

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION PUBLIC HEARING MINUTES
PC-24-16, 1115 S. LAPEER RD. REZONE, THE REQUEST IS TO REZONE 1115 S. LAPEER RD. PARCEL
(#09-14-226-004) FROM OFFICE AND PROFESSIONAL (OP) TO GENERAL BUSINESS (GB)
WEDNESDAY, MAY 1, 2024**

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, May 1, 2024, 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	Don Gross, Vice Chairman
Joe St. Henry, Secretary	Don Walker, PC Rep to ZBA
Kim Urbanowski, BOT Rep to PC	Jack Lovat, Commissioner

PLANNING COMMISSION MEMBERS ABSENT:

James Cummins, Commissioner

CONSULTANTS PRESENT:

John Enos, (Township Planner) of Carlisle Wortman Associates, LLC
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:

Jim Butler
Nick Baldwin
Kenny Koza

PC-24-16, 1115 S. Lapeer Rd. Rezone, the request is to rezone 1115 S. Lapeer Rd. (parcel #09-14-226-004), from Office and Professional (OP) to General Business (GB).

Chairman Reynolds asked the petitioner to state their name and address for the record and give an overview of the request.

Mr. Jim Butler PEA Group 1849 Pond Run Auburn Hills, MI presented.

Mr. Butler stated that they there on behalf of the applicant, Orion Crossing LLC requesting the rezoning of the parcel at 1105 S. Lapeer Rd., from Office and Professional (OP) to General Business (GB).

Mr. Butler said that the subject parcel is located on the east side of Lapeer Rd. south of Clarkston Rd. It is a single parcel comprised of approximately 1.15 acres. It is the current Oxford Bank site. It is located south and west of the existing Meijer store, and it is to the north of the existing dental office.

Mr. Butler showed the Planning Commissioners the current zoning map, their parcel is surrounded by (GB). He also showed them the Future Land Use map which designates this parcel and the surrounding parcels for General Business. If they are successful with the rezoning the applicant intends to demolish the existing building and construct a single-story retail building that will comprise of retail uses potential restaurant uses, and a use for the Oxford Bank that will be their new home.

Chairman Reynolds asked if any citizens that wanted to speak regarding this case. There were none.

Chairman Reynolds asked the Planning Commissioners if they would like to speak to any discussion points during the public hearing portion of the case. There were none.

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

PC-24-16, 1115 S. Lapeer Rd. Rezone, Wednesday, May 2, 2024, Public Hearing

Respectfully submitted,

Debra Walton
PC/ZBA Clerk
Charter Township of Orion

May 15, 2024

Planning Commission Approval Date