The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, May 19, 2021, at 7:05pm at the Orion Township Community Center, 1335 Joslyn Road, Lake Orion, MI 48360, and simultaneously via “GoToMeeting” #599-669-285.

**PLANNING COMMISSION MEMBERS PRESENT:**
Don Walker, PC Rep to ZBA
Kim Urbanowski, BOT Rep to PC
Joe St. Henry, Secretary

Scott Reynolds, Chairman
Don Gross, Vice-Chairman
Jessica Gingell, Commissioner

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

**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
Jennifer Whitteaker
Priyanka Mahajan
Neal Sklarzck

Mario Iazzi
Thomas Phillips
Irene Lynn

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


Ms. Whitteaker said she was the government affairs liaison for DTE for all of Oakland County.

Ms. Whitteaker stated that she was there with her team members to discuss their request for their new substation mountain. With her was their Project Manager Priyanka Mahajan, Tom Phillips and Neal Sklarzckz their engineers, and also Irene Lynn their engineer, who will be giving the presentation.

Ms. Whitteaker wanted to thank everyone in advance of their presentation. They also thanked Planning & Zoning Director Girling for helping them with the application process.

Ms. Irene Lynn DTE Energy, 1 Energy Plaza, Detroit, MI.

Ms. Lynn showed the Board the plans.

Ms. Lynn said that the increase in traffic will only increase during construction of the substation. After the construction is completed, it is an unmanned site, so they do not station an employee on the site. The only time they have folks on site is for maintenance. When they do show up on site they will park inside of the fence, so there is no parking that they need outside of the fenced in area. Pedestrian traffic does not apply because they do not want the public accessing the electric substation for their safety as well as for ours as the equipment is high-voltage and requires special training in order for even a DTE employee to enter.
Ms. Lynn said that the noise from the from the equipment will not affect the neighboring properties. They usually have a substation operator once a month for a few hours, so they are usually driving a pick-up truck. There is not heavy equipment coming in and out after construction is complete.

Ms. Lynn said that there is not smoke, fumes, odors, glares, or lights. It is an unmanned site with equipment to be able to provide electric capacity, they are not actually constructing anything on the site after they build the equipment and install it.

Ms. Lynn stated that the enhancement of surrounding area, they do have a landscaping plan in the area to provide visual barriers between the property and the residential areas to the north. Placement of all materials will be kept within the property boundaries and will not be blocking traffic.

Ms. Lynn said that anything that may require traffic assistance would obviously have to come back through the community for proper approvals and permits during construction.

Ms. Lynn stated that isolation of the existing land use, this proposed site is located near their industrial load area. It does not break up any residential areas. Currently they are at 1,500-ft. away from existing residential neighborhoods. She said that it is in the SE corner of the township, Bald Mountain and Dutton Rd. It is also near Lapeer and Dutton, so just north of the Ajax Pavement facility. She said that they are 2,400-ft. from Lapeer Rd., and 1,400-ft. from Dutton Rd.

Ms. Lynn showed the Board a survey that was done of the exact parcel that they purchased from Ajax, it is the northwestern territory so they are roughly 400x200-ft., enough space specifically for the substation. It is north of the consumers gas line. If they are driving through there, they will see a swath with no trees and that is the consumer pipe gas line.

Ms. Lynn asked what does this mean to Orion Township? Ms. Lynn said what it does is allows for new load coming into that industrial area, specifically Premier Dr., LLC. They are bringing in about 15MBA, that is about how much load they are bringing in. All of that will be served from Mountain once it is constructed. To give them an idea of how much load that customer is asking, they have their own industrial sub at 20MBA. Putting in this general purpose allows for other customers coming in the area they could easily upgrade the equipment to serve that increased capacity without having to purchase an additional piece of property in the area to do that.

Ms. Lynn said that the distribution circuits, that is what comes out of the substation fence in order to feed the customer, so it is the poles and the wires that they typically see. They will leave the substation facility underground and then they will use the existing overhead leads in the area to establish the new circuits. On the northern side of building “B” which is one of the Premier Dr. buildings, that is their existing overhead lead as well as the ITC lead. So, they would be leveraging that to create a circuit to the north to provide service to building “B”. The lead is also on the east side of Bald Mountain, so they would be installing two cable poles there to establish the new circuits and it comes south in the existing lead and follows allow Dutton Rd. where they already have existing poles and wires to feed building “C” & “A”. They are not adding new poles and new leads they are using what is already existing.

Ms. Lynn stated that if they were looking to the north at the southern direction at the property, landscaping is planned in the area to create that visual barrier between the substation and the northern property. It is part of the plan and it is something that they do for all their locations in all communities.

Ms. Lynn showed them an aerial view of the landscaping plan. They also have plans for drainage. They are trying to be as accommodating as they can to the community to make sure that they don’t know it is there. The capacity is there and the electricity is there but they don’t that it is there.

Ms. Lynn said that the closest neighboring area is where there is actually a building or someone residing there, to the north they are about 17,000-ft. from the residential community to the north, and about 2,000-
ft. to the east of that residential, and 500-ft. to the light industrial property across the street. She said if they were at about 200-ft. away, it is essentially like a light whisper. It is very minimal and it is very much on the lower end, and they are in the green zone of the decibels that they would see in the area.

Chairman Reynolds asked if there were any public comments? There were not.

Chairman Reynolds asked if there were any comments from the Commissioners? There were not.

Chairman Reynolds closed the public hearing at 7:16 p.m.

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

June 2, 2021

Planning Commission Approval Date