The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, April 21, 2021, at 7:17pm 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
Kim Urbanowski, BOT Rep to PC
Joe St. Henry, Secretary
Garrett Hoffman, Commissioner

Scott Reynolds, Chairman
Don Gross, Vice-Chairman
Jessica Gingell, 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-2021-39, Lake Orion Schools Rezone Request, a request to rezone a portion (approx. 0.648 acres) of parcel 09-16-200-002, located at 1013, 1135, 1155, and 1255 Joslyn Road, from Suburban Farms (SF) to Limited Industrial (LI)

Mr. Gary Quesada from Royal Oak, MI and he was representing Ken Zmijewski who is the authorized representative of the school districts regarding this petition.

Mr. Quesada said back on February 18, 2021, the petitioner brought a Site Plan for 1761 Clarkston and there was a discussion of the site plan at the time but one of the things that were pending and had to be resolved was this petition which is a petition to rezone. He stated that the school district submitted an application authorized them to represent them, however, that application did not include some information, the reviewer made a staff report the other day, yesterday they submitted some additional information, he didn't know if they had time to look at it, he was happy to walk through it, if they haven't. He said the additional information was to address the concerns raised by the plan reviewer regarding the rezoning.

Mr. Quesada gave some background their engineer has addressed the issues to the extent that they can for the site plan as well. They can talk about that later if they wanted or in the next meeting but right now, he wanted to talk about the responses to the planner's review.

Mr. Quesada said the first thing was the plot plan that was submitted was not in conformance and they have submitted their engineering site plan with some adjustments, some editing, that he thought conforms with the intent of the application requirements. On their original they didn't have the applicant's name, they had the authorized representative's name, they have added that. The scale is on these plans, north direction, zoning classification, those things are on the plans, including the easement to the center of Clarkston Rd., and tax parcel i.d., all of those things are listed. Their site is really the issue, not the school district site. The school district is just finishing its building. The plot plan that they gave them was the plot plan for 1761 Clarkston with the strip the 40X694-ft. strip is what the actual measurement is and that is also on the plan. They have clarified all those things on the plot plan if there are any questions about that. Chairman Reynolds stated that they will get into some of those comments later on, and just wanted to
address the public comment portion at this point. They will dig into that deeper and will respond with their professional consultants later on under 7B.

Mr. Quesada said that the other aspect of this is the findings of fact that the commission has to make. They didn’t address those in their original application, this time they did. They think that this rezoning is in conformance with the Master Plan, provided as the current and future land use maps. This is a light industrial area, they are talking about a very small strip just to allow for this development which is planned to be public outdoor storage, not outdoor storage like boats, it is not conditioned space, it is for private units. That use is light industrial use, it is very low impact, some of the future land use around this is designated as medium density housing, should there be medium density housing, that would be one of the things that drive the need for public storage facilities in the first place, that is something that would be in conformance. They thought this was very much in conformance with the direction. The current development right now has been stable, the same business has been there for some time but if new housing is going to go in, this is a need and it is in the Light Industrial (LI) zone anyway. This will not be spot zoning and thought it was a very suitable purpose. He included a photo survey, if they haven’t been out to the site, one of the things about it is that there are high-voltage wires are going right over part of the site. He thought that the trend of this area was going to stay with light industrial. He added that perhaps there is some possible mixed use that could come in but generally speaking it is less attractive to put housing under high-voltage. He thought it was the right type of facility.

Mr. Quesada thought that another thing that was important is that the school district has already developed to the north end of their property, the area next to their development will be left natural. They are going to have a much-improved facility, right now it is an open-air facility, there is an old wood fence, they will put up some decorative fencing, landscaping on both sides, the buildings will not be a bright orange like some of these public storages, it will be a more subtly colored it will not be calling out attention. It will be an unintrusive appropriate use for this site, and it is just this 40-ft. strip.

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 7:24 p.m.

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

May 5, 2021
Planning Commission Approval Date