Gross said that they had identified them. Chairman Reynolds said they are examples of redevelopment sites. To him, there are others like entering into the Village. He said what about the intersection of Clarkston and Baldwin Rd. Is there anything more at Indianwood and Baldwin Rd.? Vice-Chairman Gross replied certainly there are. Chairman Reynolds said that the list could go. He didn’t see those three examples as the only ones. Vice-Chairman Gross said they are not but they are the only ones that they have identified in the plan as part of ones that they want to focus on. Planner Arroyo said they call those priority redevelopment areas.

Secretary St. Henry said he didn’t know exactly what the redevelopment verbiage says for Eagle Valley but he thought that in the introduction of that section they should point out and say that Eagle Valley is going to be open as a landfill for so many years, whatever that is just so people don’t think that it will be closing soon. Planner Arroyo said it was pretty clear about that, it is a long-range vision and there is a picture on page 110 it is a picture of a solar farm from another community where the exact same thing has happened where a landfill was converted into a solar farm and it is shown as a long-term potential for this site it is not intended to happen overnight. Chairman Reynolds said he was open to putting it on there, he just wanted to make it clear that that is the only opportunity for a development site. That they are not just trying to single those out as the top three. Planner Arroyo said they could just call them identified redevelopment sites. Chairman Reynolds said he would be more favorable to that. He didn’t want someone to come in and say now my property is worth triple. The point of the redevelopment sites is this could be a huge impact on the community. He thought that there were other locations beyond those three that could make a huge impact. If they are going to say here is a priority then they should expand that list and look at the 15 that could exist in the community. Vice-Chairman Gross said or don’t identify any of them. Planner Arroyo said that RRC is going to want them to have three. He said that he has done multiple plans for RRC communities and none of them put it on the actual Future Land Use Map but it is in the plan just like yours is. It doesn’t mean that they can’t do it.

Chairman Reynolds said he didn’t hear any objections to the hamlets or the 15-minutes neighborhood hubs being provided on the Master Plan. He asked for a tally showing development sites on the Future Land Use Map. Yes, would be to provide them, no would be don’t put them on the Future Land Use Map, and see it as it is. Chairman Reynolds asked Commissioner Brackon, no; Trustee Urbanowski, no; Vice-Chairman Gross, yes; Chairman Reynolds, no; Secretary St. Henry, no; Commissioner Walker, yes; and Commissioner Gingell, no.

Secretary St. Henry stated that about a year ago they had a developer come in regarding a piece of property at Stadium and M24 to propose a commercial development at the front and a medium-sized neighborhood at the backend of the property backing right up to the high-school property. He thought that at one point that was zoned multi-resident development. The developer came in and said they were lowering the density to a neighborhood so they should be happy with that. Not taking any consideration into the traffic patterns in the school complex area. That was all part of the Future Land Use Map, and some folks sat back and said it’s on our Future Land Use Map and they should consider that. He and one other person said when
they do the Master Plan, they take a look at the Future Land Use Map and identify areas within the Township that may have changed over the 10-20 years that the Future Land Use Map needs to reflect, they need to make changes because it doesn’t make sense there, or they are challenging pieces of property now. 25-30 years ago, the high school wasn’t there, they didn’t have the traffic patterns on Stadium Dr. but a lot has changed since then. Are there any other pieces of property identified on this map any area that what they know in terms of what is there now should be changed? If they follow this plan, they may run into some issues again, or not be as comfortable with the decisions being made. He added that this is the time to make those changes. That is a perfect example of an area that had the best intentions but in reality, it doesn’t play out that way. He asked if there were any other places on this map that they need to a have hard look at? Chairman Reynolds asked if there were others that Secretary St. Henry was referring to besides the one on Stadium Dr.? Secretary St. Henry replied that he would have to take a look at it. Commissioner Walker said that there are probably a dozen places like that.

Secretary St. Henry said for example Lapeer Rd. and Indianwood, with all the development on Indianwood and west on Indianwood over the last 25-years. Then all of sudden they want to redevelop the corner. They knew that that may not have been a great idea, granted it was a Consent Judgement, what they know now versus what people knew then when they kept that zoning, even the last iteration of the Master Plan they kept the zoning the same way.

Chairman Reynolds said that they can’t predict everything. They did know that the Planner and the Planning Commissioners walked square by square around this Township and looked. Planning & Zoning Director Girling and her team brought forth all the information that they had, there were a lot of those examples they looked at on a case-by-case basis. Did they pick-up all of them, he wasn’t sure, he has looked at this many times. If there are other areas as a point of discussion, he was all ears because he did want this to be reflective of what this needs to be for the next phase of the Master Plan. He was not exclusively thinking of uses of other areas that are in the wrong per se of what they have. They did go through and update a lot to say this is a little more realistic with the change of thinking process of densities too.

Chairman Reynolds said he remembered the conversation where they broke it down by zoning. He was just bringing it up before they finalize this, and they are looking at the Future Lane Use Map as a whole now. Are there any areas that they should take a second look at?

Planner Arroyo said that is why they tried to go through that section by section to give them a chance to focus on smaller areas. It doesn’t mean that they missed one, but this would be the time to think about it.

Trustee Donni Steele 262 Kirksway asked about the corner of Clarkston and M24 where that shop is half underwater on Buckhorn? She asked what is that one zoned? Chairman Reynolds replied that it was zoned General Commercial. She said that would be a perfect one that is very similar to what they pointed out on Indianwood where they took that like 900-sq. ft. building and made it into a 9,000-sq. ft. building.

Planner Arroyo said the next step in the process is for them to make a recommendation that the draft goes to the Township Board so they can vote to release it to get comments. Keep in mind that when that happens it doesn’t mean they have finalized the document. They still have time to review it and make changes. There will be a 63-day period once the Township Board votes to release it, they will have time to think about what they have recommended to this date and could potentially make changes before they adopt the plan. He didn’t want them to feel like they had all the pressure to do everything right now. He thought that they did need to make a decision as to whether or not they feel like they want to have another draft back to see it again.
to make that vote, or do they want to make the voting contingent on those changes that they are
talking about tonight being made and sent forward?

Chairman Reynolds said that he knew there was a review period but didn’t know if there was a
discussion point that occurred that it couldn’t be modified or something couldn’t get tweaked, he
thought that was helpful. He thought it was a very comprehensive draft and felt they have gone
through this very thoroughly, and discussed a lot of topics. They have worked on weak points,
and yes, could there be a couple of other areas that they need some input or some low-hanging
fruit that they missed, yes. He was comfortable with what they have discussed to date
especially with a thorough review. Now, whether people are comfortable seeing another draft or
not he would leave that for additional discussion.

Planner & Zoning Director Girling stated the corner of Lapeer and Scripps, she heard them say
multi-family but that is not what they requested. She asked them what they think they have is
accurate? Chairman Reynolds replied that they said that the property is narrow it is Master
Planned for multi-family they were asking for the zoning that was feasible. Planning & Zoning
Director Girling said they were grandfathered for that exact use. She added that because it is
not a conforming use they can’t add on, they can’t do different commercial use, so they are
trying to market it, it is unusually shaped, and it has been for years commercial and so their
request was commercial. Planner Arroyo said to remember they are talking about potential
changes to the multiple family district to make it easier to build on smaller and more challenging
parcels.

Secretary St. Henry stated that he would be comfortable with the next round of changes passing
this on for review to the Board of Trustees.

Trustee Urbanowski said that she had some things that she had put into her notes that they
changed that she didn’t think were up for much discussion. She stated that she asked for more
information about the Fire Department and their ALS stuff, and they put more pictures of the
Fire Stations and she appreciated that. There was no mention of Orion Neighborhood
Television which was added. She was happy with the updates that were put in there.

Commissioner Brackon said he would be comfortable seeing another version or seeing all the
notes that everyone submitted that are going to be changed. Planner Arroyo said they would
ultimately see the version that is going to the Township Board, so they would see that version,
and then they could later adjust it if they felt they needed to at the time they have the adoption
they could amend it and make those changes.

Commissioner Brackon said that his point was even before it goes to the Board of Trustees one
or the other. He said like Secretary St. Henry said he was going to submit two pages of notes
he would like to see those notes or the changes as a result of those notes.

Planner Arroyo said that if the draft comes back to them again, they have one more month that
they are pushing off adoption. They could prepare a summary list of changes that are being
made in the next draft if they would like to have that back to them at the same time it gets
forwarded if they choose to vote that way.

Chairman Reynolds asked if it was possible before their next meeting that at least a summary of
those changes was submitted and that a formal motion could be there? He asked if that could
be a good compromise? Planning & Zoning Director Girling or a Workshop before the next
one? Planner Arroyo stated it only gives him about a week.
Chairman Reynolds said they had to make the decision that they are comfortable as it sits right now. Knowing that they are still going to have the opportunity to further discuss it. Could there be drastic changes, yes, because that is what the 63-day period is for. If they think that they are completely missing the point or a topic he would like to get that into tonight’s discussion. If it is minor tweaks, it seemed like they could potentially move forward with the amendment based on the discussion point. If there are things that people didn’t look at, that is what they have been talking about for the last 30-45 days.

Planning & Zoning Director Girling asked after they send it to the Board of Trustees to ask them to release it, she assumed the Board of Trustees will get it a week ahead of time and they will determine whether to release it, can Trustee Urbanowski as a Board rep comfortable explaining to them or is there anything in there that would make anyone uncomfortable? She asked if Planner Arroyo presents it? Planner Arroyo said not typically at the release state.

Planning & Zoning Director Girling questioned if it is coming with a motion to send it to the Board of Trustees and asking them to release it, does Trustee Urbanowski have a comfort level that this is a document they have it very close? Trustee Urbanowski said she would prefer that whatever they are putting in front of the Board of Trustees, that they all agree that is it, not a promise of something.

Chairman Reynolds asked what open topics are they still looking to discuss? Tweaking grammar and rewording some stuff he would empower. To him, it is are they missing the big picture because they are submitting for their 50-75% review knowing they still have another 25% to go.

Secretary St. Henry said he thought that in the Economic Development section of this plan he thought they put too much emphasis on the cannabis industry. They know for a fact that it is here, they have embraced it, they have 3-4 major grow facilities. They are diving into retail facilities. He felt that the community had mixed feelings about it but it is happening, it is here, and he thought they were all comfortable with where they are at right now in the community and the cannabis industry. He thought they continue to put a lot of emphasis on it and he wasn’t saying that they eliminate it completely from the economic development section of the plan, he thought it was too prominent. He thought they may, perhaps, send the wrong message to the community about their reliance on it and the focus, when in reality when it comes to economic development between small and midsize businesses entrepreneurship, and major corporate development, and major facilities, he thinks they should downplay the cannabis industry somewhat. Trustee Urbanowski questioned if he was speaking about strategy #3? Secretary St. Henry asked them to pull up the Economic Development section.

Planner Arroyo said that strategy #3 is just 1 of 7 items, it is the last one listed. Secretary St. Henry said he thought it stuck out like a sore thumb. He was sensitive to it. He was wondering if there was a way to include it without calling it out as a growth industry for their community. He thought it sends the wrong message.

Chairman Reynolds said if not privy to cannabis, one of the other terms in reference of that is indoor agriculture which is the other emerging industry out of this. It is not trying to skirt the topic or to not say what it is but it is the technology that is coming about to essentially create environments for things to grow wherever. He understood cannabis because it is still a very hot topic, he didn’t have a huge reservation in putting it in there but they could point toward growth industries and that would be one of them.

Secretary St. Henry said then maybe that is how they word it. He added that it was a conservative community there are mixed feelings. Planner Arroyo said if they want to make that
change that is fine. He added that cannabis appears twice there are two spots. If they want them to change that to indoor agriculture that is fine.

Trustee Urbanowski said that they talk about it all the time, that is how they are paying for this building. She understood what he is saying because cannabis for her has been difficult, it is not her favorite thing but understood it is an emerging industry.

Secretary St. Henry said he is not denying the fact that it is here and it is a growing interest. He was saying from an optics perspective, perhaps they cannot let it stand out so much.

Chairman Reynolds said that the proposal is they can either keep it as it sits it can be removed or it can be transitioned into indoor agriculture.

Trustee Urbanowski asked if that is going to be recognizable to potential developers? Chairman Reynolds replied yes, it is terminology that is being utilized. Right now, it is cannabis but with all the climate change and all the other stuff that is the next step because they are designing a grow facility that they could put anything in there. There are plenty of projections to say well how much is too much or how much until they kind of reach that cap point. There are going to be a lot of other economic factors that they have seen in other states and communities that they are seeing here. He thought it was ok to market segment without being too taboo about it.

Commissioner Walker said he thought that was being disingenuous. He thought they were there to serve the public, for the citizens of Orion Township. For them to discuss misleading them he thought was a terrible thing. He wasn’t saying promote it or put it on a billboard sign but to intentionally mislead, which he thought changing that to what they are suggesting, would be intentionally misleading the citizens of Orion Township. He would not vote for such a thing.

Commissioner Brackon said the one thing they could do is under the strategy section just eliminate it from there. It is just a sentence it is not necessarily a summary of anything under foster entrepreneurship that way it is only listed once under strategy 3.

Chairman Reynolds said he didn’t believe that saying indoor agriculture is misleading. He asked for a tally of remain the same, change to indoor agriculture, or strike it completely.

Commissioner Brackon said the cannabis industry has paid for this building. He added that he has sat through over the last 15-years probably 10-12 meetings with private investors trying to put some sort of sports training center, hockey rink, or something in Orion Township. Never has that got off the ground at any point and time because from a business standpoint, private economic standpoint no one could make it profitable. If it would be explained to the citizens of Orion if this cannabis growth and production that goes on could fund a sports facility for their future grandchildren to work out in or an ice rink for them to play in, he thought that their minds would change drastically. If they focus on it like that, as what it would provide to the community and the economic impact it would have on the community, he thought their minds would change.

Secretary St. Henry said that may have some merit but as it stands now in this community there are mixed feelings about large grow facilities even though a lot of people don’t know about them until they drive by them because there are significant odors. When they call it out as a growth industry that gives it some weight and that may rub some people the wrong way that they are putting it out there right in front of them as if they are going to go after even more.

Chairman Reynolds said it is here it is happening it is a growth segment. Why would they pretend it doesn’t exist? Should they include, not include, or modify? Chairman Reynolds said
to leave it as is. Vice-Chairman Gross said to leave it as is. Trustee Urbanowski said she would say leave it as is but if other people are amendable to taking it out of #5 Foster entrepreneurship she would modify. Commissioner Brackon said modify taking out #5. Secretary St. Henry said modify taking out #5. Commissioner Walker said to leave it as is. Commissioner Gingell said to modify taking out #5.

Chairman Reynolds said that the majority rules with removing from #5 Foster entrepreneurship and leaving it with #7.

Trustee Urbanowski said on pages #108 and 112, how do they feel about including these drawings? She thought it was difficult to see. They saw it in big format and it was great to see that but thought this was dense. It was very specific and detailed but it is hard to see. Planner Arroyo said one of the advantages of doing something like this is it helps their economic development folks, Gary in particular, shop this around and say hey this is something that the Township is interested in. This is a redevelopment that will serve the Village Center area and the Township is embracing this. He thought that can be helpful to have a concept it doesn’t mean that this is what is going to get approved but it is a concept of having some type of flex along the roadway and some type of residential that steps down as they move to the east. He did think it was helpful. He added that they don’t have to include it but thought it was helpful and from an RRC perspective, they are going to want to see that too.

Vice-Chairman Gross asked if it could be a bubble diagram? Planner Arroyo replied it could.

Chairman Reynolds said he didn’t mind the graphic as it sits, he understood her concern. They could easily zoom in on this and make this a little more diagrammatic just reiterating that there is a main thoroughfare, a buffer, the cottage plans as it moves away, heavy density retail, townhomes, then cottages of some sort. The bigger picture here isn’t so much about the whole site but rather those transition areas. Maybe if they zoom in on the Judah/Baldwin area maybe grab the first handful just zoom into the intersection and understand that kind of transition.

Trustee Urbanowski said she didn’t want people to look at it and say they are going to build this.

Commissioner Gingell said she didn’t want people to look at it and say I live right there and they are putting this on top of me.

Planner Arroyo said to convert it to a bubble diagram? Chairman Reynolds said yes, something diagrammatic it is a concept and sketch and maybe there are some arrows and transitions.

Planning & Zoning Director Girling asked if they are going to discuss the public comment area? He made his public comment and they said they would discuss it at 7 o’clock.

Chairman Reynolds said that was on Gregory Rd.

Secretary St. Henry said perhaps that is a good example of what they were talking about earlier on the Future Land Use Map it still is maybe zoned (SE) but in reality, they know that that is not feasible, maybe it makes sense now to make sure that is addressed.

Chairman Reynolds asked with reconsidering density designations doesn’t that change that discussion point or concern. Planner Arroyo replied to some extent. From what he understood he was still in the single-family low-density. However, that has been modified to have a range that goes from .3 to .7 dwelling units/acre. It could potentially provide for something with greater density than what his current zoning is if the Township chose to rezone the property. There is potential for more yield if the property were to be rezoned.
Secretary St. Henry asked if it is just a matter of reiterating the process involved if he wants to pursue it? He didn’t know if that belonged in the Master Plan or not.

Chairman Reynolds said their Master Plan is redefining because not all of them are exactly one for one between the proposed zoning and the future land use, they fit within that category.

Planner Arroyo said that if it is single-family low-density that could be Suburban Farms or Suburban Estates.

Chairman Reynolds said that they have discussed what that means in density and that would give them a groundwork potentially to modify that zoning designation. They already are talking about realizing that they scaled everything back from 5-acre lots to 2.5 so they have backed everything down which lays out the groundwork to acknowledge some of those. To him in his perspective is what they want to see there.

Secretary St. Henry said so he has a process. Chairman Reynolds said there is a process now they could go and seek a variance. Right now, as it is laid out, it is potentially dividable but there are minimum size requirements for his existing zoning. What they are talking about is the Master Plan lays out the groundwork to say (SE) is no longer minimum lot size of 2-acres but rather 1.5-acres which allows him to get maybe three sections out of his property rather than two. Secretary St. Henry said that they are laying the groundwork for him to potentially move forward and be successful, with them recognizing the change. Chairman Reynolds said if they choose to proceed through with this vision and amending ordinances then yes. That is without reviewing his specific case that what he desires right now isn’t really possible. Secretary St. Henry said there are 20 other families there that are running into the same issue up and down Gregory and Morgan Road, they can’t divide their properties.

Planning & Zoning Director Girling stated that the majority of them, he said, were already divided. She stated that she looked at the case, he came to her to divide it. The biggest drawback is the minimum width of the parcel. In order to take a bowling alley lot per the Land Division Ordinance, they have to have a private road and it has to be 30-ft. wide and that 30-ft. can’t count towards the width of the parcel. If he is only at 165-ft. and the current ordinance based on his zoning requires 165-ft. he has no way without variances to put in that private road and still meet the ordinance on the width. What he had pointed out to her is that he is completely surrounded by single-family high-density. He has the PUD both Gregory Meadows and Cottages at Gregory that were higher-density so they are kind of on their own little island everything around him is something that his higher density. Even if they change the map he has to then come to the Township and ask for a rezone. For an individual property owner to do that it is quite an expense to do that.

Commissioner Bracken said he could use this as an argument, reinforcement, to make his point, if they did put it single-family high-density that will all at least by majority vote thought it would be ok. Planning & Zoning Director Girling replied correct. She added that the first thing that is looked at when they do a rezone the same as a developer even a single-family homeowner is going to go through the same thing, they are going to look at the Future Land Use Map.

Chairman Reynolds asked if he was zoned Suburban Estates or Suburban Farms? Planning & Zoning Director Girling replied she thought it was Suburban Estates.

Chairman Reynolds stated that what they have right now with some of the discussions that they had about realistic dwelling/acre conversations have laid the framework of considering more dwellings/acre in all of their residential zoning, as a Master Plan vision, not as an ordinance
adoption. If they increase one step further to high-density then that would obviously further strengthen the argument and also take it one step in addition to potentially more dwelling/acre in that area.

Commissioner Brackon asked if people were opposed to that?

Secretary St. Henry asked how many lots were like that now? Planning & Zoning Director Girling said there were a number of them that were prior to our current ordinance. Even if they allowed him to go small enough then their width is small enough based on the zoning ordinance and he is able to put in his private road. But they also open up the fact that as they increase the density then is a developer going to come in and buy all of those lots and end up with another Cottages at Gregory. Secretary St. Henry said even though they are surrounded by Cottages at Gregory already, if he was a developer and he was seeing five different Cottages at Gregory around this piece of property he would think this could be something similar. The problem is some of them can’t sell the property because they can’t split it up. Commissioner Brackon said that if they are going to have another Cottages of Gregory somewhere in Orion Township why not put it right next to the other one? Secretary St. Henry said that was his point to him it seemed logical. Commissioner Brackon agreed.

Commissioner Gingell said she didn’t think that she would change anything without hearing from other neighbors. Chairman Reynolds said he was reserved on creating a platform for additional density in the area that they already fight that there is too much. He added that there are means for a solution in his circumstances, right now. His opinion is to keep it as it sits.

Commissioner Brackon said then they are giving to a multi-billion-dollar conglomerate corporation Pulte they are allowing him but a local resident who has been there for how many years can’t do anything. Trustee Urbanowski noted that that was a Consent Judgement. Secretary St. Henry said there would be a possibility of a Consent Judgement again. Trustee Urbanowski said that originally it was no this is not an appropriate thing for this area they don’t want this. Secretary St. Henry said that was the original Gregory Meadows.

Commissioner Brackon said that someone agreed to it within Orion Township if it was a Consent Judgement.

Chairman Reynolds said that some of this detailed conversation and why they go through this in a detailed sense is to get what the best fit in that area and he didn’t feel like additional density is the best fit, especially considering one case.

Secretary St. Henry said based on the changes that they have made to this chart the Suburban Farms and the Suburban Estates single-family low-density they are comfortable leaving it like that if the gentleman comes back to the Township before the ZBA or whatever he figures out the process, he asked if it would be taken by a case-by-case basis and be considered? Chairman Reynolds replied that to change everything in that district for one person he didn’t have the best interest in the Master Plan. Secretary St. Henry asked if there was a process for him to try within the Master Plan? Chairman Reynolds replied yes. Commissioner Brackon said his chances of success are less if they don’t make the change. Chairman Reynolds replied no, not necessarily. Secretary St. Henry said if he saw that this surrounding area has newer neighborhoods and much higher density from a zoning perspective, he would be hard pressed not to let him do what he wants to do, or anyone in that area, if they go through the proper channels.
Chairman Reynolds asked for a tally on this. They are talking about in support of changing or remaining the same. Commissioner Brackon yes to change; Trustee Urbanowski, no; Commissioner Gross, no; Chairman Reynolds, no; St. Henry, no; Walker, no; Gingell, no.

Chairman Reynolds said a general discussion on the possibility of essentially bringing forth this draft recommendation to the Township Board. Are they in support of that of moving forward with the amendment as discussed tonight to recommend publishing of the draft by the Township Board? There is still an opportunity to make changes and justifications. He asked if they would like to see another draft in front of them before they make that recommendation. He was comfortable with the conversations to move forward with the draft. Commissioner Walker concurred.

Secretary St. Henry asked if it will delay it a month if they ask for another draft? Chairman Reynolds replied yes. Commissioner Brackon said unless they met at 6P the next meeting. Chairman Reynolds said that doesn’t give enough time to publish. Planner Arroyo said that they would have to get it done in a week so they have a week to review it.

Vice-Chairman Gross said he would feel more comfortable having a formal resolution in front of them to adopt to send on to the Township Board with an explanation to what they have done, what the date of the plan is, and what they would expect, as opposed to just saying they are going to give it to the Board. Chairman Reynolds asked if he was saying just a summary of changes. Vice-Chairman Gross said no not just the changes, just saying that there is a draft that has been prepared and the Planning Commission has reviewed it over the last year, they have made some additional changes that are forthcoming, so to at least they have a documented resolution. Chairman Reynolds asked to provide the Board of Trustees with an update? Planner Arroyo said a resolution that they can vote on to actually send it to the Township Board. He added that would conclude that they are requesting the Township Board approve that it be released for distribution. Vice-Chairman Gross said so they know what they are getting. Secretary St. Henry said outlining the process in the resolution, what they did. Vice-Chairman Gross said he just wants the formal resolution.

Trustee Urbanowski said she was not comfortable sending, she thought that the Board would rather see the final draft document. Planner Arroyo said that the Township Board will see the draft with all their changes. They are going to see all the changes that they talked about tonight and they will be made and that will be what goes to the Township Board.

Secretary St. Henry said and changes there will be opportunities to finetune it even more after the 63-day review period before they officially approve it. Planner Arroyo replied that is correct.

Chairman Reynolds asked what the resolution then do? Planner Arroyo said what they are really doing is requesting the permission of the Township Board to release the draft for comments from surrounding communities and other appropriate agencies. He thought what Vice-Chairman Gross was saying he would like to say a little bit more in the background before getting to that concluding sentence and would like to review that. That is their choice whether they want to do that or whether they just want to make the motion. Vice-Chairman Gross said it was a matter of two weeks. Chairman Reynolds asked if there was a draft to go with the resolution? Vice-Chairman Gross replied no because they are going to provide a final draft. Commissioner Walker said they are going to get a draft pretty soon is what our resolution is going to say. Chairman Reynolds asked what does that accomplish? Vice-Chairman Gross asked if they are just going to say, ok Board here it is? Chairman Reynolds replied that he wasn’t saying that either but they don’t need to tell them it is still coming they know they are working through it. If it doesn’t appear now then it is just going to appear the next month. Trustee Urbanowski said they will get through the changes and send it over and then they will
put that into the Boardbook. Planning & Zoning Director Girling said the two options are the changes are made either way and they either see it again before they make the motion to send it to the Board or they were minor enough changes in the big picture is close enough that they don’t need to see it again before she sends it on the Board. There is little detail that if they do send it on whether they have the resolution or not, whether they review it before it is released to the Board. Planner Arroyo said if they wanted to review it again then it would be back on their agenda for February 16th and then they could vote at that time to send it to the Township Board. Trustee Urbanowski said they still had the 63-days after the Board says ok. Vice-Chairman Gross said the Board may make recommendations to them for changes.

Chairman Reynolds said the question would be do they want to see it again before they forward it on to the Board? Chairman Gross doesn’t want to see another draft he just wants to have a resolution that is formulated that officially sends it to the Township Board.

Moved by Commissioner Walker, seconded by Secretary St. Henry, that the Planning Commission forward to the Board of Trustees with the changes that were discussed this evening and forward to the Township Board to request permission to release it to reviewing agencies and surrounding communities.

Discussion on the motion:

Chairman Reynolds said this is for the draft Master Plan as amended as discussed here this evening to the Board of Trustees to release for the 63-day review period.

Trustee Urbanowski asked if it goes to the Board of Trustees and they vote on it then? Planner Arroyo said they will not be approving it they will be voting whether it is ready to be released for review. Trustee Urbanowski said so there will be plenty of time for the Board of Trustees to have a look at it as well in between that time.

Planning & Zoning Director Girling said she can work with the Planner on this when his updates are done to know what meeting she will be putting it on for the Board of Trustees.

Secretary St. Henry told Planner Arroyo that he will forward to him his written comments, take them or leave them. If he has any questions or something that doesn’t make sense call him.

Chairman Reynolds said that there can’t be one individual that submits comments after tonight after everyone had a chance to discuss it and have it up to Planner Arroyo. He thought that they needed to keep it there.

Commissioner Walker withdrew his motion.

Moved by Chairman Reynolds, seconded by Commissioner Walker, that they have Giffels Webster revise the Master Plan as discussed, this evening, please submit additional comments this week so they can be discussed and they can touch base on those comments here at their next workshop meeting.

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

9. **PUBLIC COMMENTS**

None.
10. COMMUNICATIONS
None.

11. PLANNERS REPORTS
A. Michigan Association of Planning – Upcoming Events
Chairman Reynolds said that Planning & Zoning Director Girling provided them with the Michigan Association of Planning upcoming events, including the Woodlands Workshop that some of them are attending next Tuesday from 5:30p-7p.

Planning & Zoning Director Girling said that everyone who told her that they were interested should have received an email from their Township email confirming it. If they did not get it let her know they are going to need it to get into it.

12. COMMITTEE REPORTS
None.

13. PUBLIC HEARINGS
A. 02-02-2022 at 7:05 PC-2021-78, The Woodlands Planned Unit Development PUD Concept, located on a vacant parcel located east of 310 Waldon Road, (Sidwell #09-23-351-024) and 3030 S. Lapeer Road, (Sidwell #09-26-101-021). The applicant, Detroit Riverside Capital, is proposing to rezone the properties from Suburban Estates (SE), Single Family Residential (R-2), and General Business (GB) to Planning Unit Development (PUD).

14. CHAIRMAN’S COMMENTS
None

15. COMMISSIONERS’ COMMENTS
Commissioner Walker said the book sale of the library this weekend is off. They didn’t have enough volunteers so the next one will be in May.

Trustee Urbanowski said thank you for putting up with them tonight. They are a passionate group of people that are really interested in what is going on with this. She appreciated everyone’s input on this.

16. ADJOURNMENT
Moved by Chairman Reynolds, seconded by Commissioner Gingell, to adjourn the meeting at 9:01 p.m. Motion carried.

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

February 2, 2022
Planning Commission Approval Date