The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, May 17, 2023, 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  

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

PLANNING COMMISSION MEMBERS ABSENT:
James Cummins, Commissioner

CONSULTANTS PRESENT:
John Enos, (Township Planner) of Carlisle Wortman Associates, Inc.  
Mark Landis (Township Engineer) of Orchard, Hiltz, and McCliment, Inc.  
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:
Kyle Wrentmore  
Patrick Mahoney

PC-23-15, Lapeer Road Burger King, Special Land Use Request for a Drive-Through, located at 1155 South Lapeer Road parcel #09-14-226-011.

Chairman Reynolds asked the applicant to state their name and address for the record and give a brief overview of the project.

Mr. Ronn Nadis an attorney with Couzens, Lansky located at 39395 W. 12 Mile, Suite 200, Farmington Hills, presented.

Mr. Nadis stated that he represents Carrols, LLC which is the owner and operator of the property located at 1155 S. Lapeer Road which is the Burger King location. He showed the Planning Commissioners an aerial of the property.

Mr. Nadis said that when he was here last, they got approval for rezoning to (GB) which does allow a restaurant with a drive-through but does require a Special Land Use permit. So, they were there asking for that Special Land Use permit. Under the ordinance there are a series of standards for the Planning Commission in reviewing Special Land Use applications. The Planner has reviewed those and gone through each item, and they endorsed the review that the Planner has made and would incorporate the factual basis that is recited.

Mr. Nadis stated that this is a redevelopment of an existing Burger King site. It is already operating as a Burger King site with a drive-through. That sort of helps shortcut a lot of the kinds of issues that would come up in this context. They already know how it operates, and how it has interacted with the neighboring properties, for well over 30 years. It is consistent with the Master Plan in that the Master Plan contemplates not only this kind of use but in general commercial use in this part of Lapeer Road.

Mr. Nadis said that the hours of operation and how it interacts with its neighbors really aren’t changing and thinks it has worked ok for all these years. Now with a new face to it, pavement, new landscaping, and so forth, they think it will be better. It is already serviced by public utilities and other public services, and it won’t really have any impact on traffic in that it will have the same impact it has today.
Mr. Nadis stated that in terms of vehicular and pedestrian traffic on the site, their site plan addresses the kind of issues that they would need to consider and does take into account those issues but again they have seen it in operation and so not a lot of these changes will make a big difference in how the site works, other than improving some of those issues.

Mr. Nadis stated that finally the issue of isolating the land, the land use is not relevant here in that it is going to be the same use that it has been over all these years, and it is surrounded by commercial, other than the back side which is multi-family but is vacant right now. For all those reasons, they would ask the Planning Commission to approve the Special Land Use for the drive-through for this restaurant.

Chairman Reynolds said at this point they are just doing the public hearing so they will continue forth with the consideration for Special Land Use and Site Plan approval later on their agenda. He thanked Mr. Nadis for his overview and asked if there was anyone from the public that would like to make a public comment. There was none.

Chairman Reynolds asked the Planning Commissioners if they had any thoughts they would like to add during the public hearing. They did not.

Chairman Reynolds closed the public hearing at 7:10 p.m.

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

June 8, 2023
Planning Commission Approval Date