
PLANNING COMMISSION MEMBERS PRESENT (Commissioner location):
Don Walker, PC Rep to ZBA (Orion Twp.) - 7:07 pm
Kim Urbanowski, BOT Rep to PC (Orion Twp.)
Garrett Hoffman, Commissioner (Orion Twp.)
Jessica Gingell, Commissioner (Orion Twp.)
Scott Reynolds, Chairman (Orion Twp.)
Don Gross, Vice-Chairman (Orion Twp.)
Joe St. Henry, Secretary (Orion Twp.)

PLANNING COMMISSION MEMBERS ABSENT:
None.

1. OPEN MEETING
Chairman Reynolds opened the meeting at 7:01 pm.

2. ROLL CALL
As noted

CONSULTANTS PRESENT:
Eric Fazzini, (Township Planner) of Giffels Webster
Eric Pietsch, (Township Planner) of Giffels Webster
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:
Jim Fields, Jim Sharp

3. MINUTES
A. 01-06-21, Planning Commission Regular Meeting Minutes

Moved by Vice-Chairman Gross, seconded by Secretary St. Henry, to approve the minutes for January 6, 2020, as presented.

Vice-Chairman Gross amended the motion, re-supported by Secretary St. Henry, that the date should be January 6, 2021.

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

Chairman Reynolds recessed the regular meeting and opened the Public Hearing for PC-2021-02, Milosch Project Rezone Request at 7:05 pm.

Chairman Reynolds closed the Public Hearing for PC-2021-02 at 7:09 pm and reconvened the regular Planning Commission Meeting

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

7. NEW BUSINESS
A. PC-2021-02, Milosch Project Rezone, a request to rezone the western 4.293 acres of the unaddressed parcel (09-26-300-013) located at the NW corner of Silverbell and Lapeer Roads.

Chairman Reynolds disclosed a potential conflict of interest. He stated that he has done projects with both Mr. Sharpe and the Milosch business on an adjacent parcel, but not part of this rezoning request. There was some previous relationship but no current relationship. There was no concern from the Planning Commissioners.

Chairman Reynolds asked if the applicant would like to add anything? Mr. Sharpe replied he did not.

Planner Fazzini read through his review date stamped January 7, 2021.

Commissioner Walker asked what the petitioner intended to do with this? Mr. Sharpe replied that he couldn’t speak on Mr. Milosch’s behalf on what exactly he is proposing. He knew that the property to the west was recently zoned to (IP) zoning as well, but couldn’t speak on behalf of that. They prepared the plan on behalf of Mr. Milosch as to how he wanted to split the property and was unsure of the exact reasoning behind the (GB) and the (IP) zoning.

Vice-Chairman Gross said after reviewing the surrounding area he thought that it was consistent with the industrial zoning. There is industrial zoning development to the west and it certainly would not be an adverse impact on those properties. There are no residential properties surrounding this to have any negative impact. He didn’t see any reason why they should delay the rezoning request.

Chairman Reynolds agreed that there was (IP) to the west. He noted that one piece that he was hung up on was the grounds for further requests, per ordinance requirements of; why does it work and, how it ties into the Master Plan? He added that it is inching (IP) closer and closer to the M24 corridor versus, some corridors of M24, it is in the Lapeer Overlay District, so there are those requirements. He was more or less looking at the (IP) venturing closer to M24 and the possibilities that that presents. He wished there was more information presented.

Moved by Vice-Chairman Gross, seconded by Secretary St. Henry, that the Planning Commission forwards a recommendation to the Township Board to approve PC-2021-02, Milosch Project Rezone Request. Requesting to rezone the western 4.293 acres of the unaddressed parcel (09-26-300-013) located west of the NW corner of Silverbell and Lapeer Roads from General Business (GB) to Industrial Park (IP). This recommendation to approve is based upon the fact that the proposed rezoning, to (IP) is reasonable and consistent with the goals of the Master Plan; the proposed rezoning to (IP) is consistent with the surrounding land uses and will not have an adverse impact on the development in the area; the retention of (GB) zoning at the immediate intersection of Lapeer and Silverbell, maintains the commercial designation and future development along Lapeer Road. This recommendation is based upon the condition that a lot split would be submitted, reflecting the legal descriptions of the zoning classifications.

Chairman Reynolds asked if there were any public comments? There were none.

Roll call vote was as follows: Walker, no; Urbanowski, yes; St. Henry, yes; Hoffman, yes; Gross, yes; Gingell, yes; Reynolds, yes. Motion carried 6-1.
B. PC-2021-03, Village Square Minor PUD Amendment (Walgreens sign addition), located at 3520 S. Baldwin Rd. (09-29-301-082)

Chairman Reynolds asked if the applicant was present?

Mr. Jim Fields at 33650 Giftos Dr., Clinton Twp., MI presented.

Mr. Fields stated that Walgreens is wanting to identify their added clinic services inside the pharmacy, by adding a small 18-inch by roughly 6-ft. letters clinic on the north and east elevations for a total of 9.5-sq. ft. per elevation.

Planner Fazzini read through his review date stamped January 13, 2021.

Chairman Reynolds said he read into the report about the illumination of the sign. He asked for clarification from the applicant because he thought that there may be some glare or overly-lit photometric concerns. He was not strongly opposed to a second sign, just based on the size and scale, and Walgreens being on a corner and the sign being minimal, he was open to a secondary sign. He thought that his findings of fact, he would just want to be grounded in something specific to the site if they were to support the amended PUD.

Vice-Chairman Gross stated the size of 9.5-sq. ft. per side is still below the maximum required for the zoning district. He said it was just a matter of two signs versus one. He added that since these signs are on opposite sides of the building, they cannot be seen simultaneously. He stated that identifying this as having a clinic within the building, could almost be considered a public service sign indicating that there is an additional opportunity for health services within the building.

Secretary St. Henry said that regarding the lighting concerns, as long as those can be addressed and as long as the lighting for the clinic sign is on par with the regular Walgreen sign, he thought that was more than acceptable. He agreed with Vice-Chairman Gross, that this is a public service providing this type of clinic in the Gingellville area on Baldwin. He was in support of it.

Chairman Reynolds asked the Planner if there was a way to administratively address some of the concerns that the fixture would be shielded or the illumination levels essentially adhere to the lighting standards? He questioned if that would be a good way to look forward to addressing these concerns with the signage backlighting? Planner Fazzini replied yes. They will review the submittal again as part of permitting. They could have the applicant just verify that the statement tonight that there are no external light fixtures proposed as part of this. Mr. Fields replied that is correct, there is no external lighting. The plank letters will be consistent with the facia and the way the Walgreens letters are lit.

Planning & Zoning Director Girling stated that they do have an actual light level that signs can emit. If they had within the motion that they have to meet ordinance then they will be covered by that incase Ordinance Enforcement had to go out they wouldn’t have to question whether at the PC they allowed them to exceed it, so, something referencing the ordinance criteria.

Moved by Vice-Chairman Gross, seconded by Commissioner Walker, that the Planning Commission approves PC-2021-03, Village Square PUD Minor Amendment, requesting two additional wall signs over the existing two wall signs for Walgreens, located at 3520 S. Baldwin Rd. (Sidwell #09-29-301-082), for plans date stamped received December 28, 2020. This approval is based on the following facts: that the overall sign size does not exceed the area
required for signage within the subject district, and the addition of the new sign at 9.5-sq. ft. is not excessive to the façade signs; the sign ordinance is on a corner site, and consequently, the signs cannot be seen simultaneously by any driver; the clinic sign does provide a public service by identifying the service within an existing building; this approval is contingent upon the compliance with the lighting requirements of the ordinance for internal illumination.

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

8. UNFINISHED BUSINESS
None

9. PUBLIC COMMENTS
None

10. COMMUNICATIONS

Chairman Reynolds stated that there were plans submitted by the Haley Law Firm. The memo read that the existing tower did not increase its height for the cell tower located at 467 E. Scripps Rd., and that the structural analysis was provided so the tower could withstand the weight of the additional equipment. This met the criteria for Administrative Review per Ord. #78 section 27.07. According to the review it was addressed and administratively approved.

11. PLANNERS REPORTS
Planner Fazzini stated that they would like to have the 2nd PC meeting in February starting at 6 pm - 7 pm for the first study session for the Master Plan update.

12. COMMITTEE REPORTS
None.

13. FUTURE PUBLIC HEARINGS
None.

14. CHAIRMAN’S COMMENTS
Chairman Reynolds stated he looked forward to getting into the Master Plan.

15. COMMISSIONERS’ COMMENTS
Commissioner Hoffman stated that he is still trying to get a handle on this, but was enjoying it so far.

Commissioner Walker welcomed Commissioner Gingell.

Commissioner Gross welcomed Commissioner Gingell.

Trustee Urbanowski congratulated Commissioner Gingell and welcomed her to the team.

Secretary St. Henry welcomed Commissioner Gingell and looked forward to working with her.

Commissioner Gingell said she was looking forward to getting involved in the process.
16. ADJOURNMENT
Moved by Trustee Urbanowski, seconded by Vice-Chairman Gross to adjourn the meeting at 7:37 p.m. Motion carried.

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

February 3, 2021
Planning Commission Approval Date