

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2021-37
MEIJER ORI, SPECIAL LAND USE REQUEST
PUBLIC HEARING – WEDNESDAY, APRIL 21, 2021

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, April 21, 2021, at 7:24pm at the Orion Township Community Center, 1335 Joslyn Road, Lake Orion, MI 48360, and simultaneously via “GoToMeeting” #599-669-285.

PLANNING COMMISSION MEMBERS PRESENT:

Don Walker, PC Rep to ZBA	Scott Reynolds, Chairman
Kim Urbanowski, BOT Rep to PC	Don Gross, Vice-Chairman
Joe St. Henry, Secretary	Jessica Gingell, Commissioner
Garrett Hoffman, Commissioner	

PLANNING COMMISSION MEMBERS ABSENT:

None.

CONSULTANTS PRESENT:

Eric Fazzini, (Township Planner) of Giffels Webster
Eric Pietsch, (Township Planner) of Giffels Webster
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:

Gary Quesada Tom Boutrous
Jason Vander Kodde Ashley Mack

PC-2021-37, Meijer ORI, Special Land Use request for a Large-Scale Retail Establishment and Site Plan, located at 1025 S. Lapeer Road (Sidwell #09-14-226-008) & unaddressed parcel 09-14-226-001.

Ms. Ashley Mack Real Estate Manager from Meijer, and was joined by Jason Vander Kodde with Fishbeck their Project Engineer.

Ms. Mack thanked the commission for their time and consideration. They were excited for the potential opportunity to launch a brand-new store format in Orion Township. They are family-owned and based in Grand Rapids, and they have 253 stores across six states and employ over 70,000 team members. In every community where they locate a store, they become an important community partner. They strive to support a wide variety of nonprofit organizations by donating more than 6% of their net profits each year to charity and sponsoring hundreds of community events. They have identified this location because of several positive demographic and economic factors. In addition to the overall site access, existing utilities, and their proposed use is consistent with the zoning and the Townships Master Plan.

Ms. Mack said their new store design will be approximately 90,000-sq. ft. which is considerably smaller than a typical Meijer Supercenter. To compare their location in Oxford it is only 185,000-sq. ft. while Auburn Hills is closer to 215,000-sq. ft. It also has a very different look and feel. The new prototype will focus on food offerings, such as produce, fresh bakery items, deli, along with a full assortment of beer, wine, and liquor. It is significantly smaller than their supercenter locations, this store will have a limited supply of general merchandise, so no electronics, clothing, those types of things.

Ms. Mack stated that their goal is to provide the community with the same convenience, value, and service their supercenters offer but in a smaller more exciting format. Customer shopping preferences are always changing, as such, Meijer is constantly working to meet their needs.

Ms. Mack said the new format will feature a single corner front entry with a contemporary building façade, with an attractive glass tower. The store will also have a full-service pharmacy with a drive-thru, and a dedicated digital pick-up space to accommodate the increase and demand for buying online pick-up. In addition, it will have the latest technology including Meijer shop and scan to expedite the in-store checkout

process, as well as, grocery delivery. This proposed redevelopment would represent a significant investment in the community and would also provide 100-150 new jobs. Meijer is excited to be partnering with the Township on this project and they look forward to the opportunity to be a future member of the community.


Chairman Reynolds said that they did receive a letter from Fred and Cheryl of 850 E. Clarkston Rd., they were in favor of the development.

Chairman Reynolds asked if there were any public comments? There were not.

Chairman Reynolds asked if there were any comments from the Commissioners? There were not.

Chairman Reynolds closed the public hearing at 7:29 p.m.

Respectfully submitted,



Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

May 5, 2021

Planning Commission Approval Date