

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION

***** MINUTES *****

REGULAR MEETING, WEDNESDAY, APRIL 6, 2022

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, April 6, 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	Derek Brackon, Commissioner
Don Gross, Vice Chairman	Joe St. Henry, Secretary
Jessica Gingell, Commissioner	

PLANNING COMMISSION MEMBERS ABSENT:

Kim Urbanowski, BOT Rep to PC
Don Walker, PC Rep to ZBA

1. OPEN MEETING

Chairman Reynolds opened the meeting at 7:00 p.m.

2. ROLL CALL

As noted

CONSULTANTS PRESENT:

Matt Wojciechowski, (Township Planner) of Giffels Webster
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:

Alan Hall	Josh Yates
Brad Robinson	Jason Gault

3. MINUTES

A. 3-16-22, Planning Commission Regular Meeting Minutes

B. 3-16-22, Planning Commission Public Hearing Minutes PC-2022-09 Grand Square of Orion
Moved by Vice-Chairman Gross, seconded by Commissioner Gingell to **approve** both sets of minutes as presented. **Motion carried.**

4. AGENDA REVIEW AND APPROVAL

Moved by Secretary St. Henry, seconded by Vice-Chairman Gross, to **approve** the agenda as amended. (Remove Public Hearing for PC-2022-10, CBS Investments LLC, and line item #7a PC-2022-10, CSB Investment, LLC). **Motion carried.**

5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY

Chairman Reynolds acknowledged Commissioner Gingell for receiving her Citizen Planner Certificate through the Michigan State University Program.

6. CONSENT AGENDA

None.

7. NEW BUSINESS

None.

Chairman Reynolds recessed the regular meeting at 7:05 p.m. and opened the Public Hearing at 7:05 p.m. for case PC-2022-10, The River Church, Special Land Use Request for a church, located at 3900 S. Baldwin Road (parcel #09-29-301-029), 3910 S. Baldwin Road (parcel #09-29-301-034), and 3920 S. Baldwin Road (parcel #09-29-301-038).

Chairman Reynolds closed the PC-2022-10 Public Hearing at 7:07 p.m. and reconvened the regular Planning Commission meeting.

8. UNFINISHED BUSINESS

A. PC-2021-90, Request for an extension of the three months to submit revised site plans for PC-2021-90, Ridgewood PUD Concept 625 W. Clarkston Rd. (Sidwell #09-15-226-007), the vacant parcel west of 625 W. Clarkston Rd. (Sidwell #09-15-226-006), and the vacant parcel east of 625 W. Clarkston Rd. (Sidwell #09-15-226-008).

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

Mr. Daniel Johnson stated he was there representing the Ridgewood PUD project. He said that they were on our agenda for the first meeting in January of this year. After discussion with the Township Planning & Zoning Director early in March, they submitted a letter requesting an extension for their resubmittal. He believed that letter was in their packet.

Mr. Johnson said that they were in the process of making changes to the project and addressing some of the input that they received at their prior meeting. Their engineers are busy and need a little more time to put together the supporting engineering for that submittal. That is really the reason for their request.

Mr. Johnson stated that they could share more information about the project if they wish.

Chairman Reynolds said just to be clear their request for an extension is for what length of period? Mr. Johnson replied they are requesting three months.

Chairman Reynolds stated that they provided the applicant the opportunity to resubmit within 90 days and they are asking for an additional 90 days.

Chairman Reynolds said he foresaw no major issue with this additional 90 days. From his experience, there is a lot of work out there and obviously, a short period of time seemed reasonable to him to still be able to resubmit.

Secretary St. Henry asked if they think that 90 days was enough? He asked if they should extend it beyond that just to avoid the applicant coming back in? Chairman Reynolds replied that it is not an approved site plan. They are talking about the PUD concept and eligibility. He thought that they had this as a tabled topic previously and thought that they wanted to keep it a tighter time frame because it is an active submission, not an approved project.

Moved by Vice-Chairman Gross, seconded by Commissioner Brackon, that the Planning Commission approves the PUD Concept and Eligibility revised plans extension request for PC-2021-90, Ridgewood PUD Concept and Eligibility Plan for 90 days, which would take them to roughly July 5, 2022. This approval is based upon the request of the applicant requesting the extension.

Roll call vote was as follows: Brackon, yes; St. Henry, yes; Gross, yes; Gingell yes; Reynolds, yes. **Motion carried 5-0 (Walker & Urbanowski absent)**

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

Chairman Reynolds said that they had read their resolution previously and forwarded it to the Board of Trustees. The Board of Trustees requested additional time to review the current draft of the Master Plan knowing that they are headed into their review period. In their packet, they have the comments from the Board of Trustees. He said that he reworked some of those comments to be in chronological page-by-page order. He looked at it from general review comments page-by-page. He color-coded some of the stuff to prompt certain items that would be a discussion, others that are things for their professional consultant to consider and review.

Planner Wojciechowski stated that he has only had a few days to review these. He knew Planner Arroyo has been out, so he has not even seen any of these comments.

Planner Wojciechowski said starting with the photo and image quality he thought that was just an issue of how the document was transmitted because the file size may have had something to do with it. It was a large file and may have been scanned. The print version is very high-quality and did not anticipate that being an issue as far as map readability or image quality.

Planner Wojciechowski stated as far as some of the images that were requested to be replaced, he knew there were a few, the one that comes to mind was the phragmites picture or the picture that was underneath the invasive species part that talked about phragmites, and it wasn't a picture of phragmites. There were several comments about that. Those types of things no problem switch those out. The photo changes he was confident were all taken care of.

Planner Wojciechowski said that he had spoken with Planning & Zoning Director Girling about the historic pages and getting that figured out where exactly those were located.

Planner Wojciechowski stated that he was not going to go over all of the dramatic typo-type comments. He added that they did receive several comments about some misunderstanding about how and when to capitalize township and not. They are going to put an introductory section at the beginning of the document that explains why the township is sometimes capitalized and sometimes it is not capitalized based on the APA style of formatting which is what they use for all their documents. He added that there were comments to correct some that which were correct based on the formatting that they use, which is the APA formatting, and that should be clarified right away. He thought that should address a lot of the capitalization issues.

Planner Wojciechowski said he did not get a chance to review them very thoroughly. He asked if there was anything specifically that they would like him to take back and address.

Chairman Reynolds said he thought that it is always great to have many eyes on a document. As he reviewed all the comments here, he thought that there were some of them to just verify or acknowledge. His opinion was to have them review these comments and entrust whether it was appropriate for a Master Plan or not to elaborate or modify. He did think that some of the grammatical things that they need to address, this is a draft, but thought that some of their facts might be useful and to just make sure that they are documenting accurate things. That was his effort to technicolor the document that he gave everyone was to isolate some of these comments to them as the experts, and PC and acknowledge that they reviewed them. He would ask that they consider tapping into some of their resources of local photography that they had too. He personally did not think that there were major issues with some of the photography but there were clearly some opinions out there they had better or well-documented items.

Chairman Reynolds said on page 59 item #1 under Natural Feature Inventory talks about the corridor open space preservation district, and that it will also assist in this effort. He asked if that was something that they have now, is that a map? Mr. Wojciechowski thought that was a carry-over from the Natural Features Inventory that was conducted in the early 2000s on a Countywide effort.

Chairman Reynolds stated on pages 81 and 83 talked about some of their vision. The vision that they discussed and how it was created. He believed that this was something that they worked with very early on with them, so it is just validation that they had talked about some verbiage. He thought that some of this effort when they are publishing this document, is that people do not understand that they worked with Giffels to draft and come up with this statement. Throughout there are comments about appendix and photo credits and things, this is one of those areas that they just have an acknowledgment of the author between the Planning Commissioners themselves and Giffels Webster in that period.

Vice-Chairman Gross said that this was really an expansion of the 2015 vision, so it is not necessarily new, but it is an expansion.

The Planning & Zoning Director asked Planner Wojciechowski if Gary Roberts was at all involved? She knew that he was pushing for it to be within the Master Plan related to redevelopment ready. She thought that they should check before they give credits to see if he had any say in this. Planner Wojciechowski replied that he knew that they worked with him on the redevelopment sites. He believed that he helped them identify those and come up with some of the concepts that were discussed. Planning & Zoning Director Girling thought that he had added to the vision. Planner Wojciechowski replied that he can investigate that.

Secretary St. Henry said regarding the vision. He asked where and how was this vision created without any comment on whether they agreed or disagree? He said he wished that they would prefer to have some feedback from the Board of Trustees on their thoughts on the vision in this section upfront. Whoever made this comment or anyone else on the Board that has any specific thoughts about the vision this is the time where they can continue to adjust it if they all agree in general terms that they like the updated vision if that is what it comes down to, let's make changes.

Chairman Reynolds said he did not have an issue with it obviously it would be the comments further grounded and if there are issues with it, he thought some of the comments that he was getting out of this were truthfully their facts. They had a lot of discussions here at the Planning Commission regarding that. Is it a generic approach or is it something that is unique to them? He thought that they could answer yes to a lot of those questions yes there are some things that could further be personalized but they have done an extensive overhaul to this Master Plan. He thought that there was a balance between the general big picture of what the Master Plan is achieving and then the specific goals or modification that is going to be a product of this Master Plan too. He thought that approaching this with the right lens versus just handing this packet out and not understanding what this document achieves. Where they have been talking about this for months and months.

Secretary St. Henry said he did not want to make this process more complicated, but he was wondering now that the Board of Trustees has had a chance to review it, they obviously created it, at least the first cut. He said there were issues here that are up for discussion. It is hard to go back and forth because they do not really understand where people are coming from. He wondered if it made any sense to have a workgroup to go through this together where they can hash out some of these issues and provide the Planner and his team with clear direction on

where they want this to go, out of a one- or two-hour workgroup meeting. That was just a thought, but he felt that would streamline the process to bring up any misunderstandings.

Chairman Reynolds said his opinion at this point and this juncture would be is to encourage that interaction that happened at the Open House. Their future events are to get those people there and ask, what do they think of this, what is it missing, and get that comment from the Township Board and from the public. They have hashed out a lot of things and thought they did what those opinions were but in the same regard let's have it be a collaborative dialog because he did not want to take steps too far back.

Secretary St. Henry said he was saying that if they wait until the Open House where the public had a chance to review the document and the main themes and some of the details at that point the public would expect the Board of Trustees and the PC to be on the same page and any outstanding issues and that would be reflected in the document. He personally did not think that was taking a step back he thought that was a matter of hashing out some significant issues if there are any. He thought at some point they need to come together and say this is a joint document between the two bodies.

Planner Wojciechowski said as far as the vision statement, he knew that they got comments from all Board members, and they just had one comment from one Board member asking where it came from. He did not think from his review of this there were a ton of policy disagreements it was a lot more formatting, typos, and the way things looked. He added that there was not a large disagreement on the vision it was one inquiry just where it came from.

Secretary St. Henry said he totally recognized and that he was curious if they had any additional feedback anywhere because that comment makes it sounds like where did this come from? He asked if Planning & Zoning Director Girling had any other thoughts? Planning & Zoning Director Girling replied she had nothing to add to it. She added that they could also read it to be where did it come from as in credits. She thought that if they did not elaborate, they were wondering and if it was acknowledged that the Planning Commission was involved in it and discussed it then, that was what the Planning Commission came up with.

Chairman Reynolds said that not understanding where some of this is rooted in and the purpose of the document, there is some of it where it is like, yes, it is going to be broader scoped it is going to be a bigger picture because they do not want it to be narrow-minded it is the big vision. They can absolutely prompt those dialogs. He did not take that as everyone disagreed with it. Secretary St. Henry said he did not either. He was curious if someone is going to call out how was this created, and who created it. They like it or they have concerns with it what are the concerns, let us know, they can still make changes.

Vice-Chairman Gross complimented the Board of Trustees for going through the document page by page. They did a very thorough job down to the alphabet and the letters and everything else, he appreciated the fact that they spent that amount of time going over the documents. He also appreciated their comments.

Chairman Reynolds said a couple of sections that he just called out were, and this was the gray area of his opinion of like page 125 talking about future road improvements. He thought the point was there is a lot of investment that is occurring here, do they speak to anything more or at least allude to this is a couple of examples. He thought that was worthwhile being a visionary of forward-thinking.

Planner Wojciechowski said he did notice on that page that the table got cut off. It was worth specifically noting the projects from the regional RTP. It may not encompass some of the local projects, but he will go through and double-check that and note that as a confirmation.

Chairman Reynolds thought that was worth pointing out again, it is not the only road project but in the regional priority of road projects, they happen to have this handful. He thought that says something versus is one of the dirt roads going to get regraded next week. Where are they looking at this and what is the overall goal.

Planning & Zoning Director Girling asked if Planner Wojciechowski needs to look into that further or does the Planning Commission feel it is broad but limited enough that it is what they want it to reflect. Chairman Reynolds said his opinion of reviewing that was just acknowledged now that they explain that just acknowledge that they have three out of many of the regional priority projects. He thought that addresses their approach. They are not trying to have every call out of every project but as a County, they have a lot going on here in their area code.

Vice-Chairman Gross thought it was important for their Capital Improvement Plan to know when things are going to be happening. Chairman Reynolds said it might not represent every Capital Improvement project in the Township.

Chairman Reynolds said his other one was just being a little more forward-thinking on page 134 when they talk about General Office it provides examples of retail. He added it is small but valid in the sense that they know some of their definitions are a little outdated as it relates to General Business and Restricted Business. He thought it was a good catch to say what else whether they keep all of these or not, do they really have a whole lot of taxidermists these days, no. Do they see tattoo eyebrow places, yes, they are seeing that. Their expertise of if there are any other buzz words that allude them towards what else (GB) or those retail could include.

Chairman Reynolds asked if there were any other sections or areas? These are all the comments, and he was not just trying to guide them to what he thought they needed to talk about. Are there any other areas they wanted to make sure they speak to?

Commissioner Brackon stated that throughout many of the comments by different people that they want a push to include more information about General Motors or promotion of General Motors. He did not know if that was correct or not correct if that is limiting or non-limiting, but it seems that if a discussion between them and the Township Board must take place, or they need to figure that out because it was clearly a push by them that they didn't seem to have.

Chairman Reynolds said to keep in mind that their draft was heard well before the announcement that GM made. He thought that was the struggle is that it has been a buzz.

Planner Wojciechowski said that the market study was conducted by an outside sub-consultant of theirs in 2020 so it is hard to continually update it as things change and go back to them. That was why it was sort of a snapshot in time.

Chairman Reynolds said his opinion of it is let's go ahead and still speak to them and even add a sentence to it to speak to a major investment. He thought it tends to be the buzz right now and he did not want it to be the only buzz that gets echoed through this whole document. Yes, they know it is going to have huge ripple effects on their Township, but it is not the only investment that has happened either. He thought that is where critically from their perspective they need to balance that out and say, yes that is one major influence is it the only one, no. That is his opinion let's feel free to kind of weave it in a little bit stronger, but they already talk about the Orion Plant being a major employer. They can talk about how it is going to continue

to be and could significantly become the most significant employer with the recent investment of 4.5 billion dollars.

Commissioner Brackon said or reference the electric vehicles.

Secretary St. Henry said he thinks that how they should word this is General Motors and the emerging EV industrial complex, or something to that effect because it is GM yes, that is what they are going to be assembling the electric vehicles. There are going to be quite a few suppliers, all pumping in the area just in time for the delivery of parts. They are all going to be within 20-miles of that building. He would expand that in writing so that it is clear.

Secretary St. Henry stated that that could trigger additional high-tech manufacturing in this area as well, beyond vehicles.

Chairman Reynolds said that there are a lot of spin-off industries that could occur.

Secretary St. Henry said it is much more than GM.

Secretary St. Henry stated that there were conversations about population forecasts in earlier meetings they had some strong discussions about that. He thought a lot could happen in the next ten years but if the Planner wants to include the SEMCOG figures or wants to include figures from someplace else, let's make sure that it is clear where those numbers came from. If there is any possible ambiguity with the rationale behind those numbers, add that rationale to the document if their team believes in the SEMCOG numbers and SEMCOG provides an explanation of why they think that let's make sure they include that information.

Chairman Reynolds thought that applies to some of the other areas of Giffels to kind of fact check or go back through. If it is appropriate or the level of information, they are providing is appropriate for the tasks that they have in front of them. He thought either hold to it, they can see where some of the comments might arise from, whether it is a credit, or a fact check just to make sure that they are accurate it does not hurt to make sure they are all on the same page.

Planning & Zoning Director Girling said just considering what they have in front of them, she wanted to make sure that they got guidance on what appears to be the blue which is the topic. She looked through the document and agreed with what he had in blue that needed to be researched. The Planner said he would look at the quarter open space, page 83, page 103, they talked about GM, but then it goes on to Natural and Historic Resources seem generic and not really designed. She did not know if they wanted to go further into that to give more directives to, is there a decision they don't care about or a directive for the Planner. They kind of skimmed over that and because it was in blue, she wanted to home in a little bit.

Chairman Reynolds said page 83, under Natural and Historic Resources specifically 1, 4, 6, 7, & 8. His opinion on protecting and enhancing the township's woodlands, wetlands, and water features, are all good comments. His thought during the discussion was, do they agree, and is it a bad thing that they are kind of the big picture. He thought that was where Planner Wojciechowski could provide feedback, and this effort of objectives should be the bigger picture, not specific, or should be honing in on specific things of Orion Township. He asked what is typically the approach? Planner Wojciechowski replied that in this case, they would start to highlight the big picture items that are important. He stated that he was part of drafting them.

Planner Wojciechowski asked if they disagree with the objective? He added that they can change that. As far as wordsmithing for the sake of making it more unique, he did not have any

suggestions at this point. If there was anything that they disagree with or suggestions he was happy to hear that.

Chairman Reynolds stated that number 4 states to promote and communicate sustainability concepts and incentivize residents and businesses to implement relevant strategies. His opinion is that this is one of those things that they are honing in on where they want to go with a goal and then they have specific strategies later.

Planner Wojciechowski asked if the idea here was that the action items are tied to these objectives and there is a specific relevance strategy that would say implement? Maybe it is a solar panel on residential roofs and there is a program for that that would be a relevant strategy so that would go into the action item section. Chairman Reynolds replied yes, so provide the resources and guidelines for the development and application of solar wind and other alternative energies. He thought that spoke to that, it is a big picture idea. He did not know how else they would narrow that down without going so specific. He thought that this was the big picture vision.

Secretary St. Henry said that the objectives are big picture, strategies action items all relate to each individual objective that is measurable.

Chairman Reynolds said he didn't disagree with any of these items and didn't think if they narrowed them in a little bit more to the Township great, but he didn't disagree with any of them.

Planning & Zoning Director Girling thought regarding page 105 it is talking about the update with GM unless these are the same, that is known strategy. She thought that 3 and 4 seem a little odd and questioned where they came from? Chairman Reynolds said that was in reference to electric scooters and electric bikes. He said for him it is the authorship or why they are speaking to it. He thought the bigger picture he is not going to disagree with it. He did not think they could predict everything that may head their way.

Chairman Reynolds said in strategy 4 seeks the growth of industries that utilize the labor force's skills. The question was on strategies 3 & 4, it seemed a little odd where they came from. Electric bike producers and assemblers, electric scooter manufacturers. He thought that the big one there is whether they say electric bikes or scooters it is alternative transportation.

Secretary St. Henry said additional electrification of transportation modes.

Chairman Reynolds said he understands the strategy whether it is scooters or the bigger picture, he thought it was fine.

Secretary St. Henry said that goes to his point, is EV (electronic vehicles) take off there are going to be off-shoot industries. They may have the talent and resources and supplies right here. It could be scooters it could be whatever he did not know if they should call them out by name in this document but just refer to the fact that there may be other opportunities in the EV world that they could take advantage of.

Chairman Reynolds said his opinion was he did not think it needed to be changed and was good with how it was presented.

Vice-Chairman Gross said he did not see a problem with it.

Chairman Reynolds asked the Planning Commissioners if they needed additional time to review the list? He asked if they were comfortable with how he was proposing the things in green and yellow would be subjective to their staff and Giffels Webster.

Secretary St. Henry thought they should have the Planner go through and make these changes, and maybe some additional research is needed to clarify some things. If the Planner feels comfortable with the document and it really has not changed the intent of sections as they are going through it, then they are in good shape. If there are any concerns that they need to bounce this off the Planning Commission because edits significantly changed the purpose and content, then maybe they look at specific sections like they are doing today. He noted that there are plenty of updates here and that will take a while, and they want to do a thorough job.

Chairman Reynolds said he did not want to speak on everyone's behalf but that was his effort of going through it, as he didn't think the other areas were dramatic in the sense that they would drastically change a section. He tried to single out those sections that would change, a lot of those were grammatic or a fact check question, or can they approve a photo. A lot of them were in general support, from his perspective.

Secretary St. Henry said it would be nice if they could have somebody, he knew it was a big document and detailed, if after Giffels goes through and makes the changes and if someone could give it a fresh eye. They all get so close to this, and a fresh eye would be great. Then they know that it is the best product that they have put out there when it comes to outside agencies, and the public is reviewing it.

Chairman Reynolds said that he would say that they have gotten a lot of eyes on this more so than they have had in other experiences of Master Plan. It was nice for the Board of Trustees to go through it.

Secretary St. Henry said in the past they should have spent this type of time; they can't go back they can only go forward. They spent a lot of time on this, and the Board of Trustees is looking at it closely. This is an important document, and nobody can say that they did not put a lot of time and effort into it.

Planning & Zoning Director Girling said if everyone knows if they read it and they said that they feel it was cosmetic they felt it's typo orientated there is not really anything more for the Planning Commission to discuss then their motion is a resolution, and they are sending it back. But if there is something that they read that they feel is not at the discretion of the Planner and they feel the Planning Commission should discuss, now is the time to speak because they put it in a comment.

Commissioner Brackon thought that they should have the opportunity to review it again before it goes to the Board of Trustees, so the Board doesn't say "didn't they take our opinions into consideration".

Chairman Reynolds said he did not want to say that they do not want to see it again but also wanted to acknowledge that they are going into the review period. If someone here is not comfortable with the review or the comments that were submitted into their packet by all means. He would like to push this towards the review period because they still have the opportunity to wordsmith and say, wow they really overlooked that. He thought that the effort of the Board taking the time that they did is that they have done an overhaul they are acknowledging the overhaul and then there are some items that he felt that were kind of wordsmithing fact-checked in green, that he provided. It wasn't like someone strongly disagreed with their approach on PUDs, the Zoning Map itself, or woodlands. He would encourage them to say let us move

toward the next step if they are comfortable with the discussions they had here tonight. If they want to have a pause period to kind of flip through these comments one more time. It has sat at the Board for a month and a half, so they are dragging this out. He wanted everyone to feel comfortable but at the same time they are going into that official review period too and they are going to have that opportunity to have thoughts once again.

Secretary St. Henry said if someone from the Township Board came back and said that they did not pay attention to my comments or edits, or they have additional thoughts that are when they all sit down and hash it out. He did not have a problem with the timing. If someone on the Board said they ignored my thoughts, and it is significant how are they going to come to an agreement on it one way or another if they do not sit down and hash it out?

Planning & Zoning Director Girling said if they acknowledged their comments, and they say that they feel no changes are appropriate, they have looked at it that was the Planning Commission's unanimous decision that it was not. Versus, on Chairman Reynolds's document and items that are in green, and they are not looking at it because in Chairman Reynolds's opinion it was a fact check and it truly isn't a fact check then it is not that they need to get together and have a discussion it is that they didn't discuss it. She was not saying that was the case she was saying that she knew they took the time to do this, they pushed it, they did it. She agreed with Chairman Reynolds that postponing it and forwarding it is not appropriate. To say adjourn the meeting for five minutes for everyone to read quickly to make sure there is nothing further would allow them to seal the deal tonight, she thought. She added that if everyone feels that they have studied it prior to the meeting, they are comfortable with the comments, and they feel the ones that were in blue were the only ones that needed to be discussed then fine.

Commissioner Brackon thought that there were some issues that they feel are important regarding pictures, diagrams, or those kinds of things that are not the quality but wanted more local. He did not know if that was the Planners responsibility to go out and gather the photos. Planning & Zoning Director Girling said that they had them, they have heard the Board, if the Planning Commission is not opposed to it, she will work with the Planner to open up to them their big library of pictures electronically and allow them to pick some more local unless the Planning Commission says no.

Planner Wojciechowski said he thought that there was a number that is the local economy and thought they could find a picture of a local business. He thought maybe they didn't think about it in that lens, they put it together, they went around took a bunch of pictures made them cover pages. He did not think that was an issue to put a more specific picture in a section to add a little caption and say, this is a new business that opened. He meant more of the ones like the comment that it was a terrible picture of the American flag, and it was high-resolution quality and thought it might have been a scanned page of a faded image that looked terrible and that context but seen in a high-quality document it was a good picture.

Planner Wojciechowski stated that there are some maps that they are going to change too like the regional locator map is hard to read.

Chairman Reynolds stated that they know that there are going to be some tweaks and to him as he read all of these comments nothing took it so far off the rails that it wasn't what they had discussed or represented as a Planning Commission.

Planner Wojciechowski noted that there was nothing that was like why are they doing 15-minute neighborhoods, what is up with this new housing type, it was nothing policy-related that is going to cause, why are they allowing so much density. They did not get a single comment about the

Future Lane Use map or changes. He felt those are the meaty important parts that are going to see action.

Chairman Reynolds stated that they had a lot of comments on where this came from or why are they including it, and to him that was his effort to say let's empower our professionals which are aiding them in this process to say, agreed it should be defined a little bit, or not relevant to what the goal of this documents is. They have spent a lot of time on this, and he felt confident about where they are at and did not think the comments, they got from the board derail that.

Chairman Reynolds said they have spent a lot of time on it in a good way and thought it was awesome that they are looking at this detail but wanted to encourage them to go to the next step and say, now that this gets into the hands of adjacent communities. Tonight, their next item is Independence Twp., starting this topic. There might be some good points that swing any of their perspectives even tonight in a better way just by including additional information or understanding what other people's strategy or vision is that they are not going to get until they push it to that next phase.

Commissioner Brackon said he was the son of an English teacher and he felt that his paper got turned back to him with a bunch of red slashes on it and he did not want to turn it back to the teacher with mistakes that have not been corrected yet.

Chairman Reynolds said not to discourage any of the comments that they were provided but they have been very enthralled in this process for multiple months and then they have someone coming in and saying why do not they have this, and this. He thought that there were a lot of items that were being encouraged to be added to this document that are decent things to consider but did not know if they are necessarily appropriate to say they got to go talk about lakes and all of these other topics for four more pages. The point is context, Future Land Use Map, and strategies. There are a lot of Master Plans out there that have much fewer pages. He is not trying to say that a C+ answer is fine it is saying in a sense that he thought that they had a lot of good information here and didn't think that they should question that necessarily just because of these comments on page flips. He thought that a lot are very valid, but they do not swing the course that they are on right now.

Planning & Zoning Director asked if it was a good statement to say that if they end up with a resolution forwarding it again to the Board of Trustees, that prior to it going to the Board the typos would be corrected, they would look at the photos and which ones they are, look at if the quality of the photo is just because it was copied a thousand times, fact checks are done, and basically, the Planner will be going through everything but the blue that they already talked about, then they would have notes. In the 63-day review, there is probably going to be something else after the Open House that they might make changes, so they make note if there is anything that the Planner feels he should come back and discuss with them, and they could amend it at that point and time. What they have once the typos have been fixed is ready for the Board to release.

Secretary St. Henry said he did just go through the green sections, again, and felt that the Planner could make the vast majority of these. It is more than just typos it is like fleshing out a thought in writing and sighting where the information came from. To Commissioner Brackon's point, and he was 100% behind it when they turn this back over to the Board of Trustees or they present it in review to the adjacent communities, the County, or they go forward with the public he wants this thing 95% there, if not more. He did not want anyone coming back with five-, or six-pages concerns with typos, he wants this near perfect. They have spent enough time on it and an extra couple of weeks, as far as he was concerned.

Planning & Zoning Director Girling said it is nothing that requires additional discussion by the Planning Commission. They can walk out of here tonight and they can work with the Planner.

Secretary St. Henry said unless the Planner says that they need to.

Planning & Zoning Director Girling said if everyone agrees with that, she felt they were in a good place.

Secretary St. Henry said at some point, whether it is him or whomever, they want them to take the list against the updated draft and make sure that everything was grammatical addressed, the thoughts of fleshing out an idea further, or sighting where it came from are all taken care of. Or, if they decide that they really do not need to make that change just make sure that that is noted separately in case that ever comes up.

Chairman Reynolds said to be clear he is asking for all of that in green to be reviewed by the Planner. They are not saying that they are not going to discuss it, but they are empowering them as the professionals along with Planning & Zoning Director Girling to essentially wordsmith, replace photos, and edit accordingly. None of which he thought needed to go word for word and all of these comments say, exactly where the period is going to go, or how the map is going to change. He expects the same and thought that they just needed to state that clearly, as discussed tonight on this motion and as outlined in these comments that they are picked up. At that point and time once they have been picked up that they forward the resolution and the draft to the Board of Trustees.

Vice-Chairman Gross stated that there was a request by the Planner to submit a motion to the Township Board regarding the next step relative to the distribution of the Master Plan.

Moved by Vice-Chairman Gross, seconded by Commissioner Brackon, WHEREAS, the Michigan Planning Enabled Act ("MPEA", PA 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 its previous master plan, meeting all statutory requirements set forth in the MPEA; and WHEREAS the Planning Commission has received and reviewed comments from the Township Board, many of which will be incorporated in the next draft, 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 requirement 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 Township's website and via a hardcopy at the Planning & Zoning Department's office.

Roll call vote was as follows: St. Henry, yes; Brackon, yes; Gross, yes; Gingell yes; Reynolds, yes. **Motion carried 5-0 (Walker & Urbanowski absent)**

9. PUBLIC COMMENTS

None.

10. COMMUNICATIONS

A. Memo from Charter Township of Independence – Notice of intent to update the Master Plan.
Chairman Reynolds thought it was a good thing to thumb through and compare notes over the next few months.

B. Attorney Letter

Chairman Reynolds encouraged all the Commissioners to read.

11. PLANNERS REPORTS

None.

12. COMMITTEE REPORTS

None.

13. PUBLIC HEARINGS

None.

14. CHAIRMAN'S COMMENTS

Chairman Reynolds congratulated Commissioner Gingell on her Citizen Planner Certificate.

15. COMMISSIONERS' COMMENTS

Commissioner Gingell said it was 18-hours to get that certification. She thought it was a good overview of what they do.

Secretary St. Henry thought it would be nice to talk to other Planning Commission members about the challenges they face, their markets, and best practices. He thought it would be interesting to hear from other folks who may be at the Planning Conference.

Chairman Reynolds said there obviously have not been on for a while because of COVID and some of the virtual ones have lacked the good dialog that he thought exists. There is the Michigan Association of Planning which is one opportunity for them to go have that dialog. He has been to that conference he has also been to some of the Planning & Zoning workshops that the Michigan Township Association holds, and he strongly encouraged it. His opinion is that MTA kind of weaves in not only the Planning but also some of the other topics as it relates to discussions, and they tend to try to bring forth obviously multiple dialogs to the conversation.

Planner Wojciechowski said that there is an MTA conference at the end of April in Lansing in person. He will be there whatever the last Tuesday of the month is.

Chairman Reynolds said that this was the big picture conference, he was attending professionally himself, so he will bring back some of those conversations. He knew Trustee Urbanowski as a Board Member was attending. He was curious from both an architecture world, more specifically this year but obviously has some of the courses that he is looking to attend on the Planning side too.

Planning & Zoning Director Girling said she wanted to point out that there was one year that they did not, the first year of COVID when they weren't sure where money was going. In her budget, she has for every Planning Commission member to go to the MAP conference. That information will come out and they get the catalog. As it gets closer it will come out and thought it was in Mackinac Island this year. Secretary St. Henry asked if they needed to reserve rooms sooner? Planning & Zoning Director Girling said when it comes out, she will need to know. When she starts seeing that they are opening registration they will start hearing her say that she needs to know. If it is Mackinaw, there are suitable places to stay but it is always desirable to

stay where all the classes are versus a bed and breakfast somewhere else on the island because then they do get more out of staying in the same facility. Dragging their feet is not always good at these conferences if they want to be where everybody else is.

Chairman Reynolds asked what the date range on that was? Planner Wojciechowski said it was October 12th through the 14th of this year and it is in Mackinaw. Chairman Reynolds said he was reluctant to do the MTA thing this year but what it was, was understanding what the conference was going to look like here post-pandemic. They are hosting stuff virtually and in-person so he thought from here on out there will be more in-person with the dialogs that they benefit greatly from.

Secretary St. Henry asked if the conference was going to be at Mission Point in Mackinaw? Planner Wojciechowski replied yes.

16. ADJOURNMENT

Moved by Chairman Reynolds, seconded by Commissioner Gingell, to adjourn the meeting at 8:10 p.m. **Motion carried.**

Respectfully submitted,



Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

May 4, 2022

Planning Commission Approval Date

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2022-10
THE RIVER CHURCH, SPECIAL LAND USE REQUEST FOR A CHURCH
PUBLIC HEARING – WEDNESDAY, APRIL 6, 2022

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, April 6, 2022, 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	Jessica Gingell, Commissioner
Don Gross, Vice-Chairman	Dereck Brackon, Commissioner
Joe St. Henry, Secretary	

PLANNING COMMISSION MEMBERS ABSENT:

Kim Urbanowski, BOT Rep to PC
Don Walker, PC Rep to ZBA

CONSULTANTS PRESENT:

Matt Wojciechowski, (Township Planner) of Giffels Webster
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:

Alan Hall	Josh Yates
Bard Robinson	Jason Gault

PC-2022-10, The River Church, Special Land Use Request for a church, located at 3900 S. Baldwin Road (parcel 09-29-301-029), 3910 S. Baldwin Road (parcel 09-29-301-034), and 3920 S. Baldwin Road (parcel 09-29-301-038).

Chairman Reynolds asked the applicant to make a brief presentation.

Mr. Alan Hall stated he was the architect for The River Church. He said that the church has been there under the Gingellville Community Church for over 70 years. He added that they were open to questions if they had any.

Chairman Reynolds asked if there were any citizens that would like to make any comments or questions in relation to the Special Land Use request? There was not.

Chairman Reynolds asked if any of the Commissioners had any comments or questions? There was not.

Chairman Reynolds closed the public hearing at 7:07 p.m.

Respectfully submitted,



Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

May 4, 2022

Planning Commission Approval Date