The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, July 7, 2021, at 7:05pm at the Orion Township Community Center, 1335 Joslyn Road, Lake Orion, MI 48360.

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:
Vacant Position

CONSULTANTS PRESENT:
Eric Fazzini, (Township Planner) of Giffels Webster
Eric Pietsch, (Township Planner) of Giffels Webster
Mark Landis (Township Engineer) of OHM Advisors
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:
Anthony Battalia

PC-2021-50, Township Initiated Text Amendment to Zoning Ordinance #78, Assemblies, Articles 2, 5, 6, 7, 9, 11, and 14 providing for repeal of conflicting ordinance and portions thereof; and, providing an effective date.

Planning & Zoning Director Girling stated that this is a text amendment to update the ordinance in an area that needed updating. She noted that in their Boardbook she had them section by section, article by article. She said they added a definition of place of worship, she showed them where it was going to be inserted and the actual definition that they came up with.

Planning & Zoning Director Girling stated that Article V - SF, SE, SR, they are removing the word church and replacing it with a place of worship. She had originally stricken the footnote, but after talking to the attorney they are going to keep that footnote because it is within the proximity of residential it is giving parcel sizes, talking about ingress and egress, distance to the property line, and gives a standard for parking. Because within residential they normally don’t have any parking regulations because they are homes. For that use for a place of worship, they have given a standard that is based on the size of the building.

Planning & Zoning Director Girling said regarding R-1, R-2, R-3, it is similar. Removed the word church and make it a place of worship, proposing to keep the footnote but change it to exactly the same as the former, getting into sizes and restrictions.

Planning & Zoning Director Girling stated that RM-1 & RM-2, replacing church with a place of worship, keeping a footnote which is the same criteria that they have so far.

Planning & Zoning Director Girling said regarding Office Professional. They have a line item for private clubs, fraternal organizations, lodge halls, and they are placing places of worship there because that is why they need to update the ordinance they can’t treat assemblies of one type differently than another. They are moving places of worship up to be similar to private clubs, fraternal organizations, and lodge halls. She said that she had put within the advertisement that it should be a Special Land Use just be the most restrictive but it is up for discussion this evening.
Planning & Zoning Director Girling stated that the required conditions she added the criteria D, which gets into the occupancy load in calculating the parking calculations.

Planning & Zoning Director Girling said that Restricted Business is similar to where they just looked. Having the private clubs, fraternal organizations, lodge halls, places of worship, all are similar they are all allowed and up to discussion if it is Use by Right or Special Land Use. Within the Restricted Business off-street parking calculation, they have one that is related to those assemblies.

Planning & Zoning Director Girling said General Business, again, they are grouping them all together, private clubs, fraternal organizations, lodge halls, places of worship, organizational meeting facilities, and banquet halls, all in one category. Again, discussing whether it is a Use by Right or a Special Land Use and getting into the parking requirements and adding a parking requirement related to the occupancy load.

Chairman Reynolds asked if there were any members of the public that wanted to speak to the public hearing. There was none.

Chairman Reynolds asked if any of the Commissioners had anything to say during the public hearing?

Vice-Chairman Gross said just as an observation since all of the changes in the single-family districts and in the multiple districts are all the same, was there any thought of making that a general provision as opposed to, into each individual district to simplify the ordinance a little bit, or would they prefer to have them in each individual article. Planning & Zoning Director Girling said that they have a chart in every district. She had started, several times, trying to come up with what a lot of other communities have which their zoning ordinance starts with a chart. If they are looking for where a drive-thru restaurant is she doesn’t have to go through every district and find where it is allowed, they have an alphabetical listing of all uses and then at the top, they go down and find which district or districts it is allowed. So, that would take care of that, that is something that she wanted to get to but they have been busy, but that would fix that. She didn’t want to be inconsistent with how they are handling it in other places of the ordinance.

Chairman Reynolds commented that he wanted to write down places of worship, there is on page 9-7 where churches are still used. His comment is in any of the RB, OP, GB districts to where it was previously by right, he didn’t think they need to make it a Special Land Use. He would agree with it being a Special Land Use in the residential districts, but didn’t see any need to, he appreciated advertising the worst-case scenario but thought that if they just need to kind of stick it, it was just a definition change for him, so, that is how he views the ordinance change.

Chairman Reynolds closed the public hearing at 7:13 p.m.

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

Planning Commission Approval Date