The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, April 5, 2023, at 7:05 p.m. at the Orion Township Municipal Complex Board Room 2323 Joslyn Road, Lake Orion, MI 48360.

PLANNING COMMISSION MEMBERS PRESENT:
Scott Reynolds, Chairman    James Cummins, Commissioner
Don Gross, Vice Chairman    Joe St. Henry, Secretary
Kim Urbanowski, BOT Rep to PC    Jessica Gingell, Commissioner
Don Walker, PC Rep to ZBA

PLANNING COMMISSION MEMBERS ABSENT:
None

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

OTHERS PRESENT:
Danny White    Rob Sampson
Mac Ham

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 asked the applicant to state their name and address for the record.

Mr. Rob Sampson with Platinum Toy Vault, 3390 Monte Carlo Ave. Lake Havasupi City, AZ.

Mr. Sampson stated that they were there to seek approval for a Special Land Use for Platinum Toy Vault Boat and RV Storage. They did get comments from the Special Land Use review prepared by Carlisle Wortman & Associates dated March 28th. Given the hesitation at the Determination of Use meeting, they elected not to go with the site plan submittal in conjunction with this. He knew it was typical for the way they run the Township they are expecting to see a Special Land Use Review and a Site Plan at the same time. It seemed like there was enough debate in the minds of everyone on the commission that it just made sense that they go through first to determine the Special Land Use and that was what they were there for today.

Mr. Sampson said that a couple of the items that were brought up was that they didn’t provide enough information because having a typical site plan submittal they didn’t put all of the information that they were thinking was necessary for the Special Land Use, and they would like to present that, they will do it briefly. In the Limited Industrial (LI) Zoning District there is an allowable height limit of 40 feet, the plans didn’t show what their building heights were. The lowest point of the building for the roof is 16.4 feet which are typical for all buildings. The roof slope is a ½ inch and 12 metal roof has a standing seam, and the maximum height at any of the buildings at the longest point is 20 feet.

Mr. Sampson said the street front appearance was another comment that came up, and there was not enough information, there were no elevations presented for obvious reasons, as he had mentioned. The building faces along Indianwood Drive they are proposing to have recessed areas, which will be different colored panels or different textures in the panel. The gates and fences facing the streets will be similar to what they see in the picture; split-faced masonry columns are typically what they like to use. Also, powdered coated wrought-iron gates.
Mr. Sampson said regarding landscaping their intention is to certainly meet the code requirements, but they were not opposed to going with a little more dense landscaping to help buffer between the industrial use to their east and residents to the west. Given that they have industrial use on the east side of the property this seemed, in his opinion, it made a good buffer for the use because they have an existing industrial use that is not going away. They would use this as their buffer zone and then have that transitioned from the residential to the west.

Mr. Sampson stated that the proposed lighting, he knew there was another comment that came up about lighting, will be shielded and will not shine upwards and will be directed into the project.

Mr. Sampson said that other comments that came up were the site setbacks and buffering. The noted deficiencies that they had were certainly going to correct the east setback, that was his mistake, and reviewing the zoning code it is 20 feet, they will have it at 25 feet. They will correct the wetland setback at 25 feet they had their trash enclosure minimally projecting into that zone, and they will fix that. They have already reached out to DTE about relocating the power line.

Mr. Sampson stated that screening, he knew the main concern was the neighbor to the west which is a residence and not being a burden to everybody in the neighborhood. What they are proposing to do is have all of their buildings so that any noise that would be created would be contained within the walls of the development, and going with screened fencing, dense landscaping, hedges, and some trees to help buffer that use from their property.

Mr. Sampson said while he is from Lake Havasu City, AZ he is one of four members of the ownership group of Platinum Toy Vault. One of their members is from Michigan in this general area. He knows this area and was on Lake Orion all the time, it was where he grew up. This is a passion project for him. When they looked for land, this is where they wanted to start, and there are a lot of reasons for it. When you think of these projects, he wants them to think about it as mini storage on steroids. What this is, is they present a larger area for people to store big goods. It is no secret you guys live here, when they drive through in the winter they see $500,000 boats $80,000 boats, it doesn’t matter, all wrapped in plastic wrap, and sitting on someone’s property. What they offer is an ownership product where people take pride in what they own, and they want to make things look nice, they like the security, they like the comfort, and ease of access. That is what they are hoping to provide. This isn’t going to appeal to everybody. They have a very selective ownership group, meaning not everyone can afford a $150,000 unit or a place that is climate controlled to keep their boat, they are looking for those people. They are there to serve that part of the community.

Chairman Reynolds said he would like to open the public hearing for citizens for comments and questions.

Mr. Doug Hoagg 3200 Indianwood asked if they could have big berms or something like that or trees along there so the noise isn’t so bad. Then the lighting, that is what he was worried about, he didn’t want those huge fog lights on there either, it would be bright enough as it is, living 60 ft. away from there. He didn’t like the noise, it would be a lot more noise than that factory because the factory is 300 yards away from him, so he was worried about that too. He asked if people will be using a card to get in and out of there.

Chairman Reynolds said this formally allows the opportunity for the petitioner if they want to step back up and answer some of the questions or they can wait for later on in the agenda. Just questions on buffering, lighting, and noise, maybe they can clarify. He knew they weren’t talking about the site plan they are just talking about the use but maybe explain some of the access of the proposed project that clarifies some of those and they can get into the rest later.

Mr. Sampson said that first off, the berm absolutely they agree with that, that is something that they have no problem with doing and would be happy to do so, dense landscaping. They want to make sure that this doesn’t become a nuisance, that is not what they are here for. They want this to be something that the
community actually looks forward to and enjoys. This is one of many that they are planning in the area. He and the gentlemen that were sitting next to him have designed over 3 million square feet of storage in the last 10 years, and it all is this type of storage. He can tell them from a noise standpoint it just isn’t there, it is seldom used, and most people drop off, drop in once or twice a month, historically. He has pictures on a Saturday and on a Tuesday, and there are just not that many people there. What he did, because he thought it might be beneficial, he went to projects that are similar in nature to what they are proposing, he went to their police department in Lake Havasu. He didn’t expect anyone to be familiar with Lake Havasu, but he always joked that they should rename Lake Havasu to Boat Storage Arizona because they have so many millions of square feet of storage it is unbelievable with actually the best views of the lake. They planned this out perfectly where the homes get the views their planners didn’t back in the day, it is the storage units. When he went to their police department and asked them to pull six properties that had similar uses to what they are proposing, there were no noise complaints, and there were a couple of suspected breaking entries but what it was, was someone didn’t remember their combination because they are so seldom there. There were a couple that had fire alarm issues newly installed the weather was playing havoc with it, so the noise really isn’t there. What happens when they go into these communities is there is always some hesitation. This is not going to be a nightclub; this is not going to be a whole bunch of people coming in and congregating. It just doesn’t ever happen that way. He wished he had better proof to bring them other than take my word for it because they won’t, and he didn’t expect anyone to. They go through these developments, and they are actually amazed. In each of these jurisdictions that they have gone into there are some that get it and there are some that say they don’t understand this, they don’t think it is a good idea. The reason they don’t is everyone fears the worst, the fear of the unknown, and he gets it. Having been through this for 3 million square feet in the last 5 years and 10 million square feet over the last 15 years. He knew that these issues are something that is very valuable, and wanted to make sure they go through and make sure they satisfy all the questions that the neighbors give them, but it is something that he could convey in a better way to them that there is nothing to be concerned about here. It is just something that is a value, and they will see once this goes up, they will be one of many because it is a very valuable asset that isn’t in the area.

Mr. Michael Morley lives in Oxford not Lake Orion but was only a couple of miles away from the site. When he heard about the plans of being able to store his RV to have someplace to clean it and empty it if he needed to. In his neighborhood he doesn’t have room to do any of that, so he has to go find a place somewhere. To have a place where he can do that and the fact that he would own it is amazing to him. For that reason alone, he thinks it is a great idea. There are so many boats and most of his friends live on Lake Orion, and there is not a lot of room around that lake, and there are a lot of people around that lake. For them also to have the space, a place to go and take care of whatever their toys are is a great idea.

Mr. Brent Declark 576 Longpointe Dr. in the Village. He is all for it, he has boats, there are no marinas, there is nowhere to work on your boat, there is no property, and you can’t put up a shed. Storage is ridiculous, he has to go all the way to Metamora or White Lake. He has two storage units downtown Lake Orion and there is just no room for anything. Plus, shrink-wrapping they got plastic and stuff, and are destroying the environment. He was all for it, he would buy one tomorrow, there is no room on this lake in the area to put anything anymore. There are no storage units until you get up to Metamora. Oxford used to have the only boat marina, they had one, but there is none, there is nowhere to work on or clean your boat. They use neighbors, they park boats in the field, this would clear up a lot of mess.

Chairman Reynolds closed the public hearing at 7:20 p.m.

Respectfully submitted,
PC-23-13, Platinum Toy Vault Luxury Boat and RV Storage SLU request, Wednesday, April 5, 2023, Public Hearing

May 3, 2023

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

Planning Commission Approval Date