The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, May 4, 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  
Don Gross, Vice Chairman  
Kim Urbanowski, BOT Rep to PC  
Derek Brackon, Commissioner  

Don Walker, PC Rep to ZBA  
Joe St. Henry, Secretary  
Jessica Gingell, Commissioner

**Planning Commission Members Absent:**

None

**Consultants Present:**

Rodney Arroyo, (Township Planner) of Giffels Webster (virtual)  
Mark Landis (Township Engineer) of Orchard, Hiltz, and McCliment, Inc.  
Tammy Girling, Township Planning & Zoning Director

**Others Present:**

Michael Henry  
Robert Bambach  
Terry Clissold  
Tracy Deuman  

David Gammon  
Susan Johnston  
Kim Hunter  
Marcie Ramsey

PC-2022-16, Lava Mountain Coffee Site Plan & Special Land use for a Drive-Thru, 100 Casemer Road, 1472 S. Lapeer Rd., 1480 S. Lapeer Rd., 1488 S. Lapeer Rd. parcel 09-14-100-074, and 1476 S. Lapeer Rd., 09-14-100-073.

Chairman Reynolds asked the applicant to state their name and number for the record and give them a general overview of what is being proposed.

Mr. Mitchell Harvey with Stonefield Engineering and Design 607 Shelby St. Detroit, MI presented.

Mr. Harvey stated that he was representing the applicant Lava Mountain Coffee Company.

Mr. Harvey said they were requesting special land use for the proposed addition of the drive-thru to the existing Lava Mountain Coffee Co. at 1472 S. Lapeer Rd.

Mr. Harvey stated essentially what they are trying to do is try to reconfigure the northern parking lot a little bit to facilitate a drive-thru lane for the coffee user. The site will remain the same there will be some curb improvements and some directional signs throughout the site. Going into the special land use requirements, the first one is compatibility with adjacent uses. The site is within that Lapeer Rd. commercial corridor there, they do have the Coney Island to the north, and Burger King up further that are drive-thru uses. There are also a few banks within the area that also have a drive-thru within the immediate vicinity.

Mr. Harvey noted the compatibility with the Master Plan. The site is Master Planned for a general commercial designation which a drive-thru restaurant would fall under. Adequate public service, because they are not proposing any sort of expansion or increase use of the building it is just adding a drive-thru building to an existing use. They don't believe that there will be any uptick and any demand for any of the existing utilities that service the building.

Mr. Harvey said the impact on traffic, they are adding the drive-thru to the site, but it is an existing coffee use, so they don't believe that there is going to be a significant increase in traffic. He knew once they get
to talking about the site plan there is a traffic impact statement that they are preparing but didn’t think it would be a large uptick in traffic.

Mr. Harvey noted that they have also designed this site in a manner for holding a significant amount of stacking spaces on site. Even though they don’t anticipate a ton of stacking, generally they have 11 within a lane but this site could hold 30 if need be before it gets to any right-of-way.

Mr. Harvey stated that enhancement to the surrounding environment. He showed the Commissioners some pictures showing the site and the significant landscape buffer which would be west of the site. He showed them a visual from South Lapeer Rd. looking west. They will be maintaining that existing buffer back there so any of the neighbor’s further west will not be able to see the drive-thru lane whatsoever. He showed them another view from Casemer Road. They will be adding a few landscape islands on the site so enhance the environmental aesthetic of the site.

Mr. Harvey said that isolation of existing land uses, they will not be isolating any existing uses they will just be utilizing this existing building and adding onto it without separating off any neighboring uses. For that reason, he believes that their proposal this evening meets the criteria for the Special Land Use and was happy to answer any questions.

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 7:10 p.m.

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

May 18, 2022
Planning Commission Approval Date