The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, April 5, 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 Walker, PC Rep to ZBA
Don Gross, Vice Chairman    Jessica Gingell, Commissioner
Kim Urbanowski, BOT Rep to PC    James Cummins, Commissioner
Joe St. Henry, Secretary

**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:**
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:**
Danny White    Rob Sampson
Mac Ham

3. **MINUTES**
A. 3-15-23, Planning Commission Regular Meeting Minutes
B. 3-15-23, PC-2021-65, Township Initiated Text Amendment to Zoning Ordinance #78, 2022 Zoning Ordinance Updates Public Hearing Minutes.

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

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

6. **CONSENT AGENDA**
C. PC-2021-88, KPMF Expansion Site Plan, Plans Date Stamped 1-7-22 Approval of Destruction of Documents.
D. PC-2021-88, KPMF Expansion Site Plan, Plans Date Stamped 10-28-21 Approval of Destruction of Documents.

E. PC-2021-87, Meijer-ORI/680 Site Plan, Plans Date Stamped 10-26-21 Approval of Destruction of Documents.

Moved by Vice-Chairman Gross, seconded by Treasurer Urbanowski, to approve the consent agenda as presented.  **Motion carried.**

Chairman Reynolds recessed the regular meeting at 7:05 p.m. and opened the public hearing for PC-23-13, Platinum Toy Vault Luxury Boat and RV Storage, Special Land Use Request for Specialty Storage, located west of 3020 Indianwood Rd. and east of 3200 Indianwood Rd. parcel #09-05-301-016.

Chairman Reynolds closed the public hearing for PC-23-13 at 7:20 p.m.

**7. NEW BUSINESS**

A. PC-23-13, Platinum Toy Vault Luxury Boat and RV Storage, Special Land Use Request for Specialty Storage, located on a vacant parcel #09-05-301-016, west of 3020 Indianwood Rd. and east of 3200 Indianwood Rd.

Chairman Reynolds said since they had an overview previously, he would like to turn it over to the planning consultant for their review of the Special Land Use request.

Planner Starling read through her review date stamped March 29, 2023.

Chairman Reynolds said they did receive a review from RCOC, there was a site walk completed, and a review from WRC.

Chairman Reynolds stated that he wanted to circle back on some of their reviews and their discussion because they are talking about a couple of different things. Their ordinance does allow them to consider Special Land Use, so they are talking about the use here this evening. They are not talking about all of the other details just yet. He knew typically, his fellow Planning Commissioners, they see that as one and the same. Their ordinance does allow them to request Special Land Use since it is not a permitted use but rather a Special Land Use, hence the public hearing this evening. He wanted to focus their conversation on that. There are some additional details that might be trigger points of why special land use or not or maybe conditions as they have found in the past. It is about compatibility with adjacent uses, compatibility with the Master Plan, adequate public services, impact on traffic, detrimental effects, enhancing the surrounding environment, and isolation of existing land uses.

Chairman Reynolds said he knew there were a couple of comments in the planner’s review, and asked if the applicant would like to respond to those items. Again, they are talking about the use.

Mr. Rob Sampson said that was actually what he was hoping to say, is that they would really just like to focus on the land use. Every detail that was suggested by the planner’s review was certainly from a quality of care from an architectural representative. He wholeheartedly understands what the planner has mentioned and was something that they would take care of in the site plan submittal. To answer the one question about wrought iron fencing, the fencing is
on the front of the property facing the street. Their intention would be for dense landscaping like
hedges to help buffer that to muffle the sound.

Chairman Reynolds turned it over to the Planning Commission for their thoughts, questions,
concerns, and initial feedback on the project submittal.

Liaison Urbanowski said she did understand that there is a need for something like this. She
agreed it was a very cool concept but there are some things for her that stand out in the Special
Land Use criteria that were just not meshing with this project for her. The compatibility with the
Master Plan and then the surrounding areas, she did understand there was an industrial place
right next to it but even closer is a home, and right across the street, there are homes as well. If
these were simply storage units and not for-purchase condominium-style potential man cave
hangout places that would be a different story. She did think that these do have the potential if
someone were to purchase them for $100,000 and it belongs to them and there is no manager
on site, it belongs to them it is like a home, and they can do whatever they want, basically. She
knew that there are probably those HOA documents but they all, in this town, live in an HOA
and it doesn't necessarily mean that they are always followed. Those are concerns for her.

Vice-Chairman Gross stated that he kind of liked the project too but thought it was the wrong
location. When he did the site walk, he traveled Indianwood Rd. from Lapeer Rd. all the way to
Baldwin, it is exclusively single-family residential. There is a school just 100 yards from the site.
The rest of the area is zoned low-density single-family residential. The adjacent residential use
has been there for a long time. He sees the incompatibility with the adjacent land uses. The
bulk of this project, the bulk of the buildings, and the adjoining drives really overpower the site
and the area. They just completed the Master Plan a year ago, and it has identified this area as
being low-density single-family residential. Nice project and thought it would go well in another
location.

Chairman Reynolds said that was his initial findings of the project. The difficulty of looking at a
Special Land Use without the site plan, a lot of times the site plan answers some of those
concerns and questions. He understood the use that was being proposed and the underlying
zoning, he knew it was something that they are venturing away from in that portion of the
Township, everything is very low-density. His issue with looking at a Special Land Use is
compatibility with adjacent uses. There is kind of a yes and no there and then you turn around
and say compatibility with Master Plan and you have a pretty strong no. The other concern
about just the use in general and why they look at it as Special Land Use is the fact that there
would be additional conditions or items that would start to eliminate some of those concerns that
might be brought up by the use that is being proposed. His struggle right now is that there is not
enough of that provided. There is an idea of the man cave mezzanine that could be built out
and occupied, they are not maintaining that there is this underlying discussion that they could go
and maintain their stuff there. What he didn’t want to see is them proposing a project saying it’s
going to fit within residential uses and there are regulations against it, but they have had other
Special Land Uses in the Township that strictly turnaround to become their issue to police with
ordinance and noise violations. That is his struggle right now is the lack of clarity that would
eliminate some of those concerns. They are not talking about Lake Havasus where they have it
adjacent to another storage facility, they have it adjacent to very low-density residential. When
they don’t see some of those other details they would say, hey here are the limitations of use,
there is this slippery slope that is being suggested here that doesn’t eliminate all of the concerns
that they foresee. Is the use needed in their community, yes is it in the right spot, maybe, but
that is some of those other details, and is why they have Special Land Use. He uses the
example of an outdoor patio at a restaurant. It is not the fact that there isn’t already a restaurant
there and they are just going to be serving food outside, is it going to be until 2 a.m. or is it going
to be done at 11 p.m. because they acknowledge that they are near a neighborhood. That is
the kind of stuff where he doesn’t see enough of that now for him to really say it is working and it fits, and the use is appropriate here. He feels like the lack of information is hurting the discussion on the use.

Mr. Sampson said that the site plan submittal requirements don’t seem to address the items that they are asking for. They address the distances and the setbacks and things that he would typically show on a site plan. As far as how the units are going to be used that is all handled by the CC&Rs. The way it is set up is there are cameras tracking them in, and cameras tracking them out. There are about 14-15 cameras throughout, in each corner of the building. If there is a complaint, it could be a complaint because you don’t like your neighbor, then it is investigated by the HOA. It is the HOA’s job to police. If they say, hey there is a violation, or they have tracked it because they have it on video, then they get a fine against them and it is recorded against their property. At some point, they are actually forced to vacate by selling their unit. The issue that they want to make sure that is not lost is this is a Light Industrial (LI) zoned property. He would say, he has done this long enough to interpret where Orion Township would like to go with that property, and that is to have it turned back to Suburban Farm (SF) zoning because (LI) doesn’t really fit in that area, they get that. When somebody comes in front of them that has a right-by-use, and he is not saying they do, he is saying if someone does because they may not elect to keep going with this process if they can’t be successful. Someone is going to come in with a Light Industrial use that could be way more impactful to the neighborhood, and by right it is going to be really tough to get rid of that. They think that this is minimal traffic, it has been proven in the reviews that were done. They think this is something that is a necessary use, and he would rather live next door to a storage facility than an old factory that is noisy or making plaster molds. He knew they had methods of policing that in their zoning and he wasn’t there to talk about them. There is a potential for a much worse use to come in place here other than what they are proposing. He was here to change their minds but he’s not. If this doesn’t work for them here, they will certainly do it somewhere else. One of the gentlemen that is on their team, this is a pet project for him because he is passionate about the area. They can go to Shelbyville or go to whichever neighborhood is around, that is fine, but they looked at this property because there is a limited number of (LI) properties around that could actually house a facility like this, that is what they are looking at. Again, it is something that they were here at their mercy to talk about. One thing that they have seen in other jurisdictions where they have worked in the Commission says hey, they will approve their Special Land Use but with these 59 conditions. If there are noise issues find the HOA, and it will find them as owners because they will be involved in the HOA all along. Then it holds them to financial hardship, and then they have to go and collect and make sure they weed out the bad weeds. If they don’t like the driveway width, they can change the driveway width. He drives terribly, he couldn’t back in a boat if he wanted to. If he has 40 feet, there is less chance he is going to take out the column if he has 24 feet, he probably knocks that thing down 9 times out of 10. These are the things he wanted to bring up, he wasn’t trying to be funny but trying to be honest with them. This is a tough pill to swallow sometimes when they bring these storage units because they are metal boxes and what are they really getting. Part of his success has been following up with any uses and finding out what they like and what they don’t like, and he doesn’t hear that many negative comments. Sometimes they don’t like the width of the driveways, they are too small, those things happen, and they try to address them. They were hoping to get this approved with a number of conditions and they would be happy to listen to them if there are conditions that they feel strongly about. From a traffic standpoint, he thought that it would be a better use than most that would be industrial coming in there. They are not going to have 300 employees showing up for work and playing loud music, and doing all the things that happen in industrial parks.

Chairman Reynolds said that they are blending the line right now between the Special Land Use ask and things that would be clarified with the site plan. That’s all he was getting after with his
They are raising more questions than they are getting answers. They are not talking about just self-storage they are talking about something different than that, which is why the determination of use lead it to be a Special Land Use. Some of their job as a Commission is not to sit there and say, it’s not the problem within the units themselves but compatibility with adjacent uses and the Master Plan that they worked two years on to enact. There is nothing to say that an HOA isn’t going to change a rule or say no big deal. It becomes their issue when that issue gets presented outward towards a neighbor, adjacency, uses, whatever it might be. With all due respect, he hears them, but at the same time, they are looking at a little bit differently than an industrial park here. He knew the underlying uses and even looked at it if for the sake of what it could be they are looking at a checklist saying compatibility with Master Plan and here are the other issues that they have to discuss, and they don’t have an answer to that. That is their issue at this stage right now.

Secretary St. Henry said he was going to play devil’s advocate a little bit with the Planning Commission. He was very familiar with the M1 Concourse in Pontiac adjacent to a multturn racetrack. The whole notion of people treating this as a man cave, he thought was a significant stretch. The M1 Concourse has mezzanines, and they have stalls built out that are multi-million dollars. They have a reason to be there to congregate, there is a racetrack, people take laps around it, and it is auto enthusiasts. In this case, the fun of a boat is not sitting in a storage area, it is on a lake, whether it is Orion or a hundred other lakes within 50 miles of here. He thought that the notion of being treated as a man cave or a party area he thought was a little bit of a stretch. The same with RV’s people take RVs to campgrounds and road trips. He sees this truly as a storage facility, a chance to work on your RV or boat year-round. Chairman Reynolds said that there isn’t maintenance there. This is part of the grey area. Secretary St. Henry said he understood that he didn’t see this ultimately five or ten years from now necessarily being a place where people congregate to throw parties or to have a man cave. They don’t have a racetrack there; they don’t have a lake there. Chairman Reynolds said not everyone at M1 Concourse races their car around the track. They have another garage where they can go hang out. He could own a boat, I don’t live on a lake go drop my boat in the water for the day, pull it out, and then go and continue the party with my friends at my car garage. Secretary St. Henry said it was just his opinion and he thought it was a little bit of a stretch. There are other issues potentially with this development but the whole notion of a man cave he thought was a stretch. Chairman Reynolds said that was brought forth in the determination of use. They are talking about mezzanines and all of these other things that might suggest that it could be further.

Commissioner Walker said when he first looked at this, he didn’t like the idea for a number of reasons and then the traffic was one of them. He actually talked to some of the neighbors and analyzed the traffic thoughts and the neighbors don’t seem to complain about it and especially the folks that showed up here today didn’t. He thought his problem with this was the lack of control. If they grant this Special Land Use, they turn control over to the HOA and the owners, if they were to do that today, with no control over what is going to happen. He didn’t know if there was going to be raucous revelry and parties nonstop, he had no idea, but there could be, there could be issues with the HOA. Oftentimes since he has sat on the ZBA, besides this Commission, the zoning people have trouble with Homeowners Associations, they don’t think alike necessarily. As the Chairman indicated earlier often the dispute shows up and then they are left holding the bag. That is his concern is the lack of control if they turn over to them as is.

Chairman Reynolds said the use he is not even arguing against that is where they are looking at it right here with the information, they have in front of them. There are a lot of questions more than there are answers. The questions lead to further questions that they have issues with other uses in the Township. That was his struggle here.
Chairman Reynolds asked since this is separate, and it is just a Special Land Use can it be postponed along with a recommendation. Planning & Zoning Director Girling replied that it can be postponed.

Vice-Chairman Gross said he would hate to see the applicant go through a major expense on revising a site plan that something that may or may not be approved through the special use. He thought that they should act on the special use and if it is approved then they can submit a revised site plan to incorporate the comments that have been raised by the staff and the public. If the matter is not approved, if it is denied then the applicant doesn’t have to go to the expense of going through with the additional plan preparation.

Mr. Sampson said the man cave applies to a singular building; it was the building on the east side. If that were changed to standard units would that change any of the opinions? Chairman Reynolds said it would be eliminating some of the concerns, yes. It’s the idea of all these other questions raised that when they look at a Special Land Use there are typically conditions, factors to say there was an increased buffer. He does understand his comment earlier on that those are site plan issues, but they are also tied to the idea of a use that isn’t permitted by right but rather that is addressed in a Special Land Use. Those are the comments here where it could potentially sway the discussion. He didn’t want to have the on-the-fly discussion of what it is, and it is so slippery of a slope for him to just say that is purely an HOA thing because it doesn’t work.

Moved by Vice-Chairman Gross, seconded by Trustee Urbanowski, that the Planning Commission deny PC-23-13, Platinum Toy Vault Luxury Boat and RV Storage Special Land Use request for Specialty Storage, located west of 3020 Indianwood Rd. and east of 3200 Indianwood Rd. parcel #09-05-301-016, for plans date stamped, received March 8, 2023. This denial is based on the following findings of fact: that the request is not compatible with the adjacent land uses which are predominately low-density single-family residential; the adjacent industrial use is a low-intensity use that has been in existence for a number of years, and has not demonstrated any adverse effects on the residential properties; the bulk of the buildings and the adjoining drives is a dominate feature of the site with 120 units and 8 buildings and the adjoining access drives to each of the units; the plan is not compatible with their recently adopted Master Plan, which identified the area as single-family low-density; and the proposed project could have a negative impact on surrounding vacant residential properties; this is not an enhancement of the surrounding environment and for those reasons, he would recommend denial of this Special Land Use request.

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

B. Request to appear before the Planning Commission to discuss a potential project.

Chairman Reynolds said this is allowed within their ordinance just as a presentation thought-provoking stage. Obviously, this is not a formal review, there aren’t any formal motions that would be made, it is purely a request to be heard in front of the Planning Commission. They are taking a look at a potential project here this evening with a general overview. He asked them to highlight the big-picture items here and talk about the project as a whole. He thought the goal would be to get some preliminary feedback from the Township Planning Commission. No action is being taken this evening, they are not getting into the details but a bigger idea of what the building and project are and what they are going to accomplish.

Mr. Tim Barns stated he was with Mike McQuethy (sp?), and George Derderian. They are part of the Ultimate Soccer Arenas. They are proposing to build a beautiful sports facility on the
property on Civic Center. The structure will be 540 linear feet X 380 linear feet. Vertical dimensions are 55 feet at both eaves and approximately 77 feet at the ridge of the peak. The facility size is 205,200 square feet in total. Approximately 750 paved and stripped parking spaces with key marked walkways with signage, and a 30-foot-plus paved fire access around the entire facility. Designed drop-off, entry and exit, and emergency exits as well. The R-38 insulation is throughout with the fire-rated liner, and 22-gauge steel interior liner and exterior walls. One side is going to be turf and the other side would be multi-sport.

Mr. Barns thought some of the concerns that they may have is the traffic, and was going to have George Derderian present. Mr. Derderian was the original owner of Ultimate Soccer Arenas in Pontiac and sold that a few years ago, they teamed up with them and they are looking to make an Ultimate Soccer Arena here in Orion.

Mr. Derderian asked if there were any questions about the key facts on insulation or sound deadening. This is all based on their experience of their building, and one thing that might come up later is noise. These walls and ceiling are R-38 insulation with a steel wall panel on the outside, which is part of the structure, a steel panel on the inside that is part of the structure, and then in between that is also a layer of Lamtec 50 fire rated material that lines the insulation so that it is a pretty thick wall that they don’t hear anything. Once people are inside, even if there are 1,000 kids in there at one time nobody around there will hear anything on the outside, unless occasionally a ball hits a wall, they might hear a little thud outside. In addition, everything in this building is designed to be, what they have learned from their experience with their original building, the insulation is thicker it is R38 instead of R30 and that is the entire building, roof, side walls, end walls, everything. In addition to that, some of the key things are there are going to be 100% LED lights throughout the entire building for energy efficiency and will all be made in Michigan products which will also have Wi-Fi connected to them. All of their air conditioning and heating & cooling will be at maximum efficiency available today for both the heating and air conditioning and they will be two separate types of units for that to maximize the efficiency. They will be able to control it with Wi-Fi so that when they are not in there, they can lower the lights on one field if it is not in use and raise it back up when they need it the same thing goes for a lot of the other things that they are going to have in the field for amenities. They will also exceed Michigan wind and snow load requirements. In fact, the building was engineered to exceed Chicago’s load and wind requirements and Chicago has some of the toughest in the country, so it is an extremely safe building.

Mr. Derderian said this breakdown of traffic data, the thing that they have to explain right off the bat, this is not an event facility where 5,000 people come into the building all at one time. Does it happen once in a blue moon, yeah, they might have a high school graduation, Lake Orion used to have their graduations at Ultimate. Those are the odd occasions, maybe 5-8 events like that during the year. If they ever do have those events they would always coordinate with the Township and in addition would coordinate with Oakland County Deputy, which they have done before for traffic assistance to make sure everything goes smoothly. Most of the time though their traffic is at night, from the hours of 4:30-5:00 p.m. until 10:30-11:00 p.m. which is outbound at that point. Most nights they are closed by 12 midnight.

Mr. Derderian said they have a breakdown, and it is exactly patterned after the business plan that is in their packets. This is what they did at Ultimate Soccer Arenas, which was a much larger building, so they counted down the traffic to fit that building.

Secretary St. Henry asked if this facility they are projecting 858,000 individuals. Mr. Derderian said it is not 858,000 different individuals.
Secretary St. Henry said he was very familiar with Ultimate Soccer because he had two children that played soccer there for 10 years. He asked what kind of numbers did they have there. Mr. Derderian replied they had 1.3 million. Secretary St. Henry said so about 2/3 then. Mr. Derderian said yes exactly, and this is about 2/3 of the playing space. That building would be about 2/3 of the space. They didn’t count the outdoor field; they didn’t do a traffic study on that part.

Secretary St. Henry asked if this individual field then will just be bigger than any of the three fields that they had in Pontiac off of South Boulevard. Mr. Derderian said this is basically a building that is divided in two. One side is going to be 100% turf, the building is slightly larger than what he had back then. Field one, field three, and four in the back all of those were around 92,500 the new design is going to give them a regulation max size field which is 75x120 instead of 110. There is going to be more runoff space on both sides also, so it is slightly bigger inside, the inside space on the soccer field. On the other side, it is going to be multisport. In the traffic count size, they learned a lot about parking and drop-off, they are going to custom design this to be specific to controlling traffic and making it safe for kids. Theirs was good but they have learned to make it even better. There is also always going to be a security guard there too, to help with directing traffic. They have extensive signage for driving slowly where to go, where not to park, and the handicapped parking spots. All of that will be part of this plan and they will do it from the best of everything they have learned from theirs that was good and wasn’t so good.

Secretary St. Henry said they are proposing 750 parking spaces here, at this point. He asked how many parking spaces did they have at their original facility. Mr. Derderian said they had 750, and when they opened, they had 450. They got by with that with a bigger building than this. What they did was when they looked around the property and at the amphitheater, they designed this so this parking for the outdoor grass fields that are going to be there for other amenities that might be on the property, and for the amphitheater to use. This is not the final plan they have had to change it a bunch of times to shrink the building. They are going to make it work, it is super-efficient and then the parking is for a lot of things, they don’t need 750 for the building they can operate with 450-500.

Secretary St. Henry asked if they would be hosting tournaments there. Mr. Derderian replied if they do those on the weekend the only time it would be during the summertime most of the time, they are going to be booked with the same kind of schedule for the turf field as with Ultimate which was Monday – Thursday youth training. A lot of parents drop off they don’t even come in now a day. Then after that from 9:30-10:00 a.m. until 11:30 a.m. there might be two hours of adult soccer play for a couple of hours. On the weekends it is going to be games every hour on the hour with new games on that field. There may be 11 games which might be a density of, on a Saturday morning, 250 people total and then it might switch to two games, smaller games on the field, it might be 400 people in the field, so it varies during the day. During the spring, summer, and fall months, those will be the only ones where there is any chance to do an event or use the multi-sport facility for another demand usage. Or if the Township wants it for something, things like that, that’s when things might change on the other side.

Secretary St. Henry said he knew that Ultimate in Pontiac had a liquor license, are they considering that here? Mr. Derderian replied yes if it works that would happen to be part of it if that would work out. He will tell them they took pride in the fact that they were never open to the public, they never advertised, they never said they had a bar, it was for the parents and for them to enjoy discretely during games and practices if they wanted to kill time. They are not going to have a bar that stays open until 2:00 a.m. at night.
Chairman Reynolds said right now they are looking at the bigger picture, they are not looking at site plan approval. What are some of his thoughts that they are trying to get from the Planning Commission, on just initial concepts, the layout, or feedback on everything? Mr. Derderian replied that based on the feel of other meetings that they have had with them indirectly there were lots of concerns about the distance from the road to the corner of the building. They have fined-tuned it three or four times and changed it. They just finished the last version a few days ago and they had Nowak and Fraus redraw it to the exact size because they needed those exact dimensions. Now they are 190 feet from the street where they had before it was about 150 feet, so they increased that by 40 more feet and they increased the side by the sidewalk by the same amount, so they have 150 and 190, which is huge. The front of, for the ones that have been the Ultimate, from the front door of Ultimate Soccer Arenas to South Boulevard was approximately 160 feet. This is farther back from that corner than they had at Ultimate Soccer Arenas for the whole front of the building. They made it as tight as possible keeping in mind that they are restricted by what everybody told them before that they can’t go over a certain line where the front is. That other property where the grass fields are is on State land that they had some arrangement with, and they can’t be on that. A lot of people asked why they can’t move the building forward, they cannot. They moved it forward some more; they picked up 40 feet more by moving it to the very edge but that is as far as they can go that way on the property and still maintain the building size that they shrunk to, to be there.

Chairman Reynolds said he did want to make sure before they get too deep in this that they want to bring up Mr. Whatley. He wants to get through what they want to say but they are here to have a discussion and he knew he was part of this because this is on Parks and Recreation property. He thought that might eliminate some of the potential questions.

Parks and Recreation Director Whatley said there are three main things that they look at that he has looked at, and he thought Supervisor Barnett has discussed. They live by their Master Plan for Parks and Rec. They do them every five years they reach out to the community, and they asked them what they want to see for recreation, greenspace, programming, and a variety of different amenities throughout their community. In the Township Master Plan, it says the community is in need of an indoor sports complex. Obviously, this perked our interest in having a conversation with Mr. Derderian. If it wasn’t in their Master Plan, and it wasn’t in the Township Master Plan there was really no moving forward with that. They have great amenities, obviously, he is biased. Secondly, health and wellness for their community. They have great amenities during the summertime but in the wintertime, they don’t have space for their youth to exercise, do training, soccer, and indoor pickleball, and for their seniors as well. The third thing he looked at was the economic impact on their community, anything they do, whether they bring in a baseball tournament at any of their sports fields, parks, or concerts, the economic impact is not just for that facility but for their community, as well. People coming in stop by gas stations, restaurants, and for a variety of different things.

Parks and Recreation Director Whatley stated that he loves green space. He loves Orion Township for being where living is a vacation. He would leave that to the Commission to determine whether or not this is a suitable location for a facility like this. The three things that he just spoke of are the reasons why he has entertained this conversation for the benefit of the community. They are the experts in this area, and he would rely on their judgment for that.

Chairman Reynolds said that the Parks and Rec. Master Plan was something that they referenced when they worked on their Master Plan. An indoor recreational facility was one of those objectives, goals, or an amenity that they are lacking so something that they had identified also. He appreciated his working hard to bring partnerships to the table to continue their efforts here to have a great community.
Chairman Reynolds said he knew Parks and Rec Director Whatley is just speaking to the relationship and then the applicant, so he asked if there were any specific questions for Mr. Whatley.

Vice-Chairman Gross said this is going to be placed where there are existing ballfields. What is going to happen to those ballfields? There are a number of existing ballfields that are little league-type ballfields. He asked about the architecture; this is right across the street from Canterbury Village. It would be nice if some of that flavor could be incorporated into that architecture to bring some continuity to the area. Like Ultimate Soccer Arenas the public isn't really welcome into that facility unless they are part of an organized team. He asked how that is going to benefit Orion residents to have access to this facility. If there are going to be additional public facilities on this site, be it tennis courts, ball diamonds, or ice skating, is there going to be sufficient parking or will there be conflicts with that? The height he knew was in the lower part of that property, it is not on the hill where Township Hall used to be, so the height is going to be relative to what they used to see on that site. He asked if the height needed to be that tall in a soccer building if they are not kicking field goals, they were kicking soccer balls. Those are some of his initial concerns.

Parks and Recreation Director Whatley replied that the partnership is a very large aspect of this. Obviously, land use and where the location is, it is also half of the topic here. They have a very long discussion to be had if this does get pushed through, on the partnership and what the agreement is between the Township and Ultimate Soccer. Their number one priority for their end, the Township, is not to take away their youth programming for their community. One of the things that they look at when they are doing this, in partnerships, they offer great youth programming for their kids, baseball, soccer, and softball at an affordable rate. That is one thing that he will fight tooth and nail so that they do not lose that in this community. There are families that have four or five kids, and they cannot afford to do travel ball or spend thousands of dollars every year, they just don’t have the means to do that. When he talks about partnerships, that is just one of them, they have a long list of things that they need to discuss with Ultimate Soccer. Regarding ballfields where they are going to put the structure, there are three fields that would be relocated over to Friendship Park where the two existing large soccer fields are. One thing that perked their interest was now they can consolidate some of their baseball diamonds over to that area, more tournaments, and really cut down on their maintenance costs of traveling back and forth for the equipment to maintain the fields. That is also part of the agreement that they needed to talk about. When those would be installed to what is standard, conflict in parking and everything.

Mr. Derderian stated regarding the baseball diamond they already made a commitment to Parks and Recreation Director Whatley and Supervisor Barnett. That is going to be part of their building they are going to have their guys build those at cloverleaf diamond’s additional diamond situation at Friendship Park as part of their project. They are not going to take away the two baseball diamonds that are there, they are going to replace them with four at a better location where all the baseball can be in one spot. Also, as part of the management of the building they will be taking care of the grass fields outside to make them match up with everything if they need to supply new goals to make it official, they will do that as all part of the plan. When they are asking about the 750 parking spots, they may do 800 if they can work it in. They will make it aesthetically pleasing but they don’t need that many, they are going to do that for the benefit of the outdoor fields. Parks and Recreation Director Whatley is going to use and for the benefit of any time if it is day or midday or late afternoon, they are going to give Mr. Whatley a budget that he can use at no cost to the Township of using one side or the other or both whenever they can schedule it into the availability.
Mr. Derderian said if there is an ice rink out there, there will be plenty of parking from now on. Their traffic at night is every hour on the hour and so if there is ice skating there at night there are going to be plenty of parking spots convenient for everybody.

Mr. Derderian said the height, the only thing that they can’t erase from the situation is this is not a small building, and they have trimmed it down, even as this morning they were still working on that trying to get the roof peak down to the lowest possible scenario. Originally when they proposed this and showed this to Supervisor Barnett, they were at 84 feet at the peak. The peak is not a goal to make it high in the middle, the goal is to have the center of the soccer field be a minimum height. Their minimum height before was 72 feet at the center of the field they have trimmed it down to 66 feet at the middle of the field, which is just about as low as they can go and still get approved for a collegiate or high school official soccer game. If they get much lower than that then they start hitting the trusses going across because it is a ClearSpan building. They trimmed that down as low as they can go, still satisfied with the snow load on top for the engineering and safety of the building, and the eases are a little taller than before, but the center is lower than before, and both fields are that way they are symmetrical on both sides.

Secretary St. Henry asked them to provide them with some other ideas of how they can use the soccer field besides soccer. Mr. Derderian replied lacrosse and baseball. They were getting lots of customers requesting baseball time early in the morning, collegiate, and high school time. He can promise them one thing and he knows Chris Powell and a couple of the other guys; they are going to be calling right away as soon as this building is up asking for 6:00 a.m. until 9:00 a.m. during the winter practice without the coach. They had that at their place, Lawrence Tech was using it, and they had a couple of high schools using it. That will be one of the other attractions for all of the high schools in the area, those three especially. Obviously, they are going to give favored nations status to the ones that are important to Orion Township first.

Mr. Derderian said that they can’t put a surface over that turf if they wanted to have a big event on it, but they do have the multi-purpose side. Tim and Mike are experts at Sport Court in the state of Michigan, and they know how to change this for whatever it needs to be. They have identified the key sports that they know can fill up the building during the day for pickleball for adults, which is a huge very popular thing now. It is actually getting popular with younger people too.

Chairman Reynolds said it was mentioned previously that they are talking about the 2525 Joslyn site that was where they just tore down the Township Hall. Just to clarify the reason why they are restricted to this kind of parcel on Joslyn Road is due to there are land use agreements that essentially say that one is landlocked and the other one is allowable for a use like this even though it is all part of the park, the history of how they got land and how they utilize it lends this hard line, even though it is truly all one parcel. They are not here to talk about site plan approval, but we are kind of talking about the project and he thinks they all said yay we love it. Let’s talk about where it is with the size of the aesthetic because that was one of the topics that Vice-Chairman Gross brought up.

Chairman Reynolds stated although he understands why the height, he struggles that it is a baseline premanufactured building there isn’t any other architectural aesthetic that is being brought forth beside kind of the standard kit. The scale of this in general, his struggle with this, is the scale as it relates to the context. They have a really big box which is justified, and they have sports fields that they are effectively covering now. They have a building that’s pretty much two and a half times the height of what this building is, which is right up the road. They held this building to a height restriction of 30 feet and that is measured from average grade so that is commutative by the walkout basement here. Then they have a building that is almost 2 and a half times the height just down the road and 150 feet from the right of way 190 feet from
the road edge. It is big so the stark contracts he thought, although he wouldn’t love to see Canterbury Village aesthetic applied here what is the aesthetic that fits their community other than just the base-lined premanufactured building? Those were his concerns, it is not so much the use, or what it would do to their community and their Master Plan doesn’t justify it on both ends of this equation but is this the right spot and what are other concerns? It is great that they have an abundance of parking but what about landscaping? They converted that property back to a park to potentially preserve which is adding some highly mature trees down the road going to really still make them love this building being 150 feet from the road edge. He thought those are some of the comments, they are just there as a preliminary discussion, let’s talk about that because those are going to be items that come up at site plan.

Commissioner Walker said he hasn’t heard anything about traffic yet, because that is a big concern of his adding the number of people that will be in that facility. He thinks Joslyn Road is sort of the go-to north-south road now because of the roundabouts on Baldwin Road, and the horrific traffic on M-24. He has lived here for 34 years so he has seen the whole thing happen. People think that the way to go is Joslyn. If this is to be done as they have proposed the number of people in and out of that building, and they said it started at 4:30 p.m. which is prime rush hour traffic, he can’t imagine what that is going to be like in that area. Maybe at that time and maybe all day long.

Commissioner Walker stated that they said they were going to move the baseball fields, to Friendship Park, what about the outdoor soccer fields that are Friendship Park now? Mr. Derderian replied they are going to put baseball there to replace what they are going to take away. Commissioner Walker asked what about the outdoor soccer fields at Friendship Park. Parks and Recreation Director Whatley replied that there is a large practice field over there that they discussed leveling off and making that a game-only field, and then some of it would be offset with the partnership agreement for indoor sports fields and then also they would be redeveloping some of the existing soccer fields over at Civic Center Park. Would it be even or net gain they would definitely lose a soccer field, for sure, but the idea would be that they level out some ground over there and do some developing of some of the less desirable fields.

Secretary St. Henry asked if there was room at Jesse Decker Park to expand soccer fields. Parks and Recreation Director Whatley replied no really, the only space they have is the multi-use field.

Chairman Reynolds said working with the Township, bigger picture, are there locations where they could place fields yes, it comes to what expense and when does it make sense. Parks and Recreation Director Whatley and his team have been scaling up a lot of these facilities and it comes with maintenance and staff. The talks of why some of the infrastructure went in here on this property were for the ability to put additional sports and recreation just as an opportunity; not to say that was the answer. The bigger picture of its going here is what happens to that, there would still have to be that bigger picture game plan or understanding. Vice-Chairman Gross said traffic signals. Chairman Reynolds stated that they are talking about the sports fields themselves, but yes traffic as it affects the general area. He thought that his biggest hurdle is height, the aesthetic, and the compatibility with adjacent uses which comes with traffic in play.

Mr. Derderian said that the three of them drove Joslyn at 5:00, 6:00, and 7:00 p.m. Their traffic for the sports facility whether it is soccer or the multi-sport will really never be a big problem. If there is an event, anything that will draw all of the people all at one time, to fill the field where they are going to use 500 parking spaces all at one time. When he said 4:30 p.m. that means 50-75 cars for that first training on the soccer side, and it may be 25 cars for the multi-sports side because it would be mostly training time. Then at 5:30 – 6:00 p.m., all those cars leave
they are outbound, then new ones come in at 6:00 p.m. Then all of those leave at 7:30 – 8:00 p.m. They wouldn’t want to put it there if it is going to be a traffic problem because they take pride in how they handle traffic at South Boulevard.

Chairman Reynolds said that Joslyn Road is not South Boulevard. They are just talking openly about the project right now. They are not talking about details, but what might be the concerns of this project proceeding. They are well aware of Joslyn Road traffic, Waldon Road traffic, and what it looks like. They have had other projects that are way less intensive and turnover of uses that have had negative impacts on the local traffic, more than what was assumed to be the true impact. It is going to be a factor that will question if this project is going to proceed.

Mr. Derderian said as far as the aesthetics go it is an engineered steel building it is not pre-done; everything is hand built with steel erectors on-site. The only thing that is prebuilt is there are sections of trusses that are engineered and that are put together on-site. He showed them a preliminary drawing that was done today at around 5:00 p.m. just before they got there because they changed the measurements again. They tried to bring the height down as much as they could and still make it viable. The height is viable for the sports side, and the building the way it is engineered is to be stress-free and strong. That is why the multi-sports side doesn’t need that much height, but it is the way the building has to be balanced from an engineering standpoint. They are an exact match, with all the steel to this building here at the Township Hall. They are going to add some more of the three colors to it, and if they have to add a little of the woodgrain color, they could do something with that too to make that add-in so it will look like someone designed this building to match your building.

Chairman Reynolds said one of his comments as it relates to elevations. They look at a lot of their industrial buildings that are in the (LI) District, and they are in the Lapeer Overlay District. This building right now as they are looking at would not pass those standards. That is just a comment, and it becomes a big discussion point up here when they look at a building like this, how does it fit? They talked about a number of topics that would be a point of concern. They are not making any ruling here tonight.

Planner Starling asked about how many members their typical facility like this has. Mr. Derderian replied that they don’t charge for membership, they are facility-only. All of the soccer clubs that are in their area, the high schools, and colleges will pay something to rent it in the morning. Planner Starling said in her head she pictured the building being owned by Extreme Soccer and it is Extreme Soccer leagues, so all of the players would have signed a contract through them. Mr. Derderian most of their players are kids, every player must sign a waiver. Their parents will sign the waiver if they are 18 or under and they have the parents’ license number, it is all in their software to manage it. They will keep track also, for Parks and Recreation Director Whatley those three fields outside there. They are going to maintain them so that they are properly officially measured and stripped because they will be able to rent them out and give the Township income on that. When they don’t need them, they will make use of them during certain months out of the year and they will notify them and they will get all of the money, they won’t be taking a fee or anything for that.

Planner Starling said her question was what would the peak occupancy be then? In a building similar to this they have experienced what is the most amount of people that would be in that building for a typical day. Mr. Derderian a typical day would be 150 maximum people and then on the other side would be about the same. As for the cars there, there would be maybe 50 cars for the soccer side and then on the multi-sports side maybe 40-50 cars.

Planner Starling said, however, as this moves forward, she thought her number one concern looking at that is that the parking is really excessive. When she was looking at the ordinance for
a similar establishment the ordinance calls for one-to-one. Let’s say they have 200-250 cars with 300 maximums, would they consider reducing the parking? Mr. Derderian said they put in 750 and if they see they are drawn around the outdoor soccer field and so it will provide for the two other soccer fields on the other side of that one, the middle one in between the parking which they are going to make the big main one for Parks and Recreation Director Whatley’s benefit, and for the amphitheater. They don’t need 750 parking spots. He finished after 16 years with 750 and they had almost doubled the building. For this size building, they really need 350. If they say they don’t want any more than 350 spots, that is ok by him it saves them money on the asphalt, but they are doing that for the entire community benefit to have state of the art paved parking properly striped with safety walkways and things like that throughout the entity for other users that they have. If they decide to build an ice-skating arena indoors, they are going to have enough parking for that. They would be more than happy to say if they didn’t want more than 350 spots that would be a number, they would be comfortable with.

Secretary St. Henry said this community, family, athletes, and school districts have been clamoring for an indoor facility for 23 years. They have to make decisions like this, there is always plenty of compromises. The first thing he noticed was the height. He also knows that they have to be of that height when they are playing soccer. He knew this facility would be very welcomed.

Mr. Barns said he lives in Orion Township and has been in the sports industry for 17 years. They have looked at other locations. This has always been the spot that he wanted, in Orion. He lives five minutes from here right on Casemer. The people and families that he knows keep asking him when are you doing it. They originally went to Supervisor Burnett, and Parks and Recreation Whatley and said how about this size building because they are trying to get two soccer fields in there and trying to maximize as much of their profit because this is a 20-million-dollar project, it is expensive, it is big. They said, okay, they need to make it smaller, it is too close to Joslyn Road they need to bring it down. They brought it in another 100 feet, and they lost one whole field because of it. They just can’t go any smaller for what they need to accomplish. They want this to be the best, Ultimate was the best. People would say they don’t want to go to Pontiac, if you go to Ultimate, they are here to stay, and he wants this to be the same thing. All of a sudden, you’re driving down Joslyn Road and they see a beautiful sports facility, they walk inside, and it is nice, clean, and open. They have multiple sports, pickleball, volleyball, soccer, lacrosse, and baseball, and there is nothing here, or close by. They are driving over to Wixom to try to play soccer with their kids and it is frustrating. He wants it here in Orion, he would love to have it here, but they can’t go any shorter with the height. He knows it is going to be a concern people see this building and see the height but for them to accomplish what they want to accomplish especially when it comes to soccer and being the best, they have to have that, they can’t compromise the size anymore.

Mr. Derderian said they didn’t come tonight for site plan approval they can tonight for them to hopefully say keep going they like it, and they want it, they have to want it. They have done all the financial models on this and it’s to the point where now they have to insure it because he is doing the financial model for them, they are the ones that are going to own it and manage it, and they can’t lose money on it. They want to be able to provide free time to Parks and Recreation Director Whatley at the same time and maintain those fields, putting in the right amount of parking for their extra amenities too. Also, do the baseball diamonds replace the ones they are taking away. They are going to make it beautiful, and they are spotlessly clean. He didn’t know any other sports facility that had granite countertops in them, they did. The walls in the bathroom were state-of-the-art material, there was never graffiti on them, and they were never wobbly. Everything that they did was all state-of-the-art and in the best possible way. On all of their floors, there was no raw concrete exposed anywhere, they had flooring everywhere. Did he have to spend that money back then, no. They set out from the very beginning to be the
very best and make the model work, although not the cheapest way to do it. Definitely not domes like a lot of people put up just in some spots. Oakland University put a dome up because they were convinced it was saving them money but in fact, it has been a disaster, it even went down once which they were expecting. Nobody got hurt, fortunately. Oakland Yard Athletics has got two domes. If they knew Ultimate, they had nice trees, islands, and everything to make it very nice for the customers coming in and absolutely safe for the kids.

Mr. Derderian said if they ask why there is only one entrance on one side. It has to be on that side because the parking that they are going to have the camera focused on. A lot of times, it might be 16-year-old boys and girls coming for their late-night practice at 8-9:00 p.m. and they take pride in the fact that they make it very safe, they have cameras for them coming in, and going out. They know that there is only one entrance and exit. The front desk is going to be just like Ultimate at the very front door. They take pride in that and their landscaping, the bushes, and the trees they had around there. They are not going to be an ugly site by any means. On the backside of the property, those trees are a good 60-70 feet tall themselves, the trees are going to be just as tall as the building. There are some trees on the front that are just as tall.

Mr. Barns said if they need to dig out that ground and build that up and berm that up, they are willing to do what needs to be done.

Vice-Chairman Gross said all of those things would be reviewed during the site plan. Mr. Barns said that is all the stuff to consider but it just comes down to the size is the size.

Chairman Reynolds said that they have gotten a chance to hear some of their concerns.

Commissioner Walker asked if Mr. Barns was involved in Ultimate in Pontiac. Mr. Barns replied that he was not. Commissioner Walker asked when did that close. Mr. Derderian said they sold the buildings in December 2020, and they moved out on June 30, 2021. Commissioner Walker asked why they sold the buildings. Mr. Barns said they were closed 50% of the time during 2020 and lost about 2 million in revenue. They still were profitable at that point for the six months out of the year they operated ½ of the time, with the COVID rules. It was tough, they had to have parents sitting in their cars instead of coming inside. The mortgage company that bought the buildings, bought the buildings, not the business. They made an offer in the middle of November and said they will close by December 16th. It was a cash offer with no bank involved, and he made the termination at that point. He was scared that if Governor Whitmore had closed them in January, February, and March of 2021 they would have lost 3 million in three months, and then they would have really had a problem that he would not have been able to endure.

Commissioner Walker asked if he was familiar with the soccer dome in Shelby Township and if he was involved with it. Mr. Derderian said he had heard about it but was not involved in it. Commissioner Walker asked if they had heard anything about that getting ready to close. Mr. Derderian said they wanted him to come and testify against the guys and he gave them advice on how the Council should approach that because it was a poorly managed, poorly designed building. He used, used parts for the heating and air unit. Commissioner Walker said it is out of business now, just like the one in Pontiac is out of business now. Mr. Derderian said they are still operating one soccer field there and the rest they are using the building for an auditorium, one field is for recreation for their 9,000 employees, and they used all the rest of the acreage he had and created about 700 more parking spots there too.

Commissioner Cummins said his girls played soccer and baseball here for many years and there is a need. It is difficult to keep them playing because there was no time and no space.
Vice-Chairman Gross asked what procedures they would need to follow.

Chairman Reynolds asked moving forward what is their intent if they proceeded with this project, are they aware of what the next step would be. Mr. Barns didn’t think they knew the next steps.

Planning & Zoning Director Girling said she thought it was discussed; it would need to be rezoned via PUD. Chairman Reynolds said that the 2323 Joslyn site would be a PUD. Planning & Zoning Director Girling said she believed it would be a rezone for a portion of it versus the whole thing because there are sections that are deed restricted that would remain. The big difference is outdoor recreation versus indoor recreation. So, this is indoor recreation, the parcel is currently zoned for outdoor recreation. It would be a portion of it rezoned via a PUD to have indoor recreation. There are some areas that need variances, i.e., the height. That is what has been discussed to date.

Chairman Reynolds said they got some good feedback here this evening about thoughts on obviously the desire for the need. He thought that there had been some issues spoken to of items that would need to be discussed further or fixes being brought forth as they move forward. He asked if there were any concluding comments.

Mr. Derderian said they are going to spend all the necessary money to show them everything exactly and negotiate with Supervisor Barnett and Parks and Recreation Director Whatley the amenity’s part that benefits that they are going to get out of it and get that down on paper because they feel that is important. Understand from this point, if they move forward, they are spending substantially, they are going to give them exactly what they want from a site plan and the landscape drawings and get everything done at that point. The only thing they were looking for today was for them to say, proceed, and make sure they answered all the questions they had, except for the height. They have to at least tell us that they are going to fight for them because they can’t change the building anymore, and they can’t move it anywhere.

Chairman Reynolds said they have heard their concerns, and they haven’t looked at the site to say that there is no other way this is how they are addressing it they are providing a berm. The joy of a PUD is the fact that there are multiple steps, the idea of a concept, then the final site plan. He thought there were a number of these items that need to be reviewed to maybe address some of the concerns that they have set forth. Obviously, they know a PUD is a creative zoning tool where there is some push and pull. Height for the sake of variances, but there would be more favorable responses with landscaping and other things that are being provided with the building. That is why he brought up the Lapeer Overlay District, those design standards, some of those things that they ask for every other building of this nature in the Township in general. Mr. Derderian said normally they would have those already; he was familiar with how to get those approved but the problem was they had to deal with the size of the building. Chairman Reynolds said they are just here on a preliminary basis they are not here with a site plan or concept. There are some of those things that need to be further reviewed to eliminate some of the concerns. They have seen some of the concerns they are likely going to bring up. How they proceed from here is their choice. Obviously, they have the formal application process which would be their next step.

Planning & Zoning Director Girling stated that based on what they have heard tonight if they are proceeding, please make sure that your team, who is working on the plans, looks at the PUD section. As the Chair said there are two phases, there is concept and final. At concept, there are certain things that they have on that plan to sell the plan, whether they are going to offer a berm and extensive landscaping. The nitty-gritty detail that is on a site plan they don’t need at
concept. She thought it was really important that their team understands what needs to be at concept, so they are taking step by step versus jump. Mr. Derderian said they can embellish on that site plan right there which is done by Nowak and Fraus. Planning & Zoning Director Girling said that Nowak and Fraus should be looking at their PUD section of the ordinance because there are two phases, concept and final. She said to have them call her, so if they are proceeding with this to understand what level of detail is needed at concept so they are not putting a ton of time into every nitty-gritty detail when it is not needed at concept. Mr. Derderian said they will do that. He thought the only thing that they have to establish is if they are going to fight the height part and the width of that square. If they are going to fight that there is no point in them doing anything. If they are saying they are going to look at it if they make it pretty show all the colors properly follow all of the other things that Planning & Zoning Director Girling is talking about, they will bring them fantastic plans. That is the only place that Nowak and Fraus said could fit on there. He moved it even farther from the edge to get the minimum roadway for the fire egress in there.

Chairman Reynolds said at the end of the day they are not looking at all of the other components of what a preliminary PUD concept would be addressing. They are not saying no or yes because they don’t have any action item in front of them to make a ruling on. The joy of the PUD process is that it allows them to take it a step further without getting all the way into the process. He thought that they brought up a lot of concerns here this evening that needs to be addressed and spoken to. They are not making a yes or no, this evening as this agenda item.

C. Cancellation of the April 19, 2023, Planning Commission Meeting

Moved by Chairman Reynolds, seconded by Commissioner Gingell, that the Planning Commission cancels the April 19, 2023, Planning Commission meeting. **Motion carried.**

8. UNFINISHED BUSINESS
None.

9. PUBLIC COMMENTS
None.

10. COMMUNICATIONS
Chairman Reynolds said they put forth an upcoming webinar from the MTA. Planning & Zoning Director Girling said it was a webinar, so it is easily attended. Understanding the meetings and their roles and the types of meetings. She thought it sounded like a pretty useful webinar. If anyone has any interest let her know.

11. PLANNERS REPORTS
None.

12. COMMITTEE REPORTS
None.

13. FUTURE PUBLIC HEARINGS
None.

14. CHAIRMAN’S COMMENTS
None.

15. COMMISSIONERS’ COMMENTS
None.
16. ADJOURNMENT
Moved by Chairman Reynolds, seconded by Vice-Chairman Gross, to adjourn the meeting at 8:58 p.m. Motion carried.

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

May 3, 2023

Planning Commission Approval Date