

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION

***** MINUTES *****

REGULAR MEETING, WEDNESDAY, MAY 18, 2022

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, May 18, 2022, at 7:00 p.m. at the Orion Township Municipality Complex Board Room, 2323 Joslyn Road, Lake Orion, Michigan 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
Derek Brackon, Commissioner

PLANNING COMMISSION MEMBERS ABSENT:

Jessica Gingell, Commissioner

1. OPEN MEETING

Chairman Reynolds opened the meeting at 7:00 p.m.

2. ROLL CALL

As noted

CONSULTANTS PRESENT:

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

OTHERS PRESENT:

Brad Klein

3. MINUTES

- A. 5-4-22, Planning Commission Regular Meeting Minutes
- B. 5-4-22, Planning Commission Public Hearing Minutes for PC-2022-16, Lava Mountain Coffee SLU.

Moved by Vice-Chairman Gross, seconded by Trustee Urbanowski to **approve** both sets of minutes as presented. **Motion carried**

4. AGENDA REVIEW AND APPROVAL

Moved by Vice-Chairman Gross, seconded by Secretary St. Henry, to **approve** the agenda as presented. **Motion carried**

5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY

Mr. Michael Flood 3920 Rohr Rd. He thanked the Planning Commission for doing a great job on the Master Plan. He knew they worked on it for over a year.

Mr. Flood added that on Monday night Board of Trustees meeting passed the redraft of the By-Laws and the ZBA By-Laws, so those have been approved at the Board level. The ZBA hasn't been done in 20-years. Lastly serving on the Zoning Board of Appeals with Commissioner Walker, and Secretary St. Henry served on the ad hoc committee on the 6-ft. privacy fences. He knew that went to them whether they want to take the time to do it. The problem is they are starting to legislate, and their job is not to legislate because this problem keeps reoccurring. He didn't want to see their Township turn into Fort Apache. That is kind of what happened over on Keatington over on Waldon Rd. and it is not very attractive. He asked if they had the time and the will, he would appreciate them looking at it to help them out.

6. CONSENT AGENDA

None.

7. NEW BUSINESS

A. PC-2022-20, Use Not Otherwise Included Within a District Determination, use of manufacturing/assembly square footage greater than 4,000,000.

Planning & Zoning Director Girling stated that there is a section of the ordinance specifically 27.02(e) that gives the right to the Planning Commission to determine a use of what a zoning district it goes in if it is not provided for in the ordinance. They have started initial conversations with General Motors, and they pointed out to them that (IC) which is the district that they are in, if they look at their use chart, it lists manufacturing/assembly and there are two categories there is one talking about being a plant, and another being a number of buildings. It has 2 million up to 4 million square feet. So, their ordinance is missing a manufacturing or assembly plant greater than 4 million square feet. The Township is asking them to determine if they are missing that use, where would a manufacturing assembly plant greater than 4 million square feet, what zoning district would it go into, and once they determine whether it is a use by right or a special land use. She added that they are asking that their determination be (IC) and that is the most intense use district that they have. If that use already allows 2 million to 4 million it would make sense that anything in excess of that would be in their most intense district of (IC).

Chairman Reynolds said his initial thoughts on this would be that he supports it being in the (IC) district. They have very/extremely limited zoning of (IC) and it seemed to be the best fit.

Trustee Urbanowski stated that she agreed with it being in the (IC) district.

Commissioner Brackon asked if they are starting a new designation for 4 million-plus? The Planning & Zoning Director replied that they have a use that is being acquired which is more than 4 million, what zoning district of all of our zoning districts does it go into is what she was asking.

Chairman Reynolds said they currently have (IC) as a zoning district that allows 2-4 million. The question is they need to find a place for greater than 4 million does it continue to stay in (IC). If it isn't (IC) where else does it go and is it use by right or special land use?

Commissioner Brackon asked if they are starting a new category? Or is this just a one-time special exemption? The Planning & Zoning Director replied that it would be that the zoning ordinance would contain this language going forward. They have one property in the entire Township that is (IC), and that is GM. There are no other properties zoned (IC).

Moved by Vice-Chairman Gross, seconded by Commissioner Walker, that for PC-2022-20, requesting a determination that a requested use of a manufacturing or assembly plant greater than four million square feet is similar in nature to the uses listed in Ordinance #78, Article XIX, Section 19.01 (IC). The use is clearly similar in nature and is compatible with the listed and existing uses in the (IC) district. The use does have specific characteristics that are similar to the uses expressly permitted in the district such as daily traffic count, types of merchandise or service provide, types of goods produced, and expected hours of operation. The use is similar to the existing uses in (IC) and the use of a manufacturing or assembly plant greater than four million square feet is (IC) as a use by right.

Discussion on the motion:

Chairman Reynolds stated that he would move that since it is such a great amount of square footage that they would want to see it as a special land use versus a use by right within that designation.

The Planning & Zoning Director Girling stated that all uses in (IC) currently are special land uses, every single use.

Secretary St. Henry asked if that is for the GM facility 30-40 years ago? Planning & Zoning Director Girling replied that she can't tell them what the ordinance said 30-40 years ago, she could research if they want her to but the zoning ordinance right now all uses in the (IC) district are special land uses. There is none that is a use by right.

Chairman Reynolds stated that the motion on the table right now is requesting a determination of the requested use that a plant of greater than 4 million sq. ft. is similar to ordinance #78 section 19.01 for (IC) uses. It is similar in nature and compatible with the other existing uses in the district and is compatible, it doesn't have any special characteristics that expressively are permitted within the district such as daily traffic counts, types of merchandise or services provided, types of goods produced, and expected hours of operation and the type of use would be allowed by special land use.

The Planning & Zoning Director said that she did have one more request. If they are looking at the documents that were provided under (IC) there are two buckets as she had mentioned that it says manufacturing assembly plant and the other is a series of interconnected manufacturing or assembly plants. Although they are asking, where would something larger than 4 million square feet go, she would ask is that appropriate in both of those buckets.

Chairman Reynolds said to him it seemed appropriate in both buckets.

Vice-Chairman Gross amended the motion, Commissioner Walker re-supported, to eliminate the use by right to read as special land use, and that it falls under both categories of combined and separate facilities.

Roll call vote was as follows Urbanowski, yes; Brackon, yes; St. Henry, yes; Walker, yes; Gross, yes; Reynolds, yes. **Motion carried 6-0 (Gingell absent)**

8. UNFINISHED BUSINESS

A. PC-2022-08, Peninsula Development LLC., Site Plan, located on the north side of Silverbell Rd. just west of M-24 (09-26-300-014).

Chairman Reynolds asked that he be recused from this agenda item as he is an employee of Auger Klein Aller Architects, and the firm prepared this presentation application tonight.

Moved by Trustee Urbanowski, seconded by Commissioner Walker, that they recuse Chairman Reynolds from this case.

Motion carried

Acting Chairman Gross said this is under their unfinished business since this item was postponed by the Planning Commission at their March 2, 2022, Planning Commission meeting.

The reason for the postponement was to obtain an opinion from their legal consultant The Kelly Firm regarding whether a drive-thru was a permissible use within the zoning ordinance versus a curb service being provided as an alternative.

Acting Chairman Gross asked if the applicant would like to make a presentation?

Mr. Brad Klein with Auger Klein Aller Architects stated that he was there with Brian Milosch with Peninsula Development, the applicant, as well as Jim Sharp from Sharp Engineering the civil engineer for the project.

Mr. Klein stated that they were there back in March and will tailor his presentation to what they have revised or amended since that meeting based on the comments from the original Township Consultant reviews, as well as the discussion they had in March.

Mr. Klein said they are on Silverbell just SW of the Milosch Palace Dealership, and just south of the Peninsula Development Cultivation facility.

Mr. Klein added that looking at the plan, what they have revised since last time based on the comments received on the two ingress and egress drives, the two curb cuts remain, however they did narrow those down to a single lane width drive to alleviate some of those concerns expressed from the Board here. The other was in relation to the curbside pick-up where they had previously had queuing lanes that were wrapping around the back of the building, they have now dedicated six parking spots to the north side of the rear of the building for curbside pickup as opposed to queuing lanes. They also addressed a number of items in the comments related to sidewalk width, handicap parking, etc. Those were the major items that they were talking about back then. He believed that the curbside pickup issue has been resolved within the Township in terms of it being an allowed rule by the state for the licensing and regulation of the CRA.

Mr. Klein showed them the clear access around the building by the Fire Department. They also added additional information about drainage and grading as well. All of that information has been provided. In the floor plan, they added parking blocks to the curbed areas. He thought they could discuss that a little bit, he was going to go through what he believed were the current comments by both the Township Planning and Engineer.

Mr. Klein stated in relation to the curbside pickup they amended the back canopy of the building and reduced that now that it is no longer that queued drive lane, they peeled that back so that it is still providing the delivery personnel with some protection from the weather as they deliver to curbside.

Mr. Klein said that the photometric plan was revised to reflect all of these plan changes. It is essentially the same. They also indicated the security fixtures or those that will be on for security purposes at night whereas the four poles in the front of the parking lot or nearest to Silverbell can be dimmable lights, they kind of dial down after 11 p.m. He showed them a couple of views of the street.

Mr. Klein stated that they did provide a traffic study as requested. He knew that at this time it is still under review by the Township Engineer, however per the conclusion of recommendations of the traffic engineering consultant that was retained by the applicant. Essentially their conclusion was based on the information listed in the report on generated trips and everything else that goes into the study. Traffic engineer determined that the proposed Peninsula Dispensary located on Silverbell Rd. should have a very limited impact on the existing traffic operations. Again, they understand it is still under review by Township Engineer.

Mr. Klein said that in the Township Planners review there were a few clarifications or a couple of minor things to be corrected on the plans. In the first one they indicated that they have a typo in their calculations that they were calling 56 parking spaces when there are 64, they will get that corrected. The wheel stops they will look for some direction from the Planning Commission on location if what they have shown is adequate or required. Typically, when they layout sites and design they provide one or the other in terms of a curb stop or a curb. This pavement throughout the development is curbed so he didn't know if that would be looked at as redundant or necessary, but they certainly would appreciate some input on that, and then they will show whatever is requested. Regarding the lights, the four pole fixtures that are near Silverbell will be dimmable to dial down the light intensity after 11 p.m. He thought that most of the bolded items that again if they could get a motion tonight relate to things that were discussed and they gained their correction related to the exterior materials being used, the planter boxes on the east side of the building, the number of parking spaces within the front yard, and the lighting plan. The pickup operation has dedicated spots, six to the rear of the building for that function.

Mr. Klein stated that in the Township Engineer review he thought a number of these in terms of under their conclusion section can be addressed in the engineering plans. They can certainly provide an ADA ramp at the 5-ft. stripes base in front of the entry door, as well as either side of the crossing at the main drive aisle. Again, they provided the traffic study and didn't believe there was an issue with the request regarding the sanitary sewer.

Mr. Klein said in the memo that he submitted in response to the original letters item 11 on page 5 summarizes their opinion on the traffic impact. They included some information from the SE Michigan Council of Governments traffic volume map which they can find online. Their average daily trips for Silverbell Rd. in this location is 14,300. According to the Highway Capacity Manual 6th addition indicates a four-lane road with left-turn lanes such as Silverbell has a capacity that likely exceeds 36,800 vehicles per day. With what the traffic study has displayed, well below any impact that would cause any change to the traffic pattern. They can wait for the Township Engineer's response to that.

Planner Wojciechowski read through his review date stamped May 10, 2022.

Engineer Landis read through his review date stamped May 11, 2022.

Acting Chairman Gross stated that they did have the report from the attorney's office that indicates that a revised plan showing that this includes a pickup operation as opposed to a drive-thru would be an appropriate approval of a site plan for this development. The report gave some definitions of drive-thru versus curbside service.

Trustee Urbanowski said regarding the waivers, she did believe that they talked about the boxes at the last meeting. She recalled that it looked better than the bollards, she was ok with that, she was ok with the planter boxes, and thought that someone mentioned that as long as the landscaping is kept up. She added talking about the parking it makes sense to have the parking in front of the building. The front of the building faces Silverbell she was ok with that because they do have those parking spaces in the back for their pickup, so it made sense for them to have the parking more in the front than in the back. They did talk about the materials earlier because they wanted to get some of that out of the way before they left here to make sure that they weren't giving them another thing to think about. She wanted to mention that they did have approval from their Fire Marshall, and Public Services said that they had the capacity.

Trustee Urbanowski asked if they will be extending that sanitary sewer? Mr. Jim Sharp with Sharp Engineering replied that the first time they came through here, there was an emergency

repair that was recently done at M24 and Silverbell on the west side of the road. They were proposing a grinder pump which was similar to what they had done to the development to the west. Since that time with the emergency repair and the potential future development on the northwest corner of Silverbell and M24, they thought it was in the best interest not to maintain a pump for the perpetuity of the development and to extend that sanitary sewer from that intersection to their property. Engineer Landis had made a comment that they are going to extend that sanitary sewer across their property, he thought they could give the easement across the property which is what it says in the letter but they were not intending to extend the sanitary sewer line all the way across the property because the next property is already connected via a grinder pump and then they have the large landfill next to that. It didn't make sense to extend the sanitary line all the way across their property.

Engineer Landis stated that they are extending the main all the way from M24 into their site, so it is not like it is right at their easterly property line. There could be some consideration given to the cost that they are incurring to bring it that far and the future extension on another development if they wanted. They typically ask that utilities be extended to the property line but again they could give some consideration to the expense that they are incurring to bring it that far into mid-site.

Mr. Sharp stated that there is a sanitary sewer on the south side of the street so anything that developed over there would connect to the existing sanitary sewer. An extension to their westerly property line again, they are also the property to the west which is already connected to that sewer via grinder pump, so it didn't make sense to extend it all the way down, he didn't see anyone connecting to it in the future.

Secretary St. Henry stated that looking at this plan versus what they reviewed a couple of months ago seemed to address any concerns that he had especially in regard to the in and out off of Silverbell and the curb cuts. The circulation seems to be better; the stacking issues have been addressed; the pick-up issue has been addressed.

Acting Chairman Gross asked if there were any comments from the public. There were none.

Acting Chairman Gross said that they have two items before them relative to this request. They have the waivers for the planter's bed setback and for the front yard setback. They also have the consideration for the site plan as submitted this evening.

Acting Chairman Gross asked if there was a motion? He added that they could proceed first with the requirements regarding the Lapeer Overlay Design Standards in Ordinance #78, Section 35.04(A).

Moved by Trustee Urbanowski, seconded by Commissioner Brackon, that the Planning Commission grants the Lapeer Overlay Site Design Standard waiver for the 10-ft. planting bed setback and 50% threshold for front yard parking, for PC-2022-08, Peninsula Development Site Plan located on a vacant parcel located east of 210 W. Silverbell Rd. (Sidwell #09-26-300-014) for plans date stamped received 04/27/2022 based on consideration for the following and the following findings of facts: the planter boxes are aesthetically pleasing and will do their job just as well as the bollards would do, the 50% threshold for front yard parking is necessary due to the parking in the back of the building that is required for their pick up so it makes more sense to put it in the front of the building for traffic flow.

Roll call vote was as follows: Walker, yes; Gross, yes; Urbanowski, yes; Brackon, yes; St. Henry

Motion carried 5-0 (Gingell Absent, Reynolds recused)

Acting Chairman Reynolds said the next item they have is the site plan as submitted dated 4/27/2022 with revisions that were suggested by the applicant, and he felt they addressed all of the planner's questions in their report of May 10th. Then there are some issues relative to the engineer's report of May 11, 2022, primarily regarding the sanitary sewer extension to the west property line. He asked if there was a motion on the site plan.

Moved by Commissioner Walker, seconded by Trustee Urbanowski, that the Planning Commission grants site plan approval for PC-2022-08, Peninsula Development Site Plan located on a vacant parcel located east of 210 W. Silverbell Rd., (Sidwell #09-26-300-014) for plans date stamped received 04/27/2022 based on the following findings of facts: that the applicant has indicated that most of the issues that were here before them when the applicant had appeared before them last time have been resolved; the only ones remaining are the ones that the unresolved issues related to the Township Planners review letter, the Townships Engineers review letter, and the Fire Marshals review letter. The applicant has indicated his willingness to cooperate with the Engineer and the Planner to resolve these last remaining issues and therefore would move that the site plan be approved.

Discussion on the motion:

Acting Chairman Gross asked for clarification on the issue relative to the extension of the sanitary sewer to the west property line. He asked if it was sufficient to accept the extension of the sanitary sewer from Lapeer Rd. to the east property line and end it there? He asked if that was correct, midway?

Commissioner Walker amended the motion, and Trustee Urbanowski re-supported that it was sufficient to accept the extension of the sanitary sewer line from Lapeer Rd. to the east property line and end it midway.

Roll call vote was as follows St. Henry, yes; Walker, yes; Urbanowski, yes; Brackon, yes; Gross, yes. **Motion carried 5-0 (Gingell absent, Reynolds recused)**

B. PC-2021-07, 5-Year Master Plan Update

Chairman Reynolds asked Planner Arroyo to give an overview of why they are discussing the strategy tables and just a general outline of what their expected outcome is.

Planner Arroyo stated that as many of them may be aware the Township is seeking certification from the Michigan Economic Development Corporation (MEDC) under their Redevelopment Ready Communities Program. The current draft plan was submitted by the Township to (MEDC) for an informal review. They were very favorable about the contents and the plan but there was one item that they suggested. As they will recall the action strategies included all of their action strategies, but it did not assign responsible parties, and it did not assign a timeframe priority, as well as some of the information that they have and if they look at the table it is included in their packet. The (MEDC) has indicated that in order to get all the points that they need, so their plan checks all the boxes that they really need to fill out at least the responsible party and the priorities prior to adoption. He didn't think that they were required to go through and identify the funding sources, that is something that would come later.

Planner Arroyo said if they look at the first page just to refresh their memory the timeframes are intended to be guides. A short timeframe is intended to be three years or less to accomplish a medium to long-term timeframe would be more than three years. So, in terms of priority, it is

that simple it is either short-term or it is a medium till long term based on the three-year. In terms of assigning a lead body typically, it would be the administration, Planning Commission, or the Township Board, it could be some other body but typically those are the key entities that are responsible for these strategies.

Planner Arroyo said they could go through these and thought a lot of them were straightforward. There may be a couple they will need to discuss but thought a lot of the were straightforward in terms of how they might work.

Chairman Reynolds asked from a sense of discussion of timeframe, is there a right or wrong answer here or should there be some of these goals that they look at as a picture to prioritize or individual line items? Do they think that some of these are tackled better by a goal as a whole versus single line items? Planner Arroyo replied that he thought the timeframes were aspirational, so it is not the end of the world if they don't make it. Obviously, sometimes they need budgeting, sometimes they need all other factors they don't control in order for them to happen. He thought that they could think of these as being very general. He would go through each one and figure out what seems reasonable. If they don't end up doing it in three years, they are not going to get penalized. They are going to make their best effort and if certain factors happen then it might be four or five years, it is aspirational.

Chairman Reynolds asked Planner Arroyo to walk them through Action Strategy items.

Planning & Zoning Director Girling stated that their goal would be for this to be completed prior to the public hearing. Although they are done at a relatively early time, they want to put some time into it. If no one looked at this ahead of time they would like to make progress but keep in mind she could put it on the agenda next time also. She didn't want them to rush thinking they have to fill all of the information in tonight. If it is possible then wonderful, if they need to reflect and look at it then maybe there is something that they say pass for right now. She asked all of them that were given a copy, in addition to their electronic, to hold on to it as they are working through this if it is not done in one evening.

Commissioner Brackon asked why don't they just try to be optimistic and put less than three years for all of them? Planning & Zoning Director Girling replied that looking at their agendas looking at the time they all get done are they setting themselves up for failure and how can they think they are going to do it all at once. If that is what their desire is, then that is what they will do.

Planner Arroyo thought they wanted to try to be realistic, if they do it early too that is not a problem either. They are all fairly experienced with what is accomplishable, he thought, in the Township and had a good sense or gut feeling of what could really be done in three years. He thought it was good to try to assign a realistic timeframe and maybe more of them are short-term than long-term and that is fine.

Chairman Reynolds said let's go through some line items. He believed in a general sense to help to guide the conversation. Some of his thoughts were that a lot of the zoning items are something that they are going to tackle with the administration. He thought it was the advocacy items the capital improvement and the other items that they maybe need to consider who that fall within, maybe to kind of kickoff and supporting partners. He asked Planner Arroyo if that is going to be future entities or future defined entities like MEDC or just at this goal they are trying to say who as part of their current team is those other supporting partners. Planner Arroyo replied that if it is clear that there is an outside agency or entity that would make sense to list, they can list them, if they don't know they don't have to list them.

Chairman Reynolds said under Goal 1 – “High-Quality and Diverse Housing”: Zoning Action Items (1a): Developing standards for “missing middle” housing.

Chairman Reynolds said that is something that they do with their Planning & Zoning staff along with the Planning Commission and to him, that was a short-term goal. He thought that was something as they adopt future zoning ordinances it is something that they work with the Township Board. That was his first line item as an example. He asked if that would be accurate? Planner Arroyo replied that he thought that would be perfect. The lead body would be admin/PC and then they would put in a timeframe short, and the supporting partner they would list Township Board, so TB would be the abbreviation for that, as you just described that he thought that is how they would show that there.

Chairman Reynolds said to maybe simplify or jump ahead here with goal one, he wants to talk through maybe long-term, short-term strategies with these. They can make a blanket statement, but they can also go line item. He thought all of these zoning action items were admin/PC and they were going to partner with the Township Board on them. He added that if anyone disagreed speak up. Just talking through short-term and long-term goals.

Chairman Reynolds said the next one (1b): Enable residents to age in place by creating zoning standards that encourage the development of active adult housing in a variety of styles, including detached and attached single-family homes, and multi-use developments. He thought that was also short-term to him.

Trustee Urbanowski said she agreed. This is something that they are actively talking about anyway, and she had two people ask about this in particular at the Master Plan Open House.

Chairman Reynolds stated (1c): Assess and amend ordinances as needed to ensure open space required within develops offer adequate public amenities. He asked if it should be short-term or long-term? Commissioner Brackon replied short.

Chairman Reynolds said (1d): review and, if necessary, update standards for buffering of non-residential uses from residential uses. He thought that should also be short. He asked if there were any disagreements? There were not.

Chairman Reynolds noted (1e): apply standards for street and subdivision design that require connectors between neighborhoods that improve residential access promote public safety access and minimize traffic congestion. He thought that was also a short-term goal. Vice-Chairman Gross said it was ongoing yeah.

Chairman Reynolds stated the next was Advocacy Action Items: Those are kind of bigger picture. (1f) Promote residential retrofits for accessibility in order to help seniors remain in their homes. To him, it was not necessarily an ordinance requirement. He thought it was more like their administration between Zoning or maybe Building Department that they are going to rely on. He thought that they could assist. What he wrote down was administration with supporting partner roles as PC.

Chairman Reynolds asked if they say it is a long-term goal it doesn't mean that it isn't a goal right now it just is a further priority list? Planner Arroyo replied it is true, however, he would say that this one they have already access to some funding that comes from the federal and county level to assist seniors with that type of thing. That could be short, as well as long. They could be doing it now so they could call it short if they wanted to because there is funding that can be made available. Chairman Reynolds said he would be in support of that and then he would feel the same about (1g) Pursue strategies to make Orion Township an age-in-place friendly

community. He felt that those were similar in approach. To him, he said all because he thought that was something that the Township Board, PC, or administration can do. He didn't think that was one entity therefore he didn't have a partner established there.

Trustee Urbanowski said that they are already in support of Oakland County's home improvement program anyway. She couldn't remember what fund it was. Planner Arroyo replied there are the Block Grant Funds and others. Trustee Urbanowski thought that they were already kind of doing it.

Chairman Reynolds stated that Capital Improvement Items (1h): Continue public investment in new and existing pathways, sidewalks, parks, roads, and street trees to improve the quality of life in existing neighborhoods and along thoroughfares. He thought that did occur here but to him, he wrote Township Board since that is who typically initiates capital improvements. He felt themselves and the administration is a partner in that and thought it would be a short-term goal.

Chairman Reynolds moved on to Other Action Items – Facilitate rehabilitation or removal of blighted residential structures. He thought that was the Township Board, administration, and PC as the code hearings officer they do that currently and have had active cases. He felt that the tools were in place, and it was a good short-term strategy especially since it is already happening now, he supported keeping that moving.

Chairman Reynolds said under goal 2 "Natural and Historic Resources" he felt the same as the previous comment for goal 1 for zoning action items he felt that all of them were admin/PC with a partner of the Township Board, so just discussing timeframe. (2a) Adopt a Corridor Open Space Preservation Overlay District or similar zoning mechanism that the Township can use to protect important corridor vegetation and rural areas. He said that was a short-term goal especially since it has been a big topic within their Master Plan.

Chairman Reynolds stated (2b) Assess the Zoning Ordinance and amend it as needed to promote green development that is consistent with leadership and lead standards for those equivalents. He was indifferent about this one, he thought it wouldn't hurt to have that as a short-term goal. They are talking about natural features in a sense of the garbage dump, but it could also be one they push out as a long-term goal. Vice-Chairman Gross said medium. Chairman Reynolds asked if they wanted to introduce three categories or is it just two, short and long-term? Planner Arroyo said whatever they think is right, right now that is the way it is written but they could add a medium if they wanted to. They could make medium 4-5 years and then long greater than 5 years. Chairman Reynolds said he thought it was prevalent, it is important he thought of that as a long-term strategy. He thought they needed to start designating what they see as a higher priority and further priority. Even if they fall closer to the 1-year or 3-year mark they are priority one versus six or seven. He asked for thoughts on supporting it on being long. Urbanowski agreed.

Chairman Reynolds added that (2c) Amend the Zoning Ordinance to allow alternative energy systems. He said long for that one. Trustee Urbanowski said it goes with the discussion with the landfill.

Chairman Reynolds said (2d) Explore the addition of a historic overlay zone to recognize and preserve the recognized historic assets within the Township. He also thought that was long because he thought that some of the other goals are higher priority.

Chairman Reynolds stated (2e) Review and amend the Zoning Ordinance as needed to update lighting standards to lower energy demand and light pollution. He thought this was a short-term strategy because he did think there are some immediate things that they could change in their ordinance. Like a dark sky ordinance and thought the more of the renewable energy or energy

demand side is a long-term part. He defined it as a short for the sake of discussion and simplifying the chart. Trustee Urbanowski thought it was doable in the short term. Chairman Reynolds thought that there were some minor improvements that they could make.

Chairman Reynolds noted (2f) Update the Zoning Ordinance standards to ensure they align with the county's best practice standards for stormwater management and low impact design. He thought that was a short-term strategy and was something that they are considering on a regular basis. Engineer Landis said they just updated the ordinance and the Engineering Standards to adopt the County stormwater standards that were already in place. That happened back in the fall and any site plans that are coming in new as of, he thought, November 1st, they were requiring them to adhere to those new standards. Chairman Reynolds stated with that said that he thought it was appropriate to say short-term goal since it is already in motion.

Chairman Reynolds stated (2g) Require electronic vehicle charging station conduits in both public and private parking lots so that charging stations can be added as demand increases without the need to tear up surface lots. He said he struggled with this one a little bit, he knew they had a major investment by GM, but he hasn't heard tons and he could be persuaded one way or the other about the requirement of it. He wasn't sure, maybe he was behind the times here by saying it is long-term and it needs to be short in the 1–3-year range. Planner Arroyo said to keep in mind that the requirement could just be for a percentage of a parking lot. Planning & Zoning Director Girling said plus if they are just putting the conduit in if it never takes off it is not harming anything. Chairman Reynolds said a valid point he thought that there were some short-term ideas there.

Chairman Reynolds said (2h) Amend landscaping provisions to encourage more natural stormwater management practices, increase tree canopy and reduce overall impervious surface on developed sites. He said that was a short-term goal.

Chairman Reynolds stated, "Advocacy Action Items" (2i) Educate the development community about the benefits of LEED certifications for both residential and no-residential buildings. He put that on their administration and thought it was a short-term goal. It exists now it is just a matter of considering renewable energy sources. He thought just a good framework for an environmentally conscious building. He thought that doesn't hurt and it is a small tidbit to at least they look favorable on it. Trustee Urbanowski asked regarding educating the development community, is there not already continuing education? Would it be more like, this a value we hold, and they are educating them on it? Chairman Reynolds replied as an architect LEED typically gets pushed by the community in which the development is in, or the client itself. It doesn't just come out of thin air. He typically doesn't just say he wants to do LEED sadly enough even though it is good in concept. He thought if they were to promote it or say, are you considering any sustainable practices, it is a bigger book they are talking about disposal of materials utilizing sustainable materials, utilizing like this building that has economizer cycles and there is an on and off, low or eco button. Those kinds of things it isn't just to one category of this, hey you wear a gold crown, and you are perfect, there are other levels that could be implemented and be promoted. Trustee Urbanowski agreed it should be short-term because it goes along with (2b) because they already are saying that is short-term.

Chairman Reynolds read (2j) Continue to promote and publicize the Township's participation in the Tree City USA program. He added that since that is already occurring, he said it was a short-term goal. He thought that was their administration and thought the Township Board and the PC partners with that.

Chairman Reynolds stated, “Capital Improvement Action Items” (2k) Identify and budget for grant and funding opportunities to acquire and enhance parcels adjacent to the environmentally sensitive areas. He thought that was their administration, The Township Board, and he thought that was a short-term goal. It is something that they sort of do now by capturing public dollars with pathways and things and thought it didn’t hurt to continue to push that. Trustee Urbanowski asked is it like pocket parks and things like that? Chairman Reynolds replied yeah, he thought it was talking a little bigger picture in the sense of can they have a sustainable retention garden instead of a retention pond. Something that is good for the environment that doesn’t hurt and especially if grant dollars can cover the gap in that. Trustee Urbanowski said it was a priority already because they just got that grant to do that garden. Planning & Zoning Director Girling asked isn’t it talking about coming up with funding opportunities for the Township to acquire and enhance parcels adjacent to environmentally sensitive areas. So, it would be looking for the Township to come up with grant money to buy land that is adjacent. Chairman Reynold apologized because he misread that. He said he would then support that as a long-term strategy since it is not something that isn’t on the docket right now.

Chairman Reynolds said, “Other Action Items” (2l) Explore the creation of a “Friends of Orion Parks” volunteer group to assist with the identification and removal of invasive species and identification and protection strategies for wildlife habitats. He thought it was a short-term goal and it was administration, The Township Board, PC assists with that when developments come in, they ask for development agreements to have it in there. They are advocating for the committee, so he thought that some of those were already in place.

Chairman Reynolds stated (2m) Partner with Orion Schools and local environmental professionals to understand important environmental issues in the Township and region to make recommendations for educating parks and recreation users. To him, that was a Township Board item, PC assists along with the staff. He was open to discussion on the long-term, and short-term goals with that. He thought it was less of a priority from their perspective, he thought it was nice, but in the long list of shorts that they have, he was debating adding another short.

Chairman Reynolds said that leads them to Goal 3 – Economic Development. Similar to prior Zoning Action Items he thought were PC administration with their supporting partner of The Township Board. (3a) Amend the Zoning Ordinance to add mixed-use designations that align with the goals of the Hamlet, Village Center, and mixed-use designations. They thought it was a short-term goal.

Chairman Reynolds stated (3b) Update industrial zoning to accommodate a modern mix of tech, research, and light industrial uses. They thought it was a short-term goal.

Chairman Reynolds said (3c) Review and amend the Zoning Ordinance as needed to ensure the development review process is as efficient and effective as possible. They thought it was a short-term goal.

Chairman Reynolds added (3d) Develop flexibility in parking standards and other site standards for redevelopment sites to enable new uses on physically constricted sites. Lower barriers to positive redevelopment. They thought it was a short-term goal.

Chairman Reynolds noted (3e) Use frontage landscaping standards to improve the appearance of commercial and industrial areas. They thought it was a short-term goal.

Chairman Reynolds said (3f) Consider permitting additional height and or density in the RM-2 district. Review and consider appropriate buffering of taller structures. He thought that was a

short-term goal. To him, that is an area of their PUDs and RM that they need to dig into, whether they agree with it or not.

Chairman Reynolds stated (3g) Implement corridor-specific landscaping and streetscape design concepts. In a way, they are kind of doing this by preserving corridors so it kind of tied together for him and he said it was short.

Chairman Reynolds said, "Advocacy Action Items" (3h) Explore public/private partnership opportunities for corridor improvements. He thought that was a Township Board item and to him, that was a long-term goal, with admin and PC assist.

Chairman Reynolds added (3i) Develop a guidebook showing placemaking ideas for private development sites. He felt that was on their staff and is great in theory but is a long-term goal. He felt that PC and Township Board can assist with that.

Chairman Reynolds said (3j) Develop an annual survey to better understand the needs of the business community and ways in which the Township can provide support. To him, that was a Township Board and their administration assisted by PC. Although he thinks it is great information for him, it was a long-term goal since they have a sea of short-term goals. Trustee Urbanowski asked if they could put the Chamber of Commerce in there for supporting partners? Chairman Reynolds replied they could if they want to specifically call out someone yes. Under (3j) they are saying chamber. Vice-Chairman Gross said it says to develop an annual survey, and asked shouldn't that be short-term? Chairman Reynolds replied that he didn't want to make a blanket statement of let's do it all now because it is not a realistic strategy if they are saying everything is short-term. Trustee Urbanowski said the Chamber of Commerce already does a survey every year just of their membership, but they already do one. They can start the partnership, but the information is already out there and maybe making it more cohesive for both. They thought it should be a long-term goal.

Chairman Reynolds noted (3k) Work with MDOT to encourage provisions that allow context-appropriate landscaping within state-controlled rights-of-way, like those along Lapeer Rd. To him, that was a short-term goal only because it could be something they talk about corridors within their Master Plan. He thought they were an assist to that and that the lead would be by the administration and the Township Board.

Chairman Reynolds stated (3l) Strive to target development to corridors with recent public investments including, but not limited to, Brown Road and Baldwin Road. He thought it was a short-term goal. He felt that it was the administration, CIA, Township Board, and PC as an assist to that.

Chairman Reynolds added (3m) Work with property owners and the development community to explore implementations of identified redevelopment site concept plans. To him that was PC and administration, it could also include the Township Board. He was a little mixed on that one. He thought maybe the same as the last one. To him that would be a short-term goal, they see a lot of development occurring these days and thought it would be good to start to help steer the conversations. Trustee Urbanowski asked if this refers to the redevelopment areas that they have identified in the Master Plan? Planner Arroyo replied yes. Chairman Reynolds said administration and short-term, and the Township Board and PC are the partners.

Chairman Reynolds said (3n) Work towards the development of a plan to promote Orion Township's leisure recreation amenities by highlighting natural beauty with important Township, County, and State Parks and Recreation Areas, non-motorized pathways, and access to shopping and entertainment. Monitor the success of these efforts to ensure that the priority is

on local residents having access and reasonable use of these facilities, striking an important balance so that natural amenities are not overburdened by too many visitors. They thought Township Board, administration, and long-term goal, and thought that PC would play into that with the Master Plan as an assist or a partner. Trustee Urbanowski thought they were already doing this. Chairman Reynolds thought to him it was more about a marketing effort, a bigger kind of game plan of how they promote and market. Planner Arroyo said he saw it as helping Township residents understand great amenities, not everyone knows the great amenities that are here. Trustee Urbanowski thought it was a short-term goal because they are putting in a lot of improvements. Chairman Reynolds stated that said he would support that being short-term.

Chairman Reynolds read “Capital Improvement Action Items” (3o) Annually review and update the CIP to target capital spending to priority areas. He asked right now they don’t do much with CIP. Planner Arroyo replied historically you haven’t. Trustee Urbanowski stated that they are getting ready to start doing that. Planning & Zoning Director Girling stated that years ago, even though it was supposed to be Planning Commission there was a resolution naming the Township Board to be responsible for CIP. Every year during budget they would have capital improvement, but they were just like extra computers, things like that. They recently contracted with another firm or computer program that literally looked at CIP for the first time in many years, so that is being worked on by their Budget Procurement Director. She would think that would be short because it was definitely kicked off. Chairman Reynolds asked PC and administration would partner with the Township Board with that. Planning & Zoning Director Girling said they would support but it is definitely the Township Board. Chairman Reynolds said the Township Board was the driving entity for it.

Chairman Reynolds added, “Other Action Items” (3p) Establish a beautification award program, with categories for individual residential and commercial/mixed-use properties, as well as collective neighborhood efforts. He thought that was a long-term goal, it was on the Township Board. They can always promote or identify, obviously, they look at citizens of the month, which could be something that the Township Board does. Planning & Zoning Director Girling asked doesn’t the Chamber give out a beautification award? Trustee Urbanowski replied that it does give out a Community Beautification Award, but they have to be a member and it is a business, so it is very limited in scope. Chairman Reynolds said so, they don’t want to explicitly call them on as a partner.

Chairman Reynolds read – Community Facilities “Zoning Action Items” (4a) Review and amend the Zoning Ordinance as needed to accommodate autonomous vehicles, ride-sharing, and other forms of transportation. They felt it was a long-term goal, with PC, admin, and the Township Board being their partner.

Chairman Reynolds added, “Advocacy Action Items” (4b) Adopt a Complete Streets policy that establishes non-motorized transportation as a policy priority, reflecting that the Township will consider opportunities for improvements to non-motorized connections and facilities whenever new construction projects take place. He thought it was already in place by the Township Board, obviously, they assist with that with the staff, and that was a short-term goal for him.

Chairman Reynolds stated (4c) Explore the creation of an ad hoc committee tasked with the evaluation of sharing facilities and services between adjacent communities, schools, the county, and private businesses with a goal of providing effective and efficient community amenities and services. He thought that was a long-term goal that is the Township Board, that is the staff, and PC would assist with that as projects come about.

Chairman Reynolds noted, "Capital Improvement Action Items" (4d) Consider the priority installation of non-motorized facilities in accordance with the Township's Safety Path Plan and establishment of the core 15-minute neighborhoods. He thought that was Township Board, admin also partnering with the PC and that is probably a short-term goal.

Chairman Reynolds stated, "other Action Items" (4e) Minimize required street pavement width, where possible, based on the need to support travel lanes, street parking, and emergency maintenance service vehicle access. He thought that was an ordinance item and thought it was PC and the administration working with the Township Board. They thought long-term.

Chairman Reynolds added (4f) Continue to update the Township's recreation Master Plan every five years to ensure the adopted plan is recognized by the DNR and the Township remains eligible for grant and assistance. He stated that is something that their administration does along with the Township Board. To him, that was a long-term goal. PC assists in that if they had some thoughts.

Chairman Reynolds read Goal 5 - Community Character & Aesthetics "Zoning Action Items" (5a) Review and amend the Zoning Ordinance as needed to require high-quality building materials and design standards for all new development. He thought that was the PC and administration. They thought it was short-term.

Chairman Reynolds (5b) Review and amend the Zoning Ordinance as needed to encourage the preservation and reuse of historic structures. He felt it was important but to him, it was a long-term goal.

Chairman Reynolds (5c) Review and update the lighting ordinances to meet the Michigan Dark Skies regulations; consider lighting zones to accommodate all uses. This was a short-term goal for him.

Secretary St. Henry asked about (5b) in regard to the preservation and reuse of historic structures. He thought that should be a short-term goal because to make it long-term and with so much going on in their community right now that if it is not a priority something could happen to one of these facilities and they may regret it down the road. He suggested that they make that just as important with the design standards of new structures. Trustee Urbanowski agreed that it was important but thought it was a multi-pronged equation. With the historic structures what specifically are they talking about? The one that pops into her brain is the Ehmen Center, in the Village but that was privately owned. Secretary St. Henry said the barn on Clarkston Rd., or parts of the Canterbury Village, or Scripp's mansion. Trustee Urbanowski asked what can they do in the short term? Secretary St. Henry said that it was stated to encourage the preservation and reuse of historic structures. Chairman Reynold said it also says to review and amend the Zoning Ordinance. They are talking about creating a design standard or a historic preservation standard. So, that is a new section, a new thought. They do have sections that do speak to preservation their PUD talks about it. Secretary St. Henry said that if there are mechanisms in place now then they are going to continue those, then that is fine. Chairman Reynolds said when they get through the list, he thought it was definitely something to move up in the priority list. The Planning & Zoning Director said when she started there was a survey done by the Orion Historical Society of all of the buildings that they felt was of an age that were of historical value. She thought there could be a couple since that was done and is old enough now that it is not in there, but it would have the oldest. They have their inventory so there would just be a discussion of they know that within the PUD they have a mechanism to preserve. Not that she wants to add anything more to the short, but she didn't see this as coming up with something creative to put in the Ordinance as a way to encourage the preservation, they got the meat and potatoes they just need the language. Chairman Reynolds asked if they wanted to

circle back to that after looking at the list, do they want to move it to short-term since they have some goals in place? Trustee Urbanowski said she would be ok with moving it too short-term. Chairman Reynolds asked if they wanted the supporting partners with Orion Historical Society? He thought they should. They have done that in the past, Porritt Barn, and Howarth School House, all of which are partnerships between the Township and the Historical Society.

Chairman Reynolds moved on to “Advocacy Action Items” (5d) Establish architectural design, signage, and landscaping of key entryway features at the Township’s borders. He thought that this was a Township Board item, they can partner with the staff, but to him it was long-term.

Chairman Reynolds stated (5e) When a property is developed or redeveloped, explore opportunities to link the front and back of the building by pedestrian passages that are open to the public. He thought this was the Township Board and PC. A lot of times it comes up with safety paths, and they are already doing it and thought it was a short-term goal. Admin could be a partner with it, and they could move any of those around from lead to admin.

Chairman Reynolds said, “Capital Improvement Action Items” (5f) Update the Township’s CIP plan annually. He thought that was the Township Board, and PC is a partner in that with the administration and he thought that was a short-term item since it is already in place.

Moved by Chairman Reynolds, seconded by Trustee Urbanowski, to receive and file.

Motion carried

Planning & Zoning Director Girling asked if they wanted it to be populated and back in front of them to look at again to make sure that it was understood? Chairman Reynolds replied that he thought it would get woven into the final Master Plan draft. Planning & Zoning Director Girling asked if they wanted to look it over. Chairman Reynolds replied that he thought it would be worthwhile to look at it one more time, but he thought it wasn’t a huge conversation, they kind of flew through it. So, throw it on their agenda for their next Master Plan update.

9. PUBLIC COMMENTS

None.

10. COMMUNICATIONS

None.

11. PLANNERS REPORTS

None.

12. COMMITTEE REPORTS

None.

13. PUBLIC HEARINGS

None.

14. CHAIRMAN’S COMMENTS

Chairman Reynolds appreciated everyone that came to the Open House. It has been a long thought-out process for the update to the Master Plan. As they went through this action strategy outline plan, he did think that one of his comments is taking a look at their PUDs and multi-family developments he thought were worthwhile being maybe a priority in the future. Some of the biggest comments that they got are concerns about some of their PUDs in the last 5-years and how they have influenced their Township residents. He heard concerns about not just recently proposed but other actual construction or completed construction projects about

stormwater concerns, buffers, all of those little things that do disturb their existing citizens and their property. He always appreciates everyone coming out, but he thought that was one of his sections along with the Woodlands piece that is always in the back of his mind to update.

15. COMMISSIONERS' COMMENTS

Commissioner Walker said thanks to Trustee Urbanowski for doing a great job with the book sale. He has been laid up and has not been at the library like he would like to be. He thought that they sold 3,000 books on the first day.

Secretary St. Henry stated regarding the priority project he suggested that they review this perhaps once a year or maybe once every two years just to see if these are truly priorities and maybe knock a few of them off the list that they accomplished. Maybe there are some opportunities to move some back, as they progress through the next five years. Chairman Reynolds thought it was also worthwhile to look at the short-term list and pluck out and make action items and have a schedule to say in June they are going to have three or four sections reviewed and update. Planning & Zoning Director Girling asked Planner Arroyo that really these goals whether she comes up with a laminated thing that is sitting here really should be in front of them each time they are making a decision. These goals are part of any decision. That was one thing that they haven't done with their old Master Plans, they had so many and so many pages that they were overwhelming, and we were not consciously in front of them as the PC was making the decisions. She always thought in her mind that maybe they have a laminated sitting here, so it is right here in front of their eyes as they are looking at their goals for projects. Planner Arroyo replied that when they are looking at things that involve policy decisions or some type of discretionary decisions where they are struggling with whether it is the right thing to do that is really where this comes in handy is having this set of goals and objectives, then they can point to it and say, this is what we were looking for. He agreed. Chairman Reynolds thought it was worthwhile having an agenda item quarterly, just briefly discuss to say what else they want to tackle, and thought that was the list that they should be going back to. Planning & Zoning Director Girling said she thought it makes it easier when they see it quarterly because they have all agreed that the first of each quarter they will be looking at and addressing what action items they are taking. She said that it is required that the Planning Commission and the ZBA have an annual report every year and it has always been just a summary of the cases, they had 10 special land uses, and 18 site plans. Really, it should be really getting into what their goals were and what they did and the actions they took, and what they accomplished, not the cases they took in, that is fine but that really was just regurgitating the cases taken in versus improving and working towards the goals that they are setting in their Master Plan. She wouldn't say every two years, it is frequently because they are going to have to report on it. What action items have they taken toward achieving those goals. Secretary St. Henry said if they are going to do that on a quarterly basis then they really zero in on three or four very top priorities for that quarter. They all have other lives, and careers, and if they went ahead and tried to tackle too much in a quarter, it would be self-defeating. Planning & Zoning Director Girling said she thought that even within the short-term they have to prioritize, there is a lot of short-term they can't do them all at once, they have to be focused. Of all of the shorts lets prioritize at another meeting, not related to what redevelopment wants within their Master Plan but after it is adopted, they have to have those conversations of how they are going to achieve them, is its subcommittees, and how they are going to get there, in what order?

Trustee Urbanowski thanked Commissioner Walker for his compliment. She added that there are a lot of people putting out their books.

Planning & Zoning Director Girling said next meeting, in addition to whatever is on the agenda they will have a discussion on a proposed text amendment. It is all related to General Motors. When General Motors originally came to this community is when they created the (IC) district.

The only parcel in (IC) is GM and the ordinance was basically written strongly with the assistance of GM. They have not touched that zoning district since they came in. They are looking long and hard at that district because it hasn't been touched in many years, there are some things that are very out of date. She is having discussions right now; she will bring what the proposed text is to the June 1st meeting, she is teeing it up for the meeting being with the public hearing on it. Just a heads up that is what is occurring they are looking at an ordinance that really needed updating so there are going to be a lot of things that need to change within there.

16. ADJOURNMENT

Moved by Chairman Reynolds, seconded by Trustee Urbanowski, to adjourn the meeting at 8:37 p.m. **Motion carried.**

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

June 1, 2022

Planning Commission Approval Date