

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION

***** MINUTES *****

REGULAR MEETING, WEDNESDAY, JULY 6, 2022

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, July 6, 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:

Don Walker, PC Rep to ZBA
Don Gross, Vice Chairman
Derek Brackon, Commissioner

Joe St. Henry, Secretary
Jessica Gingell, Commissioner
Kim Urbanowski, BOT Rep to PC

PLANNING COMMISSION MEMBERS ABSENT:

Scott Reynolds, Chairman

1. OPEN MEETING

Acting Chairman Gross opened the meeting at 7:00 p.m.

2. ROLL CALL

As noted above.

CONSULTANTS PRESENT:

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

OTHERS PRESENT:

Sandy Walker	Bruce Calhoun
Jonathan Forrest	Tina Hein
Kevin Breslin	Kathryn Kennedy
Lisa Garrett	Ed Morawski
Pam Daily	

3. MINUTES

- A. 6-15-22, Planning Commission Regular Meeting Minutes
- B. 6-16-22, Planning Commission Public Hearing Minutes PPC-2022-22, Township Initiated Text Amendment to Zoning Ordinance #78 Industrial Complex (IC).

Moved by Trustee Urbanowski, seconded by Commissioner Brackon to **approve** the minutes as presented. **Motion carried**

4. AGENDA REVIEW AND APPROVAL

Acting Chairman Gross stated that the Master Plan Public Hearing, which is not scheduled for this evening, is scheduled for their next meeting on July 20, 2022, at 7:05 p.m. He added that there had been some misinformation communicated that the Public Hearing was supposed to be this evening. That is not the case the actual notice of Public Hearing is set for July the 20th, in two weeks. They will take public comments at that scheduled meeting as required by the statute. They have received some written comments previously, six of them, from the Oakland County Economic Development Department, the Road Commission for Oakland County, the Water Resources Commission, Gary Roberts, Donnie Steele, and Katherine Kennedy. Those written comments will be reviewed by the Planning Commission at that Public Hearing on July 20th.

Moved by Trustee Urbanowski, seconded by Commissioner Brackon, to **approve** the agenda as presented. **Motion carried**

5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY

None.

6. CONSENT AGENDA

None.

Acting Chairman Gross recessed the regular meeting and opened the Public Hearing at 7:05 p.m. for case PPC-22-18, 3850 Joslyn Rd., Special Land Use for a Gas Station with a Drive-Thru, located at 3850 Joslyn Rd. parcel 09-28-376-031.

Chairman Reynolds closed the PPC-22-22 Public Hearing at 7:21 p.m. and reconvened the regular Planning Commission meeting at 7:21 p.m.

7. NEW BUSINESS

A. PPC-22-18, 3850 Joslyn Rd., Special Land Use request for a gas station with a drive-thru and Site Plan, located at 3850 Joslyn Rd., parcel #09-28-376-031.

Acting Chairman Gross asked the Township Planner to read through his report.

Planner Arroyo read through his review date stamped June 21, 2022.

Engineer Landis read through his review date stamped June 22, 2022.

Secretary St. Henry said that their engineer brought up 14 issues of concern. Their planner brought up another 10 or a dozen of concerns. The variances are significant, some of the largest variance requests he has ever heard of in seven years with the Commission. At the very least they need to come back with a cleaned-up plan to address all those issues before he is going to approve anything.

Acting Chairman Gross stated that with the demo of the building it is almost like they are starting with a brand-new site. It is hard to imagine with a brand-new site, looking at all these different waivers that are being proposed. It is something that the Zoning Board of Appeals would have to justify in terms of making waivers on a site like that. This is a gasoline service station it is a gas only station there is no service. He asked if they know what type of restaurant that is suggested? Mr. Ford replied that it is a gas station and convenience store only, and they don't know for sure on the end cap, possibly a Tropical Smoothie if approved.

Acting Chairman Gross asked if they know if there will be a dine-in or if it is drive-thru only? Mr. Ford said it would be both. Acting Chairman Gross said they have to take into account the type of parking that would be required to accommodate the restaurant as well as the service station area.

Mr. Ford said the one they do have now in Ortonville with the Tropical Smoothie they do about 90% drive-thru. There is not that much dining anymore, but they are not sure yet what would be there.

Mr. Ford stated they are putting a lot of money and investing into this, and it has been something they have been trying to work on for years to try to get the funds together. Having the end cap helps provide them the ability to do that.

Acting Chairman Gross asked regarding the canopies being proposed, they are going to take down the existing ones and put-up new ones? Mr. Ford said that they haven't spoken to a contractor on that yet, on what they would do. He didn't know the answer. He did know that their architect did ask about the measurement of it.

Acting Chairman Gross said his concern on that is the lighting that would be coming in with the canopies and how late they would be on. Mr. Calhoun said they would adhere to the new lighting ordinance, with the existing canopy or a new canopy. What they are proposing right now is just to extend the existing canopy. The Fire Marshal mentioned that he wanted it to be 13.6 or 14-ft. at the lowest end, and as it approaches south it gets higher. As far as the lighting they would adhere to whatever standards are required.

Mr. Calhoun said when they do a lease space on a building, they really don't know what is going to go into that, even if they do know what is going to go in there today doesn't mean they are going to be there tomorrow. It always goes back to the Planning Department, and they review that to make sure whatever is going to go in there adheres to the parking. Right now, they have the right amount of parking except for the three that would require a variance.

Commissioner Brackon asked if they are adding a fourth island in the proposal? Mr. Calhoun replied to the north of the site yes. Commissioner Brackon asked if that was going to involve another gas underground tank being added? Mr. Ford replied no sir, all the tanks underground are staying those were replaced a few years ago, so no additional tanks are added.

Commissioner Brackon asked if the fourth island was going to drain from the existing? Mr. Ford replied that all the underground pipes will connect to the existing underground tank.

Acting Chairman Gross said that some of their parking counts have included the space at the pump island. He asked if that was what they have done in the past? The 30 spaces include around 10 spaces at the pump islands. Planning & Zoning Director Girling replied that is what they believe had been done a Speedway when that redeveloped. They did allow those spaces because those cars are utilizing part of the parking count. Mr. Calhoun said the reason behind that is because they figure that the person that is going into the convenience store is also the person that is filling up their gas tank.

Commissioner Walker said that they indicated that wastewater and discharge that there is no trap for it at this time. Mr. Calhoun replied at this time no it just flows right off the site into the road. Commissioner Walker asked Engineer Landis if that was correct. Engineer Landis said to clarify the current site is hooked up to a sanitary sewer for municipal discharge. The stormwater runoff currently just sheet flows off the site into the roadside ditches. Commissioner Walker asked if that was allowed in past practices? Engineer Landis replied at some point in time, yes. Commissioner Walker said sounds like what they are going to do is going to fix that at least. They have a lot of moving parts here.

Mr. Calhoun said they have a lot of moving parts, but the problem is they have an existing piece of land and to improve the site they will be encroaching on those little areas that do involve variances.

Commissioner Walker thought that Mr. Calhoun was a very competent architect, he knows what he is getting into. He is not coming here saying oh my goodness look what we found, he says what it was going to be like. They are going to be asking them and the Zoning Board of Appeals to grant them a lot of stuff. Mr. Calhoun stated that they are asking for a lot of stuff, again it is an existing site, they can't just go in and build a new building to replace the existing one and not

improve the site in a way that is going to justify it, they must ask to improve and expand to improve the site.

Mr. Calhoun said one other thing they must look at too is as far as site lighting, they will be shielding that. They are trying to improve things and trying to make it nice, but they do need circulation on the site, and they also need parking.

Commissioner Walker asked regarding parking does that include parking for the restaurant also? Mr. Calhoun replied yes it does. He apologized that they are deficient as far as the amount of stuff that was required from the Planner and the Engineer. They know they must get a lot of variances and to do all those things at this point, there would be an awful amount of money to be spent, they are already about 16-20 thousand dollars into it right now. If they don't get the variances, then that is all gone. They know that those things are deficient on the plan, but it is things that they do for a final plan that will be reviewed by the Engineer.

Trustee Urbanowski asked what the best option was because they need to go in front of the Zoning Board of Appeals first to get the variances. She knew that in the past they have denied unless the ZBA approved however, they have a lot of outstanding issues, and they need to see it back. They have a lot of moving parts that are not in place yet. She wouldn't say deny unless the ZBA approves the variances so that they are good to go. Can they postpone it until after a ZBA meeting and then see it back here if they get those approvals? Acting Chairman Gross thought that they had the option to deny it outright and then the applicant would go to the Zoning Board of Appeals and then they would have to resubmit after the Zoning Board of Appeals approved or denied certain items, or they could postpone without a date to allow the applicant to go to the Zoning Board of Appeals. There is a laundry list of items that they must work on and then come back to them without having to resubmit a new application.

Planner Arroyo said it was his understanding that their past practice when they have a situation like this with these variances that it is denied because that is what the ZBA is looking for to have it so that it becomes an appeal then it goes to them, and then they can act on those variance items. If they get those variance items, then they come back to them with a new plan that has everything up to date and reflects the variances that were granted.

Planning & Zoning Director Girling said it is not considered a new application. Their denial in the past has been a denial for those items that are deficient to give them the right to go to the Zoning Board of Appeals. If they get those variances or even if they don't they could come back with a plan that met those if they didn't meet them. They are still the same application because they didn't deny the whole thing, and they just denied the sections that they didn't meet. They have paid for two reviews, one review has been done, they go for a side course to the ZBA depending on what happened with that they would resubmit the plans be rereviewed and be in front of them again.

Acting Chairman Gross said one of his concerns is that as he had indicated at the beginning that they are talking about the demolition of the site. They are looking basically at except for the existing pumps a brand-new building which he thought was a plus but is the building too large on the site because of the number of variances that are being requested that could be alleviated by a smaller building of some kind.

Secretary St. Henry said if they deny this based on the specific outstanding issues that must be addressed. They go before the ZBA, see what happens with the variances, they update the plan, depending on what the ZBA decides. They come back with a new plan, with the changes they have requested, also recognizing any variance that was perhaps granted. It is the same application and then they decide then.

Secretary St. Henry said he is familiar with the piece of property and understood what they wanted to do. If this building is completed it will be an improvement to what is there now, but they do have to follow the process. The building footprint is something that will have to be addressed at the ZBA with the variances they are requesting. He thought that if they follow that process that they just outlined to him that is the fairest approach to this at this point.

Moved by Secretary St. Henry, seconded by Commissioner Brackon, that the Planning Commission **postpone the Special Land Use request, and deny the Site Plan** based on the outstanding issues that were presented today by the Township Engineer and the Township Planner, for plans date stamped received April 21, 2022, for the following reasons: the applicant should go before the Zoning Board of Appeals to address a number of variance issues, and also address the outstanding issues that were presented, and then return to the Planning Commission with an updated plan reflecting any changes that are necessitated by the Zoning Board of Appeals decisions and reflecting the corrections per the Engineer and Planners, then a decision will be made on the site plan at that time.

Discussion on the motion:

Commissioner Walker asked if they could include the suggestion about the size of the building. Before these folks go to the Zoning Board of Appeals this might give them another opportunity to think about that. That perhaps if they shrunk the size of that building some of those variances might not be necessary or certainly wouldn't be as large as they are requesting which might induce the ZBA to look more favorably on it.

Trustee Urbanowski thought that it had been addressed but it shouldn't be in the motion. She was hearing what he was saying but was hoping that they were hearing it as well, from a ZBA member's mouth. Considering that size but wasn't sure about putting it in the motion.

Planner Arroyo said that the Zoning Board of Appeals is there to make those determinations on ordinance modification. It was his suggestion that they leave the motion and let them make that determination based upon what they believe is appropriate. That is what their specific role is to address whether there is a practical difficulty.

Planning & Zoning Director Girling said that they forward the meeting minutes when they come from Planning Commission and go to the Zoning Board of Appeals, so they will be provided with the minutes which are close to verbatim minutes. Any conversation that was conducted here would be within the minutes.

Planning & Zoning Director Girling thought they should add to the motion that upon return before appearing at the Planning Commission those plans will be rereviewed by the consultants.

Secretary St. Henry amended his motion, Commissioner Brackon re-supported that before appearing at the Planning Commission those updated plans will be rereviewed by the consultants.

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

8. UNFINISHED BUSINESS

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

Acting Chairman Gross thought that this was a result of a letter from the Planning & Zoning Director relative to some property designations on the Master Plan.

Planning & Zoning Director Girling stated that she received a phone call from someone alerting her to the fact that they felt in their proposed Future Land Use Map that they had an error in what they were proposing. There is an area that currently is zoned Railroad Freight Yard (RFY) and a portion of it is owned by the railroad, to the south of it is owned by an individual landowner and they have the proposed future land use as utility-owned. To have it as a future land use of utility-owned, they felt was an incorrect proposed distinction. She told them that she would put it before them this evening for discussion. Acting Chairman Gross asked if this was a correction reflecting existing ownership and land use, that would be just a map clarification? Planner Arroyo said there are a couple of issues here, there is a railroad track that is currently not operational that is adjacent to this property. There has been discussion that potentially in the future it will be used again, they don't know for sure, but there is the possibility that it could be. As they recall they went through section by section, they changed this because when they looked at the zoning it is currently zoned on the zoning map for Railroad Freight Yard (RFY). The Master Plan previously had a different designation on there. The issue is if it was zoned that way there must have been a reason why no one has come forward asking to rezone the property. The thought was it was adjacent to what could potentially be a future operating rail line. The question is should it just remain as it is or may be going back to what the previous designation was which was single-family medium density, or something different. That is before them for discussion, they have someone that has identified that with Planning & Zoning Director Girling, and this is something for discussion.

Commissioner Brackon asked if there is an issue with a parcel being zoning recreational as well? Planning & Zoning Director Girling replied that when she looked at the area, and in front of them is an areal map it was given to them in their Boardbook, and there are three parcels. There is one that fronts on Silverbell that has an oval configuration to it and that is the one that is currently zoned Railroad Freight Yard (RFY) and the proposed Future Land Use had as utility-owned. That is the piece that she received the phone call saying that the utility company doesn't own it, they own it as a private piece of the land and thought that they had an error here. There is a middle piece in the aerial that looks like it might have some railroad lines through it and that is currently zoned Railroad Freight Yard (RFY), and it is owned by the railroad company. Then there is a piece further up that is above those to the north that they can almost see a power grid to that is owned by a utility company, but the Future Land Use has as recreational. While they were looking in that area that was not the one, they received the call on it was the one to the south but when she looked at the whole area, she thought perhaps the one to the north that they can see the utility should also be utility-owned instead of recreation. Commissioner Brackon stated that it was technically zoned correctly the map is wrong. Planning & Zoning Director Girling said they are talking about the Future Land Use Map. Commissioner Brackon asked if they were rezoning anything or proposing to rezone anything? Planning & Zoning Director Girling replied, no. She said within their Master Plan update that they are working on right now there is a map that is called Future Land Use Map and in there it has it as recreation and it is utility-owned.

Planner Arroyo stated that all the green areas to the north of that on the Zoning Map are recreational. So, the Master Plan aligns with the zoning because that is all showing REC-2. Planning & Zoning Director Girling said that might be what they wanted but since they were already talking about this and the three were kind of stacked on top of each other and were three different things, privately owned, utility-owned, and Recreational, let's talk about all three if

they are talking in this area. The only one she received the phone call on was the one furthest to the south that is privately owned by somebody, and it is not a utility company.

Commissioner Brackon stated the one to the north is owned by a utility company but zoned recreational and listed as recreational according to what Planner Arroyo just said. Planner Arroyo said correct, he was looking at the Zoning Map and it is all Recreational on that property to the north. Trustee Urbanowski asked if it was the 008? Planning & Zoning Director Girling replied yes.

Commissioner Brackon asked if they would recommend changing that? Planner Arroyo said he didn't see a reason to change any of the recreational areas at this point because no one has come and requested that they change that, so there is no overriding reason unless they see that there is an overriding reason, but it has been zoned recreational for a considerable amount of time. Certainly, nothing resent that has occurred. If someone were to come to them and present something that would be different from that they would evaluate it at that time to determine whether there have been conditions that have changed but that is the current zoning. All that would do would align with the Master Plan because maybe one is really the one to ultimately follow which is their Master Plan. If it looks like they got an existing zoning situation that reflects something that might continue, they might what to amend their Master Plan to reflect that. That is what they were doing when they were studying that. He thought that the parcel to the south is more interesting in terms of the fact that it's in private ownership it does not appear to be for the most part controlled by a railroad and potentially that could develop under something different. But then again if the railroad becomes active maybe it might go in a totally different direction.

Secretary St. Henry said right now somebody owns that property. Planner Arroyo said that person, to his understanding, is not coming before them and saying they would like to have this classification, a particular classification, they have not made a request for the Planning Commission to consider something different. They have just identified this issue but have not come to them and said they would like to have this designation on their property. Planning & Zoning Director Girling replied correct.

Acting Chairman Gross asked what was the current zoning on that one? Planning & Zoning Director replied Railroad Freight Yard (RFY). Acting Chairman Gross asked if that was the current zoning? Planning & Zoning Director Girling replied yes. Planner Arroyo said it was utility on the Future Land Use Map which would incorporate a similar use.

Secretary St. Henry said it was zoned that way because of the possibility that it becomes a working railroad. Planning & Zoning Director Girling replied that she believed that the parcel used to be owned by the railroad and then they did a split. She recalls when she was in assessing years ago that there was a split in this area that came up with this weird, shaped parcel. She believed at that time it probably sold and it became private ownership, and no one ever sought to rezone it.

Commissioner Brackon said the concern is, is that the private owner builds something on there with it being zoned utility. Acting Chairman Gross said they wouldn't be able to. Planning & Zoning Director Girling said it was just a random phone call from somebody studying Future Land Use Map saying they see this property and they knew it was privately owned and thought it was unusual that their Future Land Use shows utility-owned. She double-checked and found it was privately owned and said she would present it for them to determine whether that is the way they wanted it to stay or whether it should be something else.

Planner Arroyo said that the previous classification on the Master Plan was residential single-family, medium density. That could be an approach to going back to what the previous Master Plan had.

Secretary St. Henry wondered if that is the ulterior motive to get that rezoned to what it was before. Planning & Zoning Director Girling said they are not rezoning it; they are talking about Future Land Use. Planner Arroyo said they would then have to come in and ask for a rezoning on the property. Planning & Zoning Director Girling said whoever owns it if they don't want to do a use in Railroad Freight Yard (RFY) then they are going to have some type of rezoning and they would be looking at the Future Land Use and they would see that the Future Land Use says (RFY), or utility-owned.

Commissioner Walker thought it might seem simpler to just revert back to what it was in the previous Master Plan.

Secretary St. Henry said if they want to do something they can come back to them and get the property rezoned.

Acting Chairman Gross said he didn't think this required a motion just a consensus. Planner Arroyo said yes.

Acting Chairman Gross asked if there was a consensus to retain the current Master Plan designation for that parcel of property. All agreed.

Planner Arroyo stated that there were several letters that they received some from the County and some from others that identified some corrections that would need to be made, more like factual corrections, not policy changes. He just wanted to let them know that they will make those in the draft that they will see for the Public Hearing, and they will give them a list of those changes that are being made so those are incorporated. That is being taken care of and will be in that draft and they will have that so they will update it. These are just information like if a right-of-way was supposed to be 66 instead of 60, those types of things, they are making those kinds of changes, and those will be in their file draft.

9. PUBLIC COMMENTS

Ms. Kathryn Kennedy from 690 Rochester Dr. Lake Orion said she attended the Oakland County Coordinated Zoning Committee Meeting this morning at 11 a.m. where two members voted to move and second the Orion Township Master Plan despite her letting them know that the Orion Township citizens had not yet had a Public Hearing about the plan which she found extremely disconcerting. This plan needs to be rejected in its entirety. It is based on the urbanization of their region against what the citizens want. People did not participate; the everyday citizens were not invited to participate in the development of this project sufficient to make it valid to what the community wants or needs. She FOIA'd documents that she has been declined by the County because in an unrecorded Democratic Caucus meeting is when she found out that they had changed the entire tax foreclosure process to online only through a different contractor and expected to be done by August 12th. Any community that had not already participated in a first right of refusal with Oakland County could expect all their foreclosed properties to be sold at that auction unless they had such an agreement with the County. It is an online company she has never heard about; it is very concerning. She even attended a Global Detroit webinar this past week where they are teaching people to use our resources, even HUD to house the refugees and rent to the refugees even if they don't have social security not to worry the resettlement groups will fund them for five years as they get comfortable since their priority is jobs and housing. They even specifically mentioned the rental program that was adopted on August 24, 2021, where if you rent to people that would not be

eligible to be rented to the County taxpayers will pay each landlord \$3,000 each if they have damages. In this webinar, they even suggested that some people are reluctant to rent to people before they have social security numbers because then they don't have a way to collect if there is an issue, maybe they should just reduce the lease to 3 months. She finds that entire attitude appalling and she finds so much of what is encompassed in this Master Plan caters to the World Economic Forum. Global Detroit which is an arm of the World Economic Forum they have been picked as the guinea pigs for the region to demonstrate this social experiment that if they implement the poor into the other neighborhoods then they can make it all equal and that the UN version of green energy which Oakland County has adopted after hiring Acom to determine that they should see no poverty as the number one way to fix climate change environment, illogical totally but that is what they are dealing with. They must reject this entire plan because it enables the takeover of our region for the globalist's agenda it is the globalization of our area. They don't care about the wetlands; they don't care about the woodlands. If they go to pages 124 and 125 of the thoroughfares plans for the roads, they can't get a highway on Lapeer. They have highways where there isn't a place to put a highway. They already had a problem with Buckhorn Lake where they put the road too far into where the lake used to be. For the first time since 1998 it flooded, and they were pumping water out of the lake to put in the sewer system. This is a displacement issue they can't put concrete where there used to be cement, you can't build wetlands and fill it in, and they get a flood zone, it is common sense god had it right please leave it alone we need to protect it.

Ms. Tina Hein 630 N. Blocki Ct. stated that Lake Orion since she has lived here basically you get two in one, we have the rural and kind of like a city. She felt that they needed to keep it that way, they do not want too much. The Board is very familiar with Lapeer and just driving on that road if they are not driving 60, 70, sometimes even higher you are going to get run over. Last year they had a huge problem with flooding, they had a freak storm last year where they had 7-inches of rain in a 1.5-hour period. Basements flooded, the schools were a nightmare, a bus flooded, and Lapeer Rd. was all flooded over. In the area where she lives people had to pump out their basements. The Buckhorn Lake overflowed onto Lapeer and Clarkston. She has seen those signs up, so she is assuming where they have the zoning changes proposed is where they plan on doing this. She spoke with a lady that said they are going to put duplexes and stuff there, and she didn't think that was a good idea. She thought that they had enough, she thought they should keep it where they get that kind of city feel and the rural two in one.

Mr. Ed Morawski 2587 Orbit said the comment he had, and he may be coming late to the party for this Master Planning, but he thought that he should be able to come into this meeting and see something on the board of what is really going on. The Board is discussing things and there is no way for somebody like himself to see what is happening. Something should be passed at the time they come in, they should have something on the Board for any of the public to come in and see. He thought it felt like a closed party, them talking and they don't know what is going on. Acting Chairman Gross said there were public sessions where the public was invited, they had the Boards just as he was talking about available. Unfortunately, he was not made aware of that. Mr. Morawski said if they could get it on a computer here that would be great.

Secretary St. Henry stated that Mr. Morawski came into the meeting a little late today. There was a mistake in the notification of the public hearing for the Master Plan. It is taking place on July 20th. At that time the Township Planner who worked with us closely to develop the Master Plan will be making a presentation reflecting the very current version of the plan and all the amended changes that have taken place over the last few weeks. Planning & Zoning Director Girling said that there was not an error in the public hearing notice, the public hearing notice said that the public hearing was on the 20th which is when it is.

Mr. Ray Malskis 333 W. Greenshield asked regarding the first women that spoke that said they have approved the Master Plan? Have they answered that question? Planner Arroyo said this was the County Coordinating Council this is a group that is made up of the County. The way that the state statute works is that before they approve the Master Plan if it is a township it must go to the county and the county must act and then they can, in fact, make suggestions. They don't approve their plan per se, but they make suggestions about how they feel about issues that might affect bordering communities or county policies. In accordance with state statute, it went there before they acted upon it because that is what the state statute requires. Then they made a recommendation to them which they have and that is part of the normal process. It is part of that 63-day review period where surrounding communities, as well as various reviewing entities, are given the opportunity to review the draft Master Plan, and then they will have all that information before their hearing on the 20th. This is in accordance with the state law, nothing was done out of order. Commissioner Brackon stated that nothing has been approved.

Mr. Morawski asked what does that mean that the County has said they approve this overall plan it is now up to the locality, Orion Township, to decide how they want to amend or accept that plan? Planner Arroyo replied that the County's action is that it is not inconsistent with County policies. They are not a body that approves the Township's plan, the Township approves its own plan. What they do is look at does it conflict with County policies and are there any issues with bordering communities. They found that there were no issues other than the three suggestions that they made, in the letter that is in the packet tonight.

Mr. Morawski asked when they have the hearing on the 20th than any kind of suggestions, or changes, can be included in the final Master Plan? Planner Arroyo replied that the Master Plan is under the Planning Commission, and it is up to them to approve it and adopt it as it currently exists, or they can amend it if they feel fit. Mr. Morawski said the bottom line is when they come here on the 20th and make comments they are not just spitting in the wind. Does the Public Hearing have any kind of teeth? Secretary St. Henry said if they are asking if they pay attention to the public comments whether it is about the Master Plan or about any other case that comes before them where there is a public hearing opportunity. If they have watched them over the last several years you would have seen that they take public comment very seriously. Planner Arroyo said that one of the things that they will learn at the next meeting at the Public Hearing is all the opportunities for public input that have been presented to this community throughout this process so that will also be covered in the presentation.

Mr. Morawski asked if there is anything that can be looked upon by them, either online, book, picture, or anything to have an idea of what they are talking about. Planning & Zoning Director Girling said that it has been on the website for 63 days. Mr. Morawski said he went on the website and all he could find is Master Plan 2019 is that it? Planning & Zoning Director Girling said that is when they started it in 2019. Mr. Morawski said where does he go to get that? Trustee Urbanowski said oriontownship.org, on the front page of the website if you scroll down, you will see 4 tiles, one says election information, one says master plan update, one says public notices, and one says online payments. If you click Master Plan update and scroll down you will find a link at the bottom of ways to get involved, draft master plan, click that link, and the entire thing is there.

Trustee Urbanowski said she has gone over all the emails that have been sent to her. They all read them, and she also reads them for the Board of Trustees meeting because she is the rep to the Board of Trustees, she reads all of them. They have had hundreds of pages that they have gone through. She wanted to address one thing that was said, someone said that doing the 5-year Master Plan without getting any public opinion is wrong. In 2021 they had workshops at 6 p.m. together that were open to the public there were meeting notices that went out to the Orion Review they were put out on the website in various places. Their workshops where they

talked specifically about the Master Plan, and she listed all the dates that the workshops had occurred. They were all one-hour meetings before their Planning Commission meetings. They had an Open House on June 16th at the Orion Center which was the first Open House and that was a couple of hours before a Planning Commission meeting after that they immediately launched an online participation option. All of these have always been listed on the front page of oriontownship.org and then again on the Planning & Zoning site, those have always been there. If they have social media, they have been on Facebook. The Township Supervisor Chris Barnett has announced at two different State of Township addresses that they are in the process of doing this. The last Open House that they had was here on May 18th. They have been begging people to help them with this, they have always wanted input. They have given ample opportunity; they even have talked about outside of the Workshops within Planning Commission meetings. They are open to hearing suggestions. It breaks her heart that people think that they don't care about input because they have been asking for a year and a half. She wanted to clarify that comment and that email. They have been working very hard, she has taken home hard copies of this plan and has marked them up with pens and other people have looked at it. They have taken their personal time outside of Planning Commission to read this stuff, they really have been asking for input. To hear people, say that they haven't listened or asked for it really breaks her heart because they have on multiple occasions. There are other things within these letters that she is frankly confused about. She doesn't know what some of this stuff they are talking about is. None of them work with the County they work here in this Township, and they have been doing this for a long time. The stuff they are talking about on Baldwin Rd. has been going on since 2016 and has nothing to do with the current administration at Oakland County. They have been talking about development in this capacity in this way for a long time. She circled things in the letters like external influences, WEF, Globalist of World Economic Forum, she has children at home she doesn't have time to sit and talk about World Economic Forum stuff, she doesn't focus on that when she is doing this. She lives in Keatington and she is not personally involved in any of that stuff she doesn't even know what it is it has no bearing on the things that she has been thinking about and making this plan. She has only been here for 25 years; Secretary St. Henry has been here for 40 years. They all care about this as much as they do, but there are things that they are bound by, people own land they are allowed to build on it. They are doing their best to make sure that everybody is going to be happy with the compromise that they are tasked with making. She saw a lot of things in here about apartments, and density, she is going to remind them that just recently that they sent a recommendation for denial for a large complex on Waldon, and it went to the Board, and she knew that some of them were in that meeting, and they heard the Board deny it was well. It didn't fit it was too dense they weren't ok with it, so they are thinking about them and their opinions.

Mr. Morawski asked what percentage of people in Lake Orion get the Lake Orion Review? Trustee Urbanowski said all of them do now because it was just bought out by another organization. Mr. Morawski didn't think that was a good venue. Trustee Urbanowski said it was also in the Quarterly Magazine, the Orion Living Magazine that is mailed to every household in this Township and it is free to everybody, and it comes in their mailbox.

Secretary St. Henry said this year there was also a story in the Oakland Press about the Master Plan and the opportunities for the public, he placed it himself.

Planning & Zoning Director Girling showed the public how to get to the Master Plan on the Orion Township website.

Ms. Sandy Walker 2565 Mueller Rd. said she was sorry if they got offended by what these folks have said. They appreciate everything that they do, you read things, you take it home, and she understands that she ran for these positions before, and she has been here her whole life and

she has seen this whole Township change in 60 years. She wanted them to know that they do thank them, and she was sorry that she didn't know all about this until recently. She still works all the time, so she did not keep up with what was going on here. She will read that and will be back on July 20th, and she will have a letter, so they all have it in the book that they have. She will tell her neighbors about this what she just found out, but she felt like she got offended and she didn't mean to offend anybody by giving their comments or lack of knowledge. It is kind of like when your neighbor comes up and says, what you didn't know about this or that, because they read it on Facebook. They just didn't know, and they are sorry. Trustee Urbanowski said she wasn't offended. She ran for office, and she is doing this job because she has kids that are in were marching band and she is the Interim Executive Director at the Chamber of Commerce right now, she gets it. She was not offended and didn't want anyone else to think that she is vilifying anyone for not knowing because that is not what she is doing. Communication is key and if they want to know email them. She read all of them they have concerns. There are other concerns here too that they can address. She was not offended and didn't want them to be either.

Secretary St. Henry said don't believe everything you see on social media, if they have a question about something contact the folks at the Township. If they see one of them ask them. Not everything on Facebook is factual truth all the time.

Secretary St. Henry said Ms. Kennedy has made comments multiple times about the World Economic Forum, they started this process in 2019 it is now July of 2022, and not once has the World Economic Forum in name, organization, or what they stand for has had any influence on them whatsoever as they have developed this Master Plan. This is about and is only about their community and no outside organization like that had any influence whatsoever on what is in the plan today. He stands by the plan 100%. He has lived here a long time and he understands the challenges, concerns, frustrations, and challenges they all face when they try to balance progress with the tradition and historical character of their community. It is a matter of compromising as much as possible while still respecting personal property rights and the law. They do always welcome everyone's comments and input, not just when they are doing the Master Plan but also doing public opportunities when they are looking at cases, they take it very seriously.

Ms. Kathryn Kennedy said she is very concerned and didn't want to offend them, but she believed that even the Commissioners do not have the full handle of what is going on because ADHOC committees are not recorded, Democratic Caucus Committees are not recorded even though they act entirely as executive committees at Oakland County. Unless they figure out those things and attend these different ADHOC committees or create a team of citizens that she has apparently by accident, they have no idea what is going on at that level because it is not recorded. She had a real concern with transparency at the Oakland County level. She has been paying attention to meetings since April 28, 2021, when it caught her attention when they were leasing a building in Pontiac for over \$12,000 a month to store PPE and other government functions that the citizens would not be allowed to know. They have an airport lease that the citizens pay 100% for in Waterford and it is a 10-year lease to US Board Patrol, they said it normally costs them \$50,000 a year to operate it so they should be fine within that. They just said that the money is in the budget. There is no accounting for it, yet it was approved by a committee that can't approve something more than \$250,000. In her calculation even if it is only \$50,000 cost, which she didn't believe, a 10-year lease is \$500,000. They double their authority, but they will just push it in a meeting while they have so much confusion because they did a mask mandate the same day, they changed all the systems, August 24, 2021. Not only did they create a rental program for people that couldn't qualify, or maybe they didn't have credit. After hearing a webinar from Global Detroit about how not to worry that is one of the barriers for the refugees to resettle in their area. They have even created a MISHDA database

that they could type in the city if they are a refugee to see what city they want to live in. Someone even said she thought it was a resettlement agency, said don't worry they can work it out they will make sure to be with them so they don't have to worry about if you are a landlord, they will make sure they can cover because they will fund them for the first 5-years to ensure a smooth settlement. This is a real problem for her she has no problem with legal immigration some of her closest friends are immigrants from other countries. But she does have a problem with an illegal invasion that is being funded at their backs with their taxpayers paying the price, as they are entering into a recession. She felt they are at a very big risk right now.

10. COMMUNICATIONS

None.

11. PLANNERS REPORTS

A. Flyer regarding MTA Events at the Bavarian Inn Lodge in Frankenmuth, MI

Planning & Zoning Director Girling said she put that under there, she thought that maybe it was mailed to them but encouraged it. Some of them are direct topics that affect them. Bavarian Inn in Frankenmuth is close, so she encouraged it. If ever you are not able to attend a class but sounds like a good topic a lot of times, she is able to get the information to view at their leisure.

12. COMMITTEE REPORTS

None.

13. PUBLIC HEARINGS

A. 07-20-22 at 7:05 p.m. PC-2021-07, 5-Year Master Plan Update

14. CHAIRMAN'S COMMENTS

None.

15. COMMISSIONERS' COMMENTS

Trustee Urbanowski said she was not offended and didn't want to offend anyone.

16. ADJOURNMENT

Moved by Trustee Urbanowski, seconded by Commissioner Walker, to adjourn the meeting at 8:35 p.m. **Motion carried.**

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

July 20, 2022

Planning Commission Approval Date