The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, March 1, 2023, 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

**PLANNING COMMISSION MEMBERS ABSENT:**
Don Walker, PC Rep to ZBA

**1. OPEN MEETING**
Chairman Reynolds opened the meeting at 7:00 p.m.

**2. ROLL CALL**
As noted

**BOARD OF TRUSTEE MEMBERS PRESENT:**
Chris Barnett, Township Supervisor
Kim Urbanowski, Treasurer
Matt Pfeiffer, Trustee

**BOARD OF TRUSTEE MEMBERS ABSENT:**
Mike Flood, Trustee
Penny Shults, Township Clerk

**CONSULTANTS PRESENT:**
Alissa Starling, (Township Planner) of Carlisle Wortman Associates, LLC
Mark Landis, (Township Engineer) of Orchard, Hiltz, and McCliment, Inc.
Tammy Girling, Township Planning & Zoning Director

**OTHERS PRESENT:**
Joe Latozas
Scott Gabriel
Steven Keltsch

**3. MINUTES**
A. 2-15-23, Planning Commission Regular Meeting Minutes

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

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

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

**6. CONSENT AGENDA**
None.
Chairman Reynolds recessed the regular meeting at 7:05 p.m. and opened the public hearing for PC-23-02, Lapeer Rd & Silverbell Rd Development Rezone Request, located on a vacant parcel north of and surrounding 4285 S. Lapeer Rd. (parcel #09-35-200-032) from Office Professional (OP) to Limited Industrial (LI).

Chairman Reynolds closed the public hearing for PC-23-02 at 7:07 p.m.

Chairman Reynolds opened the public hearing for PC-23-03 at 7:07 p.m., Lapeer Road Burger King Rezone Request, located at 1155 S. Lapeer Rd. (parcel #09-14-226-011) from Office Professional (OP) to General Business (GB).

Chairman Reynolds closed the public hearing for PC-23-03 at 7:18 p.m.

Chairman Reynolds opened the joint public hearing with the Board of Trustees at 7:18 p.m. for case PC-23-04, Orion Ridge Major Planned Unit Development (PUD) Amendment, located on a vacant parcel at the NW corner of Maybee and Baldwin Roads (parcel #s 09-29-104-001, 09-29-104-002, 09-29-104-003, 09-29-104-004, 09-29-104-005, 09-29-104-006, 09-29-104-007, 09-29-104-008, 09-29-104-009, 09-29-104-010, 09-29-104-011, 09-29-104-012, 09-29-104-013, 09-29-104-014, 09-29-104-015, 09-29-104-016, 09-29-104-017, 09-29-104-018, 09-29-104-019, 09-29-104-020, 09-29-104-021, 09-29-104-022, 09-29-104-023, 09-29-104-024, 09-29-104-025, 09-29-104-026, 09-29-104-027, 09-29-104-028, 09-29-104-029, 09-29-104-030, 09-29-104-031, 09-29-104-032, 09-29-104-033, 09-29-104-034, 09-29-104-035, 09-29-104-036, 09-29-104-037, 09-29-104-038, 09-29-104-039, 09-29-104-040, 09-29-104-041, 09-29-104-042, 09-29-104-043, 09-29-104-044, 09-29-104-045, 09-29-104-046, 09-29-104-047, 09-29-104-048, 09-29-104-049, 09-29-104-050, and 09-29-104-051). The applicant, Roger Sherr, is proposing to modify the existing PUD to construct a multi-unit residential development consisting of 156 units in 13 buildings as well as a pool/clubhouse.

Chairman Reynolds closed the PC-23-04 joint public hearing at 7:47 p.m. and reconvened the regular Planning Commission meeting.

7. NEW BUSINESS

Chairman Reynolds asked if the applicant had anything they wanted to add before they turn it over to their public consultants. They did not.

Planner Starling read through her review date stamped received February 14, 2023.

Chairman Reynolds asked for the Planning Commissioners' comments.

Vice-Chairman Gross said that this area of Lapeer Rd. south of Silverbell is basically an industrial corridor, close to the I-75 interchange. There is industrial further to the south which makes sense. It is in conformance with the Master Plan. He didn't see any issues with it.
Chairman Reynolds said his biggest concern would be the multi-family to the east. There would be buffers being proposed and it is not like this is spot zoning it is consistent with all of the zoning to the south, and with the Master Plan.

Moved by Vice-Chairman Gross, seconded by Commissioner Gingell, that the Planning Commission forward a recommendation to the Township Board to approve PC-23-02 Lapeer Rd. & Silverbell Rd. Development Rezone Request. To rezone the vacant land north of and surrounding 4285 S. Lapeer Rd. (Parcel 09-35-200-032) from Office Professional (OP) to Limited Industrial (LI) for the application date stamped received 1/31/2023. For reasons that the request satisfies the objectives of the Master Plan which identifies this area of Lapeer Rd. south of Silverbell as industrial; the existing uses of the property within the general area of the property in question and the development to the south is basically industrial development; it will not have an adverse impact on the surrounding properties due to the fact that they are of like zoning and like use.

Roll call vote was as follows: Gross, yes; St. Henry, yes; Urbanowski, yes; Gingell, yes; Cummins, yes; Reynolds, yes. Motion carried 6-0 (Walker absent)

B. PC-23-03, Lapeer Road Burger King Rezone, located at 1155 S. Lapeer Rd. (parcel #09-14-226-011) from Office Professional (OP) to General Business (GB).

Chairman Reynolds asked if there was anything that the applicant would like to add. They did not.

Planner Starling read through her review date stamped received February 8, 2023.

Chairman Reynolds said to keep in mind that even though this PC case is for a Burger King, and so they are well aware of what it is and what it will become they are rezoning the property as a general use. Keeping in mind that they are changing it from one zoning designation to another, which means there are different permitted uses available.

Chairman Reynolds asked if the Planning Commissioners had any thoughts or concerns.

Secretary St. Henry stated that it makes total sense to rezone this appropriately. It has been there for 35 years, and it is in a commercial district and conforms with everything else around it.

Vice-Chairman Gross said that over the last few years, they have been experiencing a lot of improvements that have taken place along this corridor south of Clarkston Rd. If they recall, there was an old Speedway Gas Station that has been torn down and redeveloped. The shopping center across the street from Speedway was redesigned with new facades put on and a Meijer came in there and showed some improvement in the area. They are even seeing Buckhorn Towing as making some improvements to an existing development along this corridor. He felt it was going in the right direction, they are seeing progress made relative to improving older properties in the area and hopefully, this will continue to be one of them.

Chairman Reynolds thought it was consistent with the uses adjacent and with the use that has been present.

Commissioner Cummins felt it was consistent with everything, including the Master Plan, it is a perfect rezoning.

Moved by Vice-Chairman Gross, seconded by Trustee Urbanowski, that the Planning Commission forward a recommendation to the Township Board to approve PC-23-03, Lapeer
Rd. Burger King Rezone Request. This request is to rezone 1155 S. Lapeer Rd. (parcel #09-14-226-011) from Office Professional (OP) to General Business (GB) for the application date stamped received 1/31/2023. The recommendation to approve is based upon the fact that: this is consistent with the objectives of the Master Plan which identifies this area as a commercial corridor; it is consistent with the existing uses within the area and is a reflection of the existing use of the property so that it can conform with the proposed zoning and make improvements within that zoning district; this area has been experiencing redevelopment and improvements to existing properties and this would be consistent with that progression of improvements in the area; the designation of the property is consistent with other properties in the area.

Roll call vote was as follows: St. Henry, yes; Gross, yes; Gingell, yes; Cummins, yes; Urbanowski, yes; Reynolds, yes. Motion carried 6-0 (Walker absent)

8. UNFINISHED BUSINESS
None.

9. PUBLIC COMMENTS
None.

10. COMMUNICATIONS
None.

11. PLANNERS REPORTS
None.

12. COMMITTEE REPORTS
None.

13. PUBLIC HEARINGS
03-15-23 at 7:05 p.m., PC-2021-65, Township Initiated Text Amendment to Zoning Ordinance #78, 2022 Zoning Ordinances Updates, Articles II, III, IX, X, XIV, XVI, XVIII, XIX, XX, XXI, XXII, XXIII, XXIV, XXVI, XXVII, XXIX, XXX, XXXIV, and XXXV.

14. CHAIRMAN’S COMMENTS
None.

15. COMMISSIONERS’ COMMENTS
Trustee Urbanowski stated that she and Trustee Pfeiffer spent the day at the Capitol Conference in Lansing and got to see State Representative Donni Steele. That was where she was all day and learned a lot of really cool things that she may be bringing to their joint meeting.

Planning & Zoning Director Girling said if anyone had any items that they would like to the joint meeting please get them emailed to her they are trying to work up the agenda.

16. ADJOURNMENT
Moved by Trustee Urbanowski, seconded by Secretary St. Henry, to adjourn the meeting at 7:56 p.m. Motion carried.
Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

March 15, 2023
Planning Commission Approval Date