

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2021-55
LAVA MOUNTAIN LOCATION REZONE REQUEST, THE REQUEST IS TO REZONE 1472,
1480, AND 1488 S. LAPEER RD (PARCEL 09-14-100-074) FROM RESTRICTED BUSINESS (RB)
TO GENERAL BUSINESS (GB)
PUBLIC HEARING – WEDNESDAY, JULY 21, 2021

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, July 21, 2021, at 7:04pm at the Orion Township Community Center, 1335 Joslyn Road, Lake Orion, MI 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Don Walker, PC Rep to ZBA	Scott Reynolds, Chairman
Kim Urbanowski, BOT Rep to PC	Don Gross, Vice-Chairman
Joe St. Henry, Secretary	Jessica Gingell, Commissioner
Derek Brackon, Commissioner	

PLANNING COMMISSION MEMBERS ABSENT:

None

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:

Nelli Schmidt	Bennett Donaldson
Mike Lashbrook	Scott Kreutzer
Dave Brinkmeter	Steve Sorensen
Ziad Kassab	

PC-2021-55, Lava Mountain Location Rezone Request, the request is to rezone 1472, 1480, and 1488 S. Lapeer Rd. (parcel 09-14-100-074) from Residential Business (RB) to General Business (GB)

Chairman Reynolds asked the applicant for a brief presentation from the applicant.

Mr. Ziad Kassab from Lava Mountain Coffee presented.

Mr. Kassab stated that he was there to request a rezone for a drive-thru.

Chairman Reynolds asked if there were any further presentation items that he would like to present? Mr. Kassab replied that he didn't bring any specific presentation with him, he did have a rough site plan. He added that he did review the ordinance and he felt it was a very simple rezone he would just like to be able to put the drive-thru in there in order to survive.

Chairman Reynolds said that a couple items to supplement, the (RB) district as it is currently zoned does not allow a drive-thru's and (GB) district does. He felt that was the big motivation for the rezone.

Chairman Reynolds asked if there was any public that would to speak. There was not.

Vice-Chairman Gross stated that if the zoning is approved the drive-thru is not automatically approved. Chairman Reynolds said correct; it is a Special Land Use.

Mr. Kassab said he would love the opportunity to do business in Lake Orion, they love the community and they would like to be able to grow with the community.

Chairman Reynolds closed the public hearing at 7:08 p.m.

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

Planning Commission Approval Date