The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, May 19, 2021, at 7:00 pm at the Orion Township Community Center, 1335 Joslyn Road, Lake Orion, MI 48360, and also simultaneously VIA VIDEO CONFERENCE - GoToMeeting Access code 599-669-285 or VIA TELEPHONE 1-(571) 317-3122 Access Code 599-669-285 (Meeting was conducted both in-person and via video/telephone conference due to the health concern of COVID-19 and the Michigan Department of Health and Human Services)

**PLANNING COMMISSION MEMBERS PRESENT:**
Scott Reynolds, Chairman Kim Urbanowski, BOT Rep to PC
Jessica Gingell, Commissioner Joe St. Henry, Secretary
Don Gross, Vice-Chairman Don Walker, PC Rep to ZBA

**PLANNING COMMISSION MEMBERS ABSENT:**
Garrett Hoffman, Commissioner

1. **OPEN MEETING**
Chairman Reynolds opened the meeting at 7:00 pm.

2. **ROLL CALL**
As noted

**CONSULTANTS PRESENT:**
Eric Fazzini, (Township Planner) of Giffels Webster
Eric Pietsch, (Township Planner) of Giffels Webster
Mark Landis (Township Engineer) of Orchard, Hiltz, and McCliment, Inc.
Tammy Girling, Township Planning & Zoning Director

**OTHERS PRESENT:**
James Butler Mario Izzi
Jennifer Whittleaker Thomas Phillips
Priyanka Mahajan Irene Lynn
Neal Sklarzck

3. **MINUTES**
A. 05-05-21, Planning Commission Regular Meeting Minutes
Moved by Vice-Chairman Gross, seconded by Commissioner Walker to approve the minutes as submitted. **Motion carried**

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

5. **BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY**
None

Chairman Reynolds recessed the regular meeting and opened the public hearing for PC-2021-45, Mountain Substation, Special Land Use request for an electrical substation and Site Plan, located at unaddressed parcel 09-36-300-004 (a parcel north of 4879 Bald Mountain Road) at 7:05 pm and closed the public hearing at 7:16 pm.
6. CONSENT AGENDA
None

7. NEW BUSINESS
A. PC-2018-15, Stadium Ridge Site Plan Extension – Residential, located at unaddressed parcel 09-14-400-026, on the Northside of stadium Drive, West of Lake Orion High School

Chairman Reynolds asked if the applicant was present?

Mr. Mario Izzi with MJC Companies, 46600 Romeo Plank, Suite #5, Macomb Twp.

Mr. Izzi said that it has been about a year since they have been in front of them, and he believed that they got an extension the last time dealing with the pandemic. They have made a lot of progress, they are close to having all their permits, they don’t have all of them yet. They recently crossed the threshold of having enough engineering review and approval, to be able to go forward with mass grading and tree clearing. They have had a pre-construction meeting with the Township, they have paid their inspection fees, at least for grading and tree clearing. They have sent in drafts for their irrevocable letter of credits, their bonds, and unfortunately the original instruments have not arrived yet from the bank, so they are there before them to ask for a small extension. They would like their permission to move forward with this project, they still feel comfortable with the project, they believe in it, they just need their permission for moving forward. He noted that goes for both projects, both A & B, the residential and the commercial, but would speak to the other one if they would like him to. Chairman said to go ahead and speak, they will have to do separate motions on both but thought both were tied together. Mr. Izzi said the same applies for both. He noted that the commercial project was approved prior to the residential. They didn’t feel comfortable moving forward with one without the other from a perspective of tree clearing and mass grading, there is an economy of scale there, so they would like to do both projects at the same time. They have gotten to that point and Engineer Landis and his team were kind enough to work with them through the pandemic put in the extra time and hours to review their plans, and they felt comfortable, he thought that Engineer Landis felt comfortable going forward with the grading and the tree clearing thus far. A little work left to do with the retaining wall, he thought that they owned Engineering Landis some information on that. They are still waiting on their state sewer permit but are just about there. With their approval, they would like to move forward with both projects.

Chairman Reynolds asked what length of extension are they looking for? Mr. Izzi said he would like to get a 6-month extension, please.

Chairman Reynolds that the case that was being referred to in the discussion was PC-2019-10, Stadium Ridge Site Plan Extension – Commercial, located at unaddressed parcel 09-14-400-025, at the NE corner of Stadium Dr. and Lapeer Rd.

Chairman Reynolds said he believed the last time they requested an extension they were working on some permitting. He asked if it was with the wetlands? He questioned if that had all been rectified and received at this point? Mr. Izzi replied yes, they have their state wetland permit, there is one outstanding issue they have to finish their conservation easement to hand over to EGLE, they are waiting for that. Their off-site mitigation has been purchased, the permit has been issued, they just have to give them the conservation easement description for really the mass majority of this property, the north property that they are not developing that they are going to place into a conservation easement with the state.

Secretary St. Henry asked if the applicant could provide them with an idea of what they hope to get done during this summer construction season? Mr. Izzi said that their tree clearing
contractor has given them a preliminary schedule, obviously, they cannot start until the original letters of credit are in the hands of the Township. That will make their soil erosion permits bonified and then they can start work. If they are able to start tree clearing at the beginning of June, and then that is about a month to a month and a half process, they want to start mass grading. Because this project has another complication to it there is a large retaining wall that they have to install on this site adjacent to the school property. Their retaining wall contractor has to work with their mass grading contractor, which is probably about two and a half to three months’ worth of work, weather permitting. He would like to have the tree clearing done, all the soil erosion control measures in place, the mass balancing done with the retaining wall. He said he wouldn’t get into material costs and what they are dealing with, with pipe. He has other jobs that are sitting with pipe on site but they don’t have fittings, or they have fittings on site but they don’t have pipe. There are jobs that they can’t go to work on. Hopefully, they don’t get to that point with this one, he didn’t want to be so bold as to say they are going to have all their underground in this year. Mass Balancing with the retaining wall system he thought would be a good jump on the progress of the site.

Secretary St. Henry said that when they originally approved moving ahead on this project, a couple of years ago, one of the stipulations, something that they offered was to add an extra lane on Stadium Dr. leading up to the boundary of the school district because there were concerns about traffic. He said it was his understanding that was going to be completed in advance of the upcoming school year. He asked if that was still the plan? He knew that COVID has disrupted everything. He asked if they are still planning on adding that lane as part of their initial work or with the ongoing work with that development? Mr. Izzi said that the initial plan was to put the lane in, they can’t complete that work without the MDOT permit that goes out to Lapeer Rd., there is some signalization work that has to be done. He added that what he didn’t want to do was put that lane in and keep the traffic control there because they can’t open the lane because he doesn’t have a permit from MDOT. He thought it would invite issues with young drivers. He thought that the school could help a little bit with some of the traffic and maybe not persuade their young drives to go onto Stadium Dr. and maybe put them on Scripps Rd. Secretary St. Henry asked if they are planning on engaging the school district again about those issues? Mr. Izzi replied yes, they didn’t realize how much traffic Stadium Dr. was taking to try to elevate the young drivers on Scripps Rd. The school was there first but he thought that Scripps Rd. is better designed to take that amount of volume traffic at the peak hours.

Secretary St. Henry suggested that they engage the school district as soon as possible and also the Township because there is a large neighborhood right next door that takes the brunt of that traffic off of Scripps. There are some speed limit issues on Scripps. The sooner they can get that resolved or come up with a solution that is compatible with everybody the better. He wasn’t surprised that they discovered how much traffic was on Stadium Dr. Mr. Izzi said that he remembers the last time he was pushing a little bit because they wanted to get the lane widening done, and they were talking about the MDOT permit, and someone looked at him and rolled their eyes thinking that they are not going to get the MDOT permit as fast as they think. He thought they were close, and Engineer Landis has been involved in some of the conversations, they haven’t gone his way but they are still trying to work through some solutions, and that is what MDOT and the Road Commission are there for and Engineer Landis to help come up with a safe solution and a fair solution for everybody so they are still working through that.

Moved by Trustee Urbanowski, seconded by Commissioner Walker, that the Planning Commission approve the Site Plan Extension request for PC-2018-15, Stadium Ridge Residential Site Plan for Six Months from today. This approval is based on the following findings of facts: that they have moved forward with some of the things that they had concerns with, and that they are following up with their Engineers and continuing the process from a year ago.
Roll call vote was as follows: St. Henry, yes; Walker, yes; Urbanowski, yes; Gross, yes; Gingell, yes; Reynolds, yes. Motion carried 6-0. (Hoffman absent)

B. PC-2019-10, Stadium Ridge Site Plan Extension – Commercial, located at unaddressed parcel 09-14-400-026, on the Northside of Stadium Drive, West of Lake Orion High School.

Moved by Trustee Urbanowski, seconded by Vice-Chairman Gross, that the Planning Commission approve the Site Plan Extension for PC-2019-10, Stadium Ridge Commercial Site Plan for 6 months from today. This approval is based on the following findings of fact: they are moving forward with some of the issues that they had had last year when they extended this initially and they are working with our Engineers to get to the endpoint.

Discussion on the motion:

Secretary St. Henry asked the applicant regarding the commercial part of the project, is their plan still to only have entrance/exits off of Stadium Dr.? Mr. Izzi replied currently yes. Secretary St. Henry asked if there was any discussion with MDOT about changing the initial plans and putting in any entrances or exits of Lapeer Rd.? Mr. Izzi replied that there has been as recently as late last week they had a conference call with MDOT to go through some of the remedies that they feel are far on Lapeer Rd. He said he proposed to them the possibility of putting a curb-cut from the commercial only out onto Lapeer Rd. MDOT said that they would entertain that, it wasn’t a yes or no. Earlier this afternoon their engineer was working on a preliminary design sketch to illustrate what that might look like. The building geometry pretty much stays the same, they have some setbacks that they have to abide by, the 100-ft. because of the church to the north, he believed there was a 100-ft. setback for the building and a 50-ft. setback for the parking lot areas. If MDOT would entertain a curb-cut on Lapeer Rd. he thought that they would ask them to eliminate one of the curb cuts on Stadium Dr. to reduce the amount of commercial traffic. He believed that the Planning Commission early on had concerns about the traffic generation from the commercial and people going out onto Stadium Dr. and mixing with the student drivers. He thought that if MDOT gave them a curb-cut on Lapeer Rd. that would solve a lot of these issues because it would allow traffic to not only come into the commercial project but also people patronizing the businesses to leave directly onto Lapeer Rd., they wouldn’t have to go onto Stadium Dr. at that point, and thought it would be a lot safer. Secretary St. Henry appreciated that fact that they are looking into that, and to do what they can to get MDOT to move forward with that possibility. Engineer Landis said as the applicant has indicated they had a conference call with MDOT on Monday and that was discussed. One of the things that they brought up was concerns with queuing from drive-throughs that they are experiencing some backups on the thoroughfares. They are trying to work on some guidelines as far as distances and whatnot. He trusts that they will work with the applicant to try to incorporate that to elevate that concern. Secretary St. Henry said this is another reason why the sooner they reengage with the school district the better, now they all have a better picture of what really goes on there. Mr. Izzi said that the sketch that he saw today, he was excited to bring it back to them. He thought that they were going to like it a lot better, obviously, they have to show it to the Planning & Zoning Director Girling, the Planning Consultant, and the Engineer as well. He thought this will be a much safer environment for everybody concerned if they are able to do this, they just need some cooperation from MDOT.

Commissioner Walker said that Mr. Izzi said something that struck a bell with him when he said that “he didn’t understand the dynamics of Scripps versus Stadium Rd. and the
traffic flow”. But they get that all the time from developers not from their community. They come in and seem to think they no more about what goes on than they do. They say fancy words and fancy things that sound really good but they know that it is not going to fly. The fact that they even alluded to that he appreciated that. Mr. Izzi said to be more specific about his comment, he didn’t understand that the school was trying to persuade the drivers to avoid Scripps Rd. and put that traffic out on Stadium Dr. and make an insufficiently designed road burdened and make that situation worse when they have Scripps Rd. that is designed for that. He understood the residents that are there he was sympathetic with them, the speeding, the noise, and everything that goes along with it. That was his ignorance at the time and he apologized for that he didn’t come here thinking he knew better than anybody, this is their backyard. He added that if he gave the perception he apologized, he was just trying to make the point that it didn’t make sense to him that they have both roads why wouldn’t they allow them to use both, and they are not. Secretary St. Henry said that this is one of the largest High Schools in the state, pre COVID they are talking 500-600 drivers every day and it has been a challenge since the school opened in 1998 for not just the Township with Scripps and Stadium and the schools that are in that complex but also a couple of large neighborhoods. They as a community have been wrestling with this for a long time and that is why they are overly sensitive to it. He asked them to please engage the district and whoever else they have to so they can find some middle ground to do everything they can to make this work.

Chairman Reynolds said that if there were to be modifications, those come back as a site plan modification anyway so, hopefully, as they asked for, maybe those work in their favor and they come back and they can talk about it a little bit more.

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

**C. PC-2021-45, Mountain Substation, Special Land Use request for an electrical substation and Site Plan, located at unaddressed parcel 09-36-300-004 (a parcel north of 4879 Bald Mountain Road).**

Chairman Reynolds asked the applicant if there was any additional information? Ms. Lynn said she thought that they presented what they thought they needed to. They were happy to answer any questions.

Planner Fazzini read through his review date stamped May 6, 2021.

Engineer Landis read through his review date stamped May 5, 2021.

Chairman Reynolds stated that they did have a review from the Fire Marshall he had approved with some requirements. He requested that a Knox Box be located near or on the card reader machine that will allow for the Fire Department to gain access past the slide gate in the event of an emergency.

Chairman Reynolds said that they have no comments or concerns from their Public Services review.

Chairman Reynolds noted that a site walk was completed this past week. He wrote the site walk report with Vice-Chairman Gross. It is a heavily wooded area the applicant did a nice overview of its proximity to the adjacent parcels. There shouldn’t be much detrimental impact to any of the surrounding neighbors specifically the residential which is usually their primary
concern and it seemed to fit right in with the Ajax facilities and some of the other industrial issues adjacent to it.

Chairman Reynolds said that there were a couple of discussion points from their Planner for landscaping, noise concerns, which were somewhat addressed in the review, fencing details, and also the concerns with dust. He thought that the applicant could give a brief overview just on a couple of those items, they touched on noise but if they could clarify any dust that might be created and also what fencing is proposed too.

Mr. Neal Sklarzck 1 Energy Plaza, Detroit, MI presented.

Mr. Sklarzck said regarding the dust, this is an unmanned substation, they don’t really have anyone there permanently, there is just routine maintenance once to twice a month just to make sure that the equipment is operating fine, and then they will leave. There shouldn’t be any specific work going on there that would create dust at all times of the day, it would just be during construction.

Mr. Sklarzck said regarding the landscaping, what they try to do for public safety, they like to keep all their landscaping at least 20-ft. away from their fence line. They don’t want the public going in there climbing up a tree and hopping over the fence line. That is how they laid out their landscaping. They did try to fit as much landscaping as they could on the north side, they can look at maybe trying to plug a couple more trees in along there, he knew that was the area of concern because of the possible future development. That is something they can look at. With their buffer, it is something that they try to maintain and that is more of a corporate safety thing for their company. They can look into additional landscaping along the north and possibly along the south side. He knew that they had a swale cutting through there so they didn’t want to put a lot of landscaping in the swale.

Chairman Reynolds asked if there was a minimum D.B.H. (Diameter Breast Height) that they are proposing or mature trees? Mr. Sklarzck said what they are calling out on the plan is they are planting them at that maturity, so for the spruces, he believed it was like an 8-10-ft. height, they will be planting them and then the crabbing trees is like a 2” caliber, so that is at planting.

Chairman Reynolds looked for clarification on the fencing material. Mr. Sklarzck said that their fencing is an aluminum security fence 6-ft. tall with 1-ft. of barbed wire 6-strands. That is also for public protection. He added that if there are no specific details on the plan, he was more than willing to provide any specs.

Commissioner Walker questioned if they needed this substation at this point, it is not a requirement, this is for growth? Mr. Sklarzck said that there are two parts to this substation, one part is what they are building now which is the class “T” setup which is essentially feeding the two industrial customers in the area. What they are planning on doing is they have developed the site for the future so when they have a larger residential growth or whatever kind of growth, they can build a new setup on the other side of the site, bring in the new equipment and they can decommission the other side and service a larger area out of the same substation.

Vice-Chairman Gross asked if this takes the relief off of the other substation for the cannabis buildings that are going in? Mr. Sklarzck replied yes. Vice-Chairman Gross asked if this will assist in avoiding any energy outages? Mr. Sklarzck replied that is the hope with all of this. Better power quality reliability in the area.

Secretary St. Henry asked why do they originally approve this site and development several years ago, why wasn’t this enhanced substation discussed and constructed then? Chairman
Reynolds said being part of that development and understanding the draw of that, it is always discussed and how it is handled is not always an immediate reaction through Consumers Energy or DTE. There were temporary measures that were put in place that essentially, they knew down the road there would be infrastructure improvements that would be proposed that would not only benefit that side of the electrical grid but also supplement the temporary setup for some of those facilities.

Moved by Vice-Chairman Gross, seconded by Trustee Urbanowski, that the Planning Commission approve PC-2021-45, Mountain Substation, Special Land Use request for an electrical substation, located at the unaddressed parcel, 09-36-300-004 (a parcel north of 4879 Bald Mountain Road) for plans date stamped received April 21, 2021. This approval is based on the following findings of facts: the Special Land Use is an essential service and is compatible with and in fact benefits adjacent uses within the area; it is compatible with the Master Plan; the request does have adequate public services to service this, in fact, it is expanding some of the public services to service other properties; since this is an unmanned station there will be no impact relative to the traffic considerations in the area; this will enhance the surrounding environment by assisting in avoiding electrical outages in the area and improve the service to the existing industrial facilities within the location; this approval is based upon the following conditions: that the applicant comply with the OHM conditions #1-3 of their letter of May 5th, being the 25-ft. wetland buffer, retaining wall submitted with the final engineering plans, and that the engineering plans are designed in accordance with Zoning Ordinance #78, and storm water management, and soil erosion plan, also that the applicant includes a Knox Box be located near or on the card reader sanction for the Fire Department access.

Discussion on the motion:

Mr. Sklarzck said that they will be preparing a formal response with the people internally, DTE that handles their fire. They can forward that to them. DTE kind of handles their own fire suppression because they have special trained personal that handle this. They can't fight electrical fire with water essentially. They have their own standards and practices that they do when there is a substation fire of how they go about it. They were more than willing to share that with the Fire Department. He knew that when the site is energized there is a lot of coordination back and forth with the Fire Department just making sure that they are aware of everything that is going on in the site and how the process would be.

Chairman Reynolds suggested that the Fire Marshal can coordinate that there is something on record and coordinate with DTE to address his concerns.

Vice-Chairman Gross amended the motion, Trustee Urbanowski re-supported, that the applicant review with the Fire Department the various fire suppression techniques that are available in lieu of the Knox Box.

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

Moved by Vice-Chairman Gross, seconded by Trustee Urbanowski, that the Planning Commission grants site plan approval for PC-2021-45, Mountain Substation, located at the unaddressed parcel, 09-36-300-004 (a parcel north of 4879 Bald Mountain Road) for plans date stamped received April 21, 2021, for the reasons as outlined in the Special Land Use request and conditions set forth within that approval.
Roll call vote was as follows: Walker, yes; St. Henry, yes; Gross, yes; Urbanowski, yes; Gingell, yes; Reynolds, yes. Motion carried 6-0 (Hoffman absent)

7. PC-2021-42, FedEx Ground Parking Expansion, Site Plan Amendment, located at 1601 Brown Road (parcel 09-34-300-030) and vacant parcels, parcel 09-34-300-019, 09-34-300-020, 09-34-300-021, and 09-34-300-024 (parcels north of 1601 Brown Rd.)

Chairman Reynolds asked if the applicant was present?

Mr. Jim Butler with PEA Group 2430 Rochester Ct. Suite 200, Troy, MI 48083.

Mr. Butler said they were there for site plan approval for an expansion for Federal Express Brown. They are located on Giddings Rd. This project has been going on for quite some time. It started in about 2003, the initial building was built in 2005, they expanded in 2013. In 2013, they added additional parking in the Liberty Tech development. They took 3 lots from that development, removed the existing cul-de-sac to the north, and they had to go through an applied vacation process with the State of Michigan. Now they have a need for more trailer storage, more auto and van parking, so they are in the process right now of going through a vacation of the plot furtherly, approximately four lots will be taken out of Liberty Tech Park again. They are proposing right now 197 trailer spaces, and 137 spaces for cars, and vans. Also, with their request inside the existing Federal Express lot, they will be adding another 40 parking spaces for employees. He added that Federal Express since COVID has gone up significantly and they are in need of this additional parking for their operations.

Mr. Butler said he had read the reviews from Giffels Webster, and from OHM, and had no issue with them. The one item related to the setback they have a notation of 16.5-ft. that can easily be corrected they can move that to the north and resolve that. He did talk to Engineer Landis and his colleagues at OHM and he thought that they had a solution for a pathway in the right-of-way.

Planner Fazzini read through his review date stamped May 13, 2021.

Engineer Landis read through his review date stamped May 12, 2021.

Chairman Reynolds said that the Fire Marshal has a recommendation to approve with requirements that there is a siren-activated feature on the gate that shall comply with the International Fire Code.

Chairman Reynolds stated that there were not Public Service concerns.

Chairman Reynolds said that there were some general comments from RCOC.

Chairman Reynolds noted that there was a site walk review completed by Vice-Chairman Gross.

Chairman Reynolds said regarding the variance on the buffer, the setback waiver, and he believed that the applicant said that he would modify plans to address that 20-ft. Mr. Butler replied yes. He added that the plat has not been completed, so, they can just push that cult-de-sac, that right-of-way line, north to make sure that they have 20-ft. Chairman Reynolds said 20-ft. can be met without the need for a variance.

Secretary St. Henry stated that this is the third expansion of this since he has been on the Planning Commission, of the FedEx site. He thought it was great that business was booming.
They have the cannabis facility there, it is under construction, they have the expanded FedEx facility. He was curious from the Planner’s and the Engineer’s perspective, is that development, given the size of what FedEx is doing, and the expansion of the cannabis facility and knowing the property and the heavy tree lines, is there still room for further expansion without tearing down big sloths of woodlands? Is it still a viable option? Because they are doing the Master Plan right now, they are looking at future land use and so forth. Chairman Reynolds asked if he was speaking to their Woodland Protection? Secretary St. Henry said that his question is that FedEx has come back 3 times for an expansion, they may come back again down the road, is that piece of property viable for further expansion for large operations, given the wooden areas? Planner Fazzini said just from a user standpoint, smaller individual sites with buildings and smaller parking areas will probably be better suited to preserve more trees versus a parking use or a truck parking use, just in general, with the style and the form of development. He added that most of the trees in this area are along the west side of Liberty Dr. There are also possibly some wetland constraints and other constraints that would help preserve trees where these wouldn’t be suitable areas for development anyways. The applicant is preserving a significant portion of the west boundary of the site, for this site which definitely helps meet those requirements. He thought that the medical marihuana versus the FedEx or other types of users may be an interesting discussion to look at with this area being a medical marihuana focus area, how could that look when it is fully built out, between FedEx at the bottom of the cult-a-sac and some other new users at the top. He agreed that it has been a stagnate industrial park for some time but is starting to see some development activity.

Chairman Reynolds thought that circled back to their tree ordinance and they do have sections in there that speak to their woodlands map which hasn’t been updated in a long time. There are vehicles within that he thought that speak to tree protection and thought that is where they have some discussion, he thought a few months back about how they want to approach some of these and give some intent moving forward about mass grading, tree clearing, and footprints. He agreed that the Master Plan is going to have some input on that one, and then ultimately restructuring their tree ordinance that speaks to some items that are important to them.

Moved by Vice-Chairman Gross, seconded by Commissioner Walker, that the Planning Commission grant site plan approval for PC-2021-42, FedEx Site Plan Amendment, located at 1601 Brown Road (parcel 09-34-300-030) and vacant parcels, parcels 09-34-300-019, 09-34-300-020, 09-34-300-021, and 09-34-300-024 (parcels north of 1601 Brown Road) for plans date stamped received 4/26/21 based on the following findings of fact: that there will be a modification relative to revising the plans to incorporate the 20-ft. perimeter landscaping for the Planning consultants review; that the applicant include a duel overhead truss gate for an emergency siren-activation feature to comply with the IFC code UL 325 & ASTM F2200 per the Fire Marshal; that the approval of the OHM conditions of their letter of May 12, 2021 be incorporated relative to the approval; that the approval is also subject to the lots being vacated from Liberty Tech Park the plat; and the RCOC approval of the respective changes per their letter of March 25, 2021; this represents a major expansion to an existing facility within the Township.

Discussion on the motion:

Chairman Reynolds wanted to clarify from the motion maker, the approval of the combination of parcels is that included? Vice-Chairman Gross said yes, the approval and combination of the various parcels.

Roll call vote was as follows: St. Henry, yes; Urbanowski, yes; Walker; Gross, yes; Gingell, yes; Reynolds, yes. Motion carried 6-0 (Hoffman absent).
Moved by Vice-Chairman Gross, seconded by Trustee Urbanowski, that the Planning Commission grant a waiver of the required dumpster location due to the fact that this is used exclusively for the parking of vehicles and there is no other facility; the trash is handled on the neighboring parent site.

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

**8. UNFINISHED BUSINESS**
None.

**9. PUBLIC COMMENTS**
None.

**10. COMMUNICATIONS**
None.

**11. PLANNERS REPORTS/EDUCATION**
None.

**12. COMMITTEE REPORTS**
None.

**13. FUTURE PUBLIC HEARINGS**
6-2-21 at 7:05 p.m., PC-2021-47, Orion Village Center, Special Land Use Request for an outdoor café, located at 600 S. Lapeer Road, parcel number 09-11-428-015.

**14. CHAIRMAN’S COMMENTS**
Chairman Reynolds said to enjoy the nice weather.

**15. COMMISSIONERS’ COMMENTS**
Vice-Chairman Gross asked if they had identified when the Open House’s are for the Master Plan? Planner Fazzini replied 6/16/21 at 4:00-6:30 p.m.

Secretary St. Henry said he hopes that the Planner provides the Planning Commission and others with some sort of summary of the public survey results both quantitative and qualitative feedback before that meeting because they need that information before going into this Open House. Even if they have 10 people, he wants to know in advance what the survey is all about. He also said that he would really appreciate if they could get some sort of feedback from Supervisor Barnett and maybe some of the other Board of Trustees in regard to their thoughts and vision for the Township as it relates to the current Master Plan, and he wanted that information upfront going into this Open House just so he feels like he has a really good feel for what the leadership of this Township is thinking in terms of the next five years and development in their community. He thought it was incumbent that they have that information beforehand, both the public survey info and what the Supervisor and his team are thinking. They should not develop this in a vacuum and they need that information as early as possible.

Commissioner Walker seconded what Secretary St. Henry said. He thought it was a good idea.

Commissioner Gingell said she is excited to see what everyone has to say at the Open House.

Planning & Zoning Director Girling said that the results from the Workshop were a handout that they had received previously, so those are there, from when they had the Township staff,
Directors, Supervisor Barnett. They had been provided in one of the handouts that the Planner had given. She asked if anyone will be watching this will be the last virtual meeting, all meetings in June going forward will be in person without the dual of GoToMeeting.

**16. ADJOURNMENT**
Moved by Trustee Urbanowski, seconded by Chairman Reynolds, to adjourn the meeting at 8:21 p.m. **Motion carried.**

Respectfully submitted,

Debra Walton  
PC/ZBA Recording Secretary  
Charter Township of Orion  
June 2, 2021  
Planning Commission Approval Date