The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, February 16, 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
Don Walker, PC Rep to ZBA
Joe St. Henry, Secretary
Jessica Gingell, 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
Mark Landis (Township Engineer) of Orchard, Hiltz, and Mccliment, Inc.
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:
Peter Pavek

3. MINUTES
A. 2-2-22, Planning Commission Regular Meeting Minutes

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

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

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

6. CONSENT AGENDA
None.

7. NEW BUSINESS

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

Mr. Peter Pavek with Quattro Development the applicant presented.
Mr. Pavek stated that they are a commercial real estate developer outside of the Chicagoland area.

Mr. Pavek said that they want to build out a Sleep Number retail store, more of a showroom, at this property site. He knew that they had sent site plans to the Planning Commission, and they had gotten some comments back from different groups. He was there to address some of those comments and keep the conversation going.

Chairman Reynolds turned it over to the consultants for their overview of the project.

Planner Arroyo read through his review date stamped February 9, 2022.

Planner Arroyo asked if they wanted to talk about any low-level lighting that might be provided in that area just as a matter of providing some level of illumination there? He showed them the lighting sheet and showed that there were zero footcandles in the front and that is where their safety path is. He didn’t know if they had any illumination on the front of the building that might illuminate some of that area that may not be reflected in the plan?

Mr. Pavek replied that if there is an exit door on the side, they would have some type of lights there but there typically not shown on the photometric plan. He added that it was actually the back of the building that they were looking at. Planner Arroyo considered it the front because it is facing Baldwin Rd. Mr. Pavek said that they would be happy to add lighting there. Planner Arroyo noted that there may be lighting that is on Baldwin that was not being reflected in what is actually there.

Planner Arroyo stated that a couple of items related to the tightness of the site. The site is a small site it is a good infill project he thought for this type of site. He added that one of the things that he questioned was refuse collection with a truck going in, how is that going to be timed in terms of hours because circulation is tight. He also asked in terms of loading and unloading where will that take place, what are the hours of loading and unloading, how is that going to work? If it is during the off hours then that is a different situation but wanted to hear from the applicant about how the loading and unloading plan works and the same thing with the dumpster and the collection of that.

Mr. Pavek replied that he thought that the Fire Marshall also brought up that this site is a little tight and circulation could be difficult. He added that in terms of the off-loading and loading this store was more of a showroom so there is no actual stock in the back so they will not be making deliveries regularly. Folks will come in try out a mattress find one they like, order it, and then it gets delivered to their house from a warehouse. There will not be any stock or any box trucks coming in and out.

Mr. Pavek added that as far as trash delivery goes, the turning radiuses work for the site. It works, it is tight and awkward but this site, in general, is tight and awkward. From his understanding there was a 30-ft. access easement that based on the site plan from the adjacent site, the Huntington Bank site, that easement has not been finalized yet. He thought that when they develop this space, they have the opportunity to use that easement somewhere. Right now, they have it shown where it has been originally plotted.

Planner Arroyo said that if the dumpster is being emptied during off hours it is not an issue. Those two spaces where the turning has to happen could be employee spaces and they could move their car if they need to.
Planner Arroyo noted that there was a series of waivers that they have identified. They specifically identify the front yard setback 40-ft. to 30 ½-ft. side yard setback 20-ft. to 15-ft. and the waiver to reduce the required parking from 16 to 13 spaces. Some other ones that have been identified include permitting a type “B” Use as a standalone retail, a lot less than 10-acres, and to have it on a lot without a primary use, waiver required to waive the minimum lot width for a group “B” ancillary use, and to reduce the parking setback from 20-ft. to 6-ft.

Planner Arroyo said that this was a tight site, there is not a lot that they are going to be able to do on this without some type of consideration. They like the way the building is placed because it relates well to the buildings to the north, they are aligned fairly closely and thought it made sense to have parking in the back. This is not a really high parking generator they didn’t have a lot of concerns about the waiver of the number of parking spaces given the type of use that it is.

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

Chairman Reynolds said that they had a review from their Fire Marshal he had a recommendation for approval but had comments. It was noted that the Fire Department has areas of concern regarding the parking lot layout. It was the Fire Departments’ recommendation that the Planning Commission require the applicant to reconfigure the parking lot to allow their ambulance better maneuverability when exiting the site.

Chairman Reynolds noted that there was a public services review, and the Site Walk Committee completed a review of the project.

Chairman Reynolds asked Engineer Landis if he believed that the recommended changes address the Fire Marshals? Was he familiar with the comments that he has put into his review? Engineer Landis replied that they did talk ahead of time so he was familiar with his concerns. He believed that if the applicant were to show some turning movements for an ambulance and realign the driveway to avoid the righthand turn there, the Fire Marshal and he is on the same page, basically.

Chairman Reynolds asked if the applicant would like to make some responses to the reviews? He added that the list from OHM is one of them. Some understanding on the loading and unloading that is to occur, and the hours on which the dumpster would be emptied, and a question on the adding of the illumination to the front façade which is considered the rear from the building use but fronts the primary street.

Mr. Pavek said starting with the Fire Marshal’s comments. He showed them the turning radius for a Ford F150 but thought that it was a little bit smaller than an ambulance. The site is awkward but it is maneuverable. Something that they thought about internally is if they do decide to replan the site entrance, he asked how does that affect the review process that they have already gone through? Do they have to start from zero with the review process? Chairman Reynolds said from a formal standpoint they are there to review the plans as submitted, there are comments being brought forth so there is the potential that a motion may be made to conditionally approve with those comments being addressed and to address their consultant’s reviews. That is a determination that they would make and consider when making a motion.

Mr. Pavek said the turning radius is what they are in this current configuration. They have considered some alternatives, he showed them an alternate plan, shifting the drive entrance to the east, it eliminates those three spots at the entrance but then it smooths things out once you get into the site. They keep the three spots to the north and the trash enclosure where it is and then they block out a couple of spots for the turning radius of the garbage truck. If this is
something along the lines of something that would be more appropriate, they would be happy to explore it a little bit more.

Mr. Pavek said to the engineer’s other comments it was mentioned that the trench drain, underneath the sidewalk and then discharging to grade here. From a feasibility standpoint to do it the alternate way where they tie in 150-ft. down the road to the Baldwin Rd. storm system they would be coming down and across the entrance to the Huntington Bank and then crossing the other public utilities, water, sewer, and electrical. Threading the needle through those to get to the storm basin that is about 150-ft. south of their current site. It is quite a challenge to do so, and they don’t really know what else is under there and what else they might run into. That is why they went with the trench drain idea. They noticed that the neighbor to the north also discharge to grade but they have the elevation to do so they are kind of constrained on elevation with the bottom of the underground detention with the rest of the grade here and thought it was the most constructable solution given the site constraints. He said there is a storm basin to tie into but it goes back to the Huntington Bank that is part of their private storage detention system.

Mr. Pavek said if the engineer could look at it again or consider the site challenge he thought they would all appreciate that.

Engineer Landis thought there would already be storm sewer surrounding Baldwin Rd. and didn’t anticipate them going all the way down to Brown Rd. Mr. Pavek said that as far as they know this was the closest storm sewer that they could tie into that is a public lead available basin. Engineer Landis said he was pretty sure there was storm sewer along Baldwin Rd., he thought that they could help them find those plans or have them reach out to the Road Commission to get a copy of their current plans. He didn’t like what was proposed right now. Mr. Pavek said if OHM would be willing to help find those plans, they would welcome that opportunity.

Mr. Pavek said to the comments on the review 2-5 all the details, they have no problem amending their plans to those comments with the pavement section, the concrete section, the calculations for the storm detention. These are preliminary plans so they would be happy to send that to them as soon as they have it updated.

Mr. Pavek said the detention calculations they would be happy to provide those. The entrance width they would edit the curb to make that minimum 22-ft. They would either make it a mountable curb or cut it short and strip it out to make sure that no one is running over that as they turn into the site. He noted if they go with the other layout then he thought that problem kind of fixes itself.

Engineer Landis said that his recommendation would be to go with this alternative layout that what he was alluding to in his comment.

Chairman Reynolds said he would turn it over to the Planning Commissioners for some additional thoughts and concerns, and then they will discuss some open items.

Commissioner Brackon said his concern was, why is it the goal to make Lake Orion the mattress center of the United States? There is a True Sleep, US-Mattress, a new one that they just approved next to the carwash on Brown Rd., a Sleep Number in Great Lakes Crossing less than a mile from where they are going to put this Sleep Number, Gardener White less than a mile. He asked what the intent was here? Mr. Pavek stated that from his understanding the Sleep Number is in the mall that is across the street, they are looking to get out of that shopping center and have their own standalone location. Sleep Number doesn’t compete with Mattress
Firm, mattress wholesalers, or direct consumers sellers, they have a specified product that people come in and try out, and then it is shipped to their house. He understood that mattress shops pop up regularly. Sleep Number’s intent is to move out of that mall that is across the way. Consumer preferences have been to not go into malls. This is an opportunity to get onto the main frontage, be more visible to the community, and have more visitors that way.

Vice-Chairman Gross said it is a difficult site and completes the development around that corridor. He questioned if there was a showroom window along Baldwin Rd.? Mr. Pavek replied that there would be some windows from the east parking lot, and looking from the west. There are some store window frontages along Baldwin Rd.

Vice-Chairman Gross said but no pedestrian accesses from Baldwin. He asked if it is all from the rear? Mr. Pavek replied correct.

Vice-Chairman Gross said he liked the alternate plan where the drive comes in straight as opposed to curves around, he thought it made more sense. He thought that the suggested waivers are justifiable in terms of the site conditions, the size of the site. In terms of mattresses, it is a lot similar to gas stations one on every corner.

Secretary St. Henry stated at least this is unique in the mattress industry. It is different than the typical mattress store.

Commissioner Walker said he happened to catch a Gardener White ad on the television this afternoon. Under one gentleman’s presentation, it called him a certified bedding specialist. He asked the applicant if he knew what that means? Mr. Pavek replied that he imagined that sleep is a science so maybe somebody that has studied the science behind a goodnight sleep. He added that it was not his course of study.

Chairman Reynolds said there were a few items that he would like addressed. He would support having conditional approval pending the rework that has been requested by their consultants. He thought that the drive as proposed is awkward, and thought that the amended potential solution was much improved. He encouraged even further exploration if there is that access easement about what can and can’t occur there.

Chairman Reynolds stated that it wouldn’t be a bad thing to be proposing façade lighting along Baldwin Rd. along with the eastern portion. He thought that was a reasonable request to have something on that side. A couple of other things that were not noted that he thought was important to this plan are a potential condition on loading and unloading, and the same thing with dumpsters because they see it all the time where they have a limited site. He fully supports that it is restricted and there are a lot of these that are justifiable. He thought loading and unloading and off-hours, same thing with the dumpster because they get into these where if there was a public safety issue here, they have a limited parking lot, there is already a turning radius. What happens when they get two things in there? There are already multiple turning movements to get into this development. It is parallel with the safety access issue but he thought it was pertinent to understand that loading and unloading would occur in off-hours or those are spaces marked as employee parking, something that there is a plan of attack in place because he wouldn’t be in favor of saying “I hope it works out”.

Chairman Reynolds asked if there was a thought in mind of loading and unloading, and the same thing with dumpster about how that is approached versus just an open-ended, hope it works out? Mr. Pavek said that they would be happy to work with Sleep Number and figure out their hours of operation and work with the trash collection company and figure out their timing and make sure that they can have them out there before or after working hours. Again, as far
as unloading and loading they don’t anticipate a lot of traffic in that regard once the building is up and running. They set up their showroom and very rarely do they turnover products there. They are not storing anything on site they are not making any sales from the site there. Very minimal traffic, very minimal waste, overall once it is all set up. Of course, as they are setting up, they are going to have trucks in and out of there making deliveries and setting up the showroom, but once it is up and running there will be minimal trucks coming in and out. They can work with the tenant and the collection agency and make sure they can work around their schedules.

Planner Arroyo asked based on the description where they make no sales, it is just a showroom, how often in a typical store do they have the dumpster emptied? Mr. Pavek replied very rarely. Planner Arroyo said it could be every couple of months, it doesn’t sound like they generate waste, if people are not going there to buy products that are boxed. Mr. Pavek said there maybe have two employees that work full or part-time, maybe they have lunch, but minimal waste.

Chairman Reynolds said he is open to whatever the end solution is that fits the tenant in his mind to say there is no loading zone. There is usually proof behind that of what is being provided so at least that in a sense that it is a retail-only location, there is no backstock other than setup and takedown, there are no deliveries per se. With the understanding that there are going to be changes out of the showroom but it is not a daily reoccurring thing, just something to note on this potential approval here. Understanding what the scope is and why they got to that conclusion. Chairman Reynolds asked if the loading zone needs to be waived? Vice-Chairman Gross thought it was too small for a loading zone. Planner Arroyo said that they could identify one in the parking field potentially just to show one because there is ample space there as long as it was an off-hour one. They have had a couple of other plans that have done that and would prefer to see an off-hour loading zone.

Chairman Reynolds said his only other comment was they really didn’t talk in-depth about landscaping. He asked if there were any planning concerns on landscaping requirements here? It is a limited site, especially with setbacks any other considerations that they want to discuss for reduced parking setbacks. He understood that there is space to the east.

Planner Arroyo said that they did ask them to update some landscape calculations just to verify that all of the requirements were being met. Certainly, where there is a reduction, they could ask for some additional screening. In this case, they don’t have the same type of sensitive uses necessarily to address. When they grant a waiver if they feel that there is a reasonable condition, they can do that.

Vice-Chairman Gross said that this is going to have more landscaping than the other projects along there.

Secretary St. Henry asked Engineer Landis if he was comfortable with an administrative review and approval of the drainage system issues that have come up? Engineer Landis replied yes. He added that he would strongly work towards getting them to connect to the existing storm sewer. He was not in favor of an open discharge that would go through a trench drain that could be potentially be clogged and cause an unsafe condition on the safety path.

Planning & Zoning Director Girling said it does present a problem at times when she gets to the point of signing off on plans when it contains signage because that is done under a separate review. If the motion happened to be a conditional approval if one of those conditions could be removing any reference to signage. Chairman Reynolds said he understood that signage would be completed under a separate signage application.
Moved by Vice-Chairman Gross, seconded by Commissioner Walker, that relative to the Multi-tenant/10-acre requirement he moved that the Planning Commission grants a waiver from the requirement that the ancillary use of a Mattress Retail be developed in conjunction with a larger-scaled planned development project having multiple tenants with a total land area of at least 10 acres for PC-2022-05, plans date stamped received 1/26/22: that the waiver be approved since the parcel is the last remaining parcel in a development consisting of seven other tenants, and does promote the economic goals of the Township.

Roll call vote was as follows: Gross, yes; St. Henry, yes; Urbanowski, Walker, yes; Gingell, yes; Brackon, no; Reynolds, yes. **Motion carried 6-1**

Moved by Vice-Chairman Gross, seconded by Trustee Urbanowski, that the Planning Commission waives the following standards of Section 34.03 for PC-2022-05, Quattro Development, for plans date stamped received January 26, 2022, based on the following: economic impact, quality of architectural design, and overall compatibility with the district, that the following waivers are granted relative to the minimum side yard, the side yard setback, front yard setback, parking calculation, and the parking setback waiver. Based upon the limited site size of the parcel, it is consistent with the properties to the north, and provides for the basic historical parking demands of mattress stores; further, the parking is all provided in the rear of the building consistent with the developments to the north.

**Roll call vote was as follows:** Walker, yes; St. Henry, yes; Gross, yes; Gingell, yes; Brackon, no, Urbanowski, yes; Reynolds, yes. **Motion carried 6-1**

Moved by Vice-Chairman Gross, seconded by Commissioner Gingell, that the Planning Commission grants conditional approval of the site plan submitted for PC-2022-05, Quattro Development Retail Building, located on an unaddressed parcel 09-32-377-057 (a parcel north of 4983 S. Baldwin Road) for modifications to the plans date stamped received January 26, 2022, based on the following: that the access drive on the south be relocated to the east as shown on an alternate plan submitted this evening; that there be façade lighting on Baldwin Rd.; there be no loading zone required due to this being a showroom only with no cash and carry products requiring a consistent loading zone; and that the signage is a separate ordinance and will be reviewed separately; that the applicant complies with the Township Engineers review letter of February 10, 2022, reflecting Engineering Standards required for the development.

Discussion on the motion:

Chairman Reynolds asked that they also include there was a comment in the Engineer’s review for the landscape calculations to be updated. He would also prefer that the Fire Marshal’s review comments be incorporated in that for ambulance turning movements.

Vice-Chairman Gross said he believed that they have reviewed the Fire Marshal's comments in their revised plans but if they are comfortable with having that included, he would include that in the motion.

Planning & Zoning Director Girling didn’t believe that the motion mentioned that it is to be re-reviewed by the consultants. It was a conditional approval adding that but it does need to be re-reviewed by the consultants.
Vice-Chairman Gross amended his motion, Commissioner Gingell re-supported to include the comment in the Engineers review for the landscape calculations to be updated, that the Fire Marshal’s comments, and that the plans need to be re-reviewed by the consultants.

Roll call vote was as follows St. Henry, yes; Gingell, yes; Brackon, no; Urbanowski, yes; Walker, yes; Gross, yes; Reynolds, yes. Motion carried 6-1

B. Discussion of possible text amendment – Open Air Business

Chairman Reynolds said the overview of Open-Air Businesses currently is presented to the ZBA instead of the Planning Commission. There was a discussion on whether that was appropriate or not, that they feel that that should be reviewed by the Planning Commission currently in their Township and in their ordinance currently, the definitions defer to it back to the ZBA.

The Planning & Zoning Director Girling said this came up because there was discussion of another ordinance being written that would add another category to these Open-Air Businesses. As she was working with the Township Attorney on that ordinance and they were contemplating adding a change to Ordinance #78, the Zoning Ordinance, and as she read it and looked at the criteria for an Open-Air Business, like not taking vital parking spots. The ZBA does not normally look at a site plan and analyses it. Before she starts modifying Ord. #78 to incorporate the other changes that are coming, she thought they should discuss if it was even appropriate for it to be ZBA or whether it would be more appropriate to be the Planning Commission.

Planning & Zoning Director noted that she didn’t know if Commissioner Walker who sits on both the PC and the ZBA has any feelings on that? Commissioner Walker said he could see how it fits on either side. He thinks that it fits better on the ZBA, he thought.

Chairman Reynolds said when he read it, he would have thought it was if it is more related to a planning purpose that it would be brought to the Commission. He also was considering that there are events and temporary event permits, and asked aren’t they granted through the Board of Trustees? Planning & Zoning Director Girling replied correct. She added that they have public gatherings which are one-day events with a tent, that is one-day public gathering. These are for permitted timeframe, the examples they give are a Christmas Tree lot that is there for a month, a flower tent that is there for 4-months, they have the fireworks for a month. That is the difference between a public gathering involving a tent and an Open-Air Business, which is not to be confused with an Outdoor Display, an Outdoor Display that has a couple of Christmas Trees outside. It is somebody that does not run that business that is having something in their parking lot or a permit for a number of days.

Chairman Reynolds asked if it should be exclusively defined in this way versus just saying if they change their permit process or is there a certain threshold on that permit that prompts it to go to the Planning Commission, should they be setting that in this definition? He thought that there were some Open-Air Businesses, do they all go to the ZBA now? Secretary St. Henry said it goes to the ZBA and the ZBA makes a recommendation to approve? Planning & Zoning Director Girling replied it is not a recommendation they approve it or not. Secretary St. Henry said it was mentioned that the Board of Trustees. Chairman Reynolds said that the Board of Trustees there is an event permit that the Board of Trustees does. He added that there is a parallel to this but it is not the same thing.

The Planning & Zoning Director stated this was more about what are their feelings on it. Then there would be a change in the wording based on adding the other type of use that is under discussion right now and anything that needs to change relevant to it coming to Planning Commission versus ZBA.
Chairman Reynolds thought that not all of those are necessarily prompt coming to the Planning Commission but there would be a point if it reaches a certain size or purpose that it would. If they want everything to go to a Board or Commission then fine if the ZBA was uncomfortable going to them. Planning & Zoning Director Girling replied that she hasn’t talked with the ZBA at all.

Commissioner Walker said in the last few years there has been almost none of that. They used to be inundated with fireworks, and Christmas Trees and weren’t sure that it would come back post COVID. They were very busy and now when was the last time they had anything? Planning & Zoning Director Girling replied that it has been quite a while and that is why she didn’t look at it until she was diving into it and thought ok it says no vital parking spots. The ZBA one of their requirements was that they have to have for the Fire Department they have to have the proper buffers. When Suzy gets out of her car with her mom in the parking lot sees the pretty flowers, she doesn’t go through a vital circulation area to go look at the pretty flowers so they are using not vital parking spots, and then asked who looks at a site plan? Who knows parking spots and circulation better than the Planning Commission?

Planning & Zoning Director Girling said that when they go to the ZBA they are public hearing. If they were to say it comes to the Planning Commission, they wouldn’t necessarily say it is a Special Land Use because then they are held to the Special Land Use criteria but they did feel that it would be a public hearing. They currently have a public hearing when they go to the ZBA because every ZBA case is a public hearing with a 300-ft. notice.

Chairman Reynolds said he thought that in the interest of their very full agendas and the interest of nothing prompting it. There hasn’t been any concern yet of Commissioner Walker and his teammate’s capabilities. He would move that at this point and time to keep it as it sits. As they further prompt discussions with this kind of business incubator and other things maybe there is a point in which it is a collaborative effort or it is a threshold to where it gets punted over to the Planning Commission.

Planning & Zoning Director Girling said by the nature of it she is working with the Township Attorney on this new use that they are discussing they are going to see the text anyway. Maybe when they see the text, they will start thinking that it is them. She knows not to go full force in that direction and if they end up going that direction in the long run, then they do.

**8. UNFINISHED BUSINESS**

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

Chairman Reynolds said that they have had some thoughtful discussions over the last year, and that leads them to their hopeful next steps as discussed in their Planning Commission Workshop to move forward on their 63-day draft review period.

Moved by Trustee Urbanowski, seconded by Vice-Chairman Gross, that a resolution requesting Township Board authorized distribution of draft Master Plan to review agencies, adjacent municipalities, and the general public, whereas, the Michigan Planning Enabling Act (MPEA) (Public Act 33 of 2008) authorizes municipal Planning Commissions’ to prepare a Master Plan pertinent to the future development of the municipality and whereas the Orion Township Planning Commission has prepared a draft Master Plan for the Township to update and replace it with the previous Master Plan, meeting all statutory requirements set forth in the MPEA and whereas the MPEA requires that the Planning Commission seek authorization from the Township Board for the distribution of the draft Orion Township Master Plan to the various entities listed in the MPEA for review and comment purposes. Now, therefore, the Orion
Township Planning Commission hereby resolves that the Planning & Zoning Director forward a formal request to the Township Board for staff to distribute the draft Master Plan including the new Future Land Use map to neighboring communities and reviewing agencies as specified in the MPEA and to make the draft available for review by the public on the Townships website and via hard copy at the Planning & Zoning Department offices. I hereby certify the foregoing resolution was approved by a majority of its members of the Orion Township Planning Commission at a regular meeting held on February 16, 2022, in compliance with the Open Meetings Act for the plans dated February 10, 2022, as amended by the discussion during the study session.

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

Chairman Reynolds stated that there will be upcoming information published by the Township for a future Open House that will further discuss the draft that they just voted to publish and disperse, along with a future public hearing date which will lead them, hopefully, very close to their adoption of the Master Plan that they have been working on for the last year or so.

9. **PUBLIC COMMENTS**
None.

10. **COMMUNICATIONS**
None.

11. **PLANNERS REPORTS**
A. Giffels Webster – Home Occupations Community Plan Planning Update Flyer

Planner Arroyo stated that he thought that there was some interesting information in here. There was also a recent Planning & Zoning news article on this topic. They have seen as they know with the pandemic a rapid increase in the number of people teleworking, working from home. They also see a significant increase in start-up business for people who have participated in the great resignation are now looking for other opportunities for business and they are starting businesses in their home. It is just a really good time to potentially somewhere down the road to take a look at their Home Occupations regulations. Their regulations are set up where they can’t use more than 30% of the floor area. That covers most teleworking conditions where most people who are doing teleworking now are probably ok. There is also the ability to do some lite manufacturing with the home occupation. There are different levels of home enterprises depending on how far they want to go. It is something they could consider whether or not under certain conditions they would want to allow a slightly more intensive level of home occupation business, maybe in more of the village areas where they might be more tolerant of having a higher level of intensity. Also recognizing that there are some home occupations that they can’t regulate at all because they have been preempted by state statute including the instruction of fine art music which has to be treated like a residential use.

Vice-Chairman Gross thought they had to make a distinction between home occupations and working from home. He thought there were a lot of people that have other places where they are working but they are working from home and there is a distinction there. There is also an issue of taxability, what properties are being taxed for home occupations versus other things.

12. **COMMITTEE REPORTS**
None.
13. PUBLIC HEARINGS
None.

14. CHAIRMAN’S COMMENTS
Chairman Reynolds thanked everyone for their input and thoughts on the Master Plan.

15. COMMISSIONERS’ COMMENTS
Commissioner Walker said they had a murder mystery at the library last Friday night. They are going to do it again. The next book fair is going to be in May.

16. ADJOURNMENT
Moved by Vice-Chairman Gross, seconded by Trustee Urbanowski, to adjourn the meeting at 7:59 p.m. Motion carried.

Respectfully submitted,

[Signature]
Debra Walton  March 2, 2022
PC/ZBA Recording Secretary  Planning Commission Approval Date
Charter Township of Orion