

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES  
PC-22-29, BALDWIN VILLAGE PUD CONCEPT  
JOINT PUBLIC HEARING WITH THE BOARD OF TRUSTEES  
WEDNESDAY, AUGUST 3, 2022**

The Charter Township of Orion Planning Commission held a joint public hearing with the Board of Trustees on Wednesday, August 3, 2022, at 7:55 p.m. at the Orion Township Municipality Complex Board Room, 2323 Joslyn Road, Lake Orion, Michigan 48360.

**PLANNING COMMISSION MEMBERS PRESENT:**

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

**PLANNING COMMISSION MEMBERS ABSENT:**

None

**BOARD OF TRUSTEE MEMBERS PRESENT:**

Chris Barnett, Township Supervisor	Mike Flood, Trustee
Donni Steele, Treasurer	Julia Dalrymple, Trustee
Kim Urbanowski, Trustee	

**BOARD OF TRUSTEE MEMBERS ABSENT:**

Penny Shults, Township Clerk  
Brian Birney, Trustee

**CONSULTANTS PRESENT:**

Rodney Arroyo, (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:**

Christopher Carnell	Kirsten Barber
Erich Smith	John Docherty
Doug Black	Felix Lopez
Gary Roberts	Fred & Sue Hackstock
Dominic Mocerri	Mark Perkoski
Christina Belanger	Chris & Jerry Demott
Braden Giacobazzi	Craig & Darcee Scavone
Brooke Smith	Jim Eppink
Gary Jensen	Thomas Martelle
Ron Yancho	Don Hickmott
Allycia Natavio	Marilyn Hester
Erin Wolff	Julie & Mark Branton
Angela Debrincat	Johanna Barker
Kristen Wirz	Peggy Nelson

PC-22-29, Baldwin Village Planned Unit Development (PUD) Concept and Eligibility Plan, located at 4410 & 4408 S. Baldwin Rd. (parcel 09-32-301-001), an unaddressed parcel 09-32-301-014 located at the NW corner of Morgan and S. Baldwin Road, an unaddressed parcel 09-32-151-020 located north of 4408 S. Baldwin, and 4292 S. Baldwin (parcel 09-32-151-021).

The Board of Trustees opened their Special Meeting at 7:54 p.m.

Chairman Reynolds opened the joint public hearing at 7:55 p.m.  
Chairman Reynolds invited the applicant to make a presentation.

Mr. Jim Eppink, with J Eppink Partners at 9336 Sashabaw Rd., Clarkston, MI, presented and introduced their team: Randy Orley with Red Equities, Buzz Silverman (remotely) with Red Equities, Dominic Mocerri, who is leading the Mocerri Jacobson partnership on this project for the residential portion, and Gabe Schuchman with Alrig USA leading the commercial portion, their engineers Steve Pangori from AEW, Mitch Harvey from Stonefield, and Manny Kianicky with SR Jacobson.

Mr. Eppink explained that the Township has a series of ordinances that apply to this parcel and they have spent a lot of time going through all of it and working with the Planners, Engineers, staff, and sub-committees. He stated it does get complex and though it was important to validate that they are looking at it correctly to put on the public record. Then, to ideally help provide information to the residents/citizens of Orion Township and surrounding communities.

Mr. Eppink stated that what they are looking for is to develop a piece of property as a mixed-use project under a PUD. The parcel has an overlay district, besides the underlying zoning, of Gingellville Village Center Overlay Standards, so those are layered onto here. They also have the Township Master Plan, and there are components specific to this property and this district that they want to look at within the Master Plan. A portion of the property is also in the Brown Road Innovation Zone (BIZ) District. There is a confluence of ordinance requirements, statutes, and standards, down to setbacks that they have tried to carefully balance.

Mr. Eppink explained that the Board of Trustees and Planning Commission received a package in their packet that is probably more extensive than they would typically get at conceptual PUD. However, what Dominic, Buzz, Randy, and Gabe asked them to do is to do their homework right from the beginning so that when they do get to this point, tonight, they are confident that not only is this going to be a world class project, and fantastic for Orion Township and its residents, but it is done right and according to the ordinance and Master Plan vision.

Mr. Eppink stated that their team talked about the various ordinance components. They will get into the design and the layout, the architecture, the actual uses, and the amenities that they are proposing. He thought it was important that they talk tonight about the livability of this project, not only for its residents and its users, but they have adjacent residents, many of whom are here tonight, they want to make sure that they are good neighbors to and will continue to do that. They are looking at not only the livability within the project, but livability as people go up and down Baldwin, and certainly if they live off of Morgan Rd., and Peppermill, and the Cottages of Gregory Meadows.

Mr. Eppink said there are a lot of technical components, some of which they will touch on tonight, many of which come further in the process as this is a multi-step process. They have done a lot of homework working with the staff and consultants on infrastructure on systems but a lot of that is in the path ahead of them.

Mr. Eppink continued, saying that what Dominic Mocerri asked him to double-down on tonight is their commitment, their long-term commitment to not only getting this plan right but to owning and operating this project for generations to come and making sure it remains years from now as just a best-in-class neighborhood within Orion Township. What they are hearing is people are seeing this beyond Orion Township, and that it is already being called Oakland County's best neighborhood.

Mr. Eppink stated their primary purpose tonight is to consider the eligibility of this project under the PUD ordinance. The PUD ordinance provides six points that qualify it as a PUD. They have gone through these point by point in the ordinance and in his opinion, it does in fact, qualify as a PUD under the six criteria. He explained there is a recognizable and sustainable benefit, to the residents of this project and probably more importantly to the overall Township. He stated they will go through those details throughout

the presentation. In regards to the preservation of natural features, there are beautiful natural features on this site that they are preserving, participation in access management, storm management, the connectivity of pathways, high-quality architecture, provisions for transitional uses between existing residences, and the busier Baldwin Rd. and Brown Rd. area, as well as economic impacts to benefit the Township. That is one of the criteria. Density impact, they will go through in a bit how they calculated their density. They looked at the spider web of ordinances, the underlying zoning, the PUD ordinance, and the Gingellville ordinance, they all talk about density in slightly different ways. What they are convinced is that this project, from an ordinance point of view and density point of view, is probably underbuilt. One of the ordinances, the Gingellville ordinance, which anticipates in some area's density as much as 20 units per acre, they are less than half of that with their proposal, they are at 9.75.

One of the criteria of the PUD eligibility is, whether it is compliant or in line with the vision of the Master Plan, and they feel very much that it is. The Township just went through a big exercise of their new Master Plan. It talked a lot about creating 15-minute neighborhoods; neighborhoods that preserve open space but at the same time promote community and promote flexibility, and they have some other points in the Master Plan that they will talk about.

Mr. Eppink said that economic impact, guaranteed open space, and unified control, are the balance of the six tests within the PUD ordinance. They have exceeded the required guaranteed open space. The ordinance requires 15% in residential and 10% in commercial, they have a balance of 20% overall, plus some additional open space in terms of the natural features.

Regarding unified control, Mr. Eppink stated that they have worked hard with Mr. Adler and the underlying landowners. Dominic, Randy, Gabe, and Buzz have put together this team for the immediate development and then the construction and ownership of this development. It is individual ownership of all principals all here throughout the process.

Mr. Eppink said that he covered the ordinance as it relates to the PUD. However, the Gingellville Village Center also has some criteria to go through. It is a simpler mixed-use village concept that directs that this should be a mixed-use residential neighborhood. The ordinance encourages the use of a PUD. So, Gingellville suggests or directs that the Gingellville properties be developed under a Planned Unit Development and that it provides style, lifestyle, and architecture appropriate for the Township and for this development. They will go through their architecture and why it really is setting a new standard for the county and the community. It encourages vehicular and interconnection of pedestrians. It is not just about the cars they have on the beautiful Baldwin Rd. development but more importantly for pedestrian connectivity. They will show a network of sidewalks and passing trails not only through Baldwin Village but connecting to adjacent neighborhoods as well.

Mr. Eppink pointed out the Gingellville ordinance talks about recognizing the current community and lifestyle issues. So, what is vital to Orion Township, what is vital to this immediate area, and then where do they want to take the community or continue to evolve the community in terms of establishing world-class lifestyles.

Mr. Eppink said early in the process Dominic, Buzz, and Randy just kept doubling down and saying are you sure, are you sure we are interpreting these ordinances correctly? They literally took the Gingellville ordinance and went point by point with their understanding of what each of those points is and if and how they meet it. He was happy to say that about 90% of them they feel they exceed the Gingellville ordinance. There are a few items that they want to talk about in terms of the size of just one of their uses, which is slightly bigger than the Gingellville Overlay would allow. They had some foresight with both the PUD ordinance and Gingellville that they grant flexibility within their Planning Commission and the Board of Trustees to grant those deviations or waivers. He was happy to say that most of these meets or exceeds, and they felt strongly about that.

Mr. Eppink stated that one of the last documents that they spent an awful lot of time on was the Master Plan. Not only the old plan, because when they started this project, the Township still had their old Master Plan, but now the new Master Plan. The Master Plan essentially is about a vision and about goals, creating their tag line of "living as a vacation". It is also about the lifestyle, so how are they contributing to the lifestyle of Orion Township. Mr. Eppink continued, stating, the Master Plan wants to avoid leapfrog development and wants to bring innovation to their Boards and Commissions in terms of flexible approaches, and how they get things done a little differently than they used to do. Regarding preventing overcrowding, they are at half the density. He then mentioned protecting natural features, which he stated is critical to everybody and certainly to them and high-quality diverse housing. He stated they will talk about some of the surveys that they have conducted in the master plan, community character, and then fostering creativity. At the end of the day, they are in the same business as they are creating vibrant places. They think that the size and scale of this development it will do just that to add to the vibrancy of Orion Township.

Mr. Eppink stated that the Master Plan did an awful lot of work of forecasting. Some points that were interesting to them were the survey results that talked about 50% of the residents planned to move to smaller homes, into different types of homes. They are seeing that in Troy, Clarkston, and everywhere as the population ages. A lot of their communities haven't kept up with those other types of housing choices, so Baldwin Village has looked carefully at that and is offering some different types of alternative housing choices for their current residents, for the 2,300 new GM employees that are coming here, as well as people that are just attracted to Orion Township and what to live here.

Mr. Eppink said that that missing middle, they think that they have accomplished that. The Master Plan talks about these different housing types, not the four-bedroom colonials anymore, but what else is possible that doesn't disrespect that lifestyle but complements it. It allows people to move to different areas without having to leave the Township. They are providing those different types of housing choices, they are providing that walkability. The number one survey response in terms of the commercial was unique and different groceries, so they were happy to do that.

Mr. Eppink said what it all amounts to is that 15-minute neighborhood. This truly is a 15-minute neighborhood. If he can't walk within 15-minutes he certainly can drive within 5 or 10 minutes to get to school, work, shopping, friend's house, and church. Because of its location, flexibility, and diversity, they felt this really will be, as their next developments come to town, what is meant by the 15-minute neighborhood, Baldwin Village.

Mr. Eppink felt that homework was important, they did over 60 iterations of this plan. Subtle changes, big changes, important changes, every single one of them was based on feedback. Four pre-application meetings, countless meetings with staff, working with homeowners and residents, and market studies. They continued to evolve it, they got out and walked the site, learned the site, understood the trees, understood the beautiful wetland in the middle, and made major changes to the site plan from those iterations to the site plan that they are presenting to them tonight. The open space circulation, how do they get more, how do they not meet the ordinance, how do they exceed the ordinance.

Mr. Eppink said in terms of location, just so they are clear, they are looking at about 63 acres of land on the west side of Baldwin Rd., just north of Morgan, it is a hilly site. They now have an unusual right-of-way path down their eastern border with Baldwin, and the recent expansion of Baldwin Rd. They have about a half mile of frontage on Baldwin Rd., so they have an opportunity to really be a gateway to the community to be important as it relates to the aesthetics in terms of the architecture.

Mr. Eppink stated that they have a 50-ft. grade change, they have natural buffers on the site, and they worked hard to maintain those natural buffers. Not only for the benefit of their future residents but certainly for the benefit and care of the existing and adjacent neighborhoods. They are proposing four points of access on Baldwin Rd. They have had multiple meetings with OHM and the Road Commission

of Oakland County, to understand really what is permitted and how they achieve a safe and viable neighborhood.

Mr. Eppink said interestingly, the traffic study that is well underway now, is less about creating volume. Almost every neighborhood says how many new cars are they going to put in the area, Baldwin Rd. works very well. What they are more concerned about in their traffic study are the finer details, how people are moving, and how are they handling these crossovers. They will see in future meetings the actual final traffic study and feedback from the consultants, State, and County.

Mr. Eppink stated that the parallel plan was submitted to the Township and that is used to determine density. He originally put a big note on the plan that he didn't think they needed a parallel plan because they are so far below what is permitted for this site. He thought it was good planning and was an important document to provide to the Township, and the community. They started to look at all of those various underlying zonings; BIZ, Gingellville, and PUD ordinance, all put together. A lot of parallel plans are kind of open to interpretation, this is their interpretation of if they really put the pedal to the metal and really took advantage of every little nuance of the Gingellville Overlay and they really maximize the PUD ordinance what could be accomplished. They looked at how would 20 units/acre fit on this site, and how would they still accomplish commercial both in the BIZ District and in the Gingellville District. How would they provide circulation and open space and still preserve the wetland? They were able to demonstrate that they could provide a total of 672 residential units in a mixed-family district. There is talk in the Overlay District about single-family and they can get into their interpretation tonight. He thought it was realistic to say that nearly 700 units plus about 115,000-sq. feet of commercial could comfortably fit on this site, they could still preserve the wetlands, they could still provide the open space, stormwater mitigation, and so forth. It is not a great plan, it is not a pretty plan, but he thought it was a good litmus test that they will use in their determinations, that the staff consultants will use in their determinations, of what is viable for this site. It is always interesting when they look at new land, it is a temptation to compare what is proposed versus the open space that is there now. Really, what the ordinance looks at is what is proposed versus what is the underlying rights of that land and so that is what this plan does.

Mr. Eppink said the takeaway is their density is about 31% lower than what they thought would be able to be placed on this site. Their commercial is 39% lower than the commercial that could be generated on this site. It is not only those uses but it is the traffic, parking, cars, and pollution. All in all, they have provided what they think is a very green development.

Mr. Eppink stated that the Master Plan provides an awful lot of greenspaces. Really, what they have done here, and there is a lot of data on the plan, they were happy to go through that in detail, but in the big picture really what they are trying to do is create a neighborhood within a neighborhood. They are proposing four different villages in the plan, what is called Uptown Village at the NW, North Village to the back along The Cottages of Gregory, South Village which abuts the Peppermill neighborhood, and then the commercial or the plaza at Baldwin Village which really is along Baldwin Rd.

Mr. Eppink said what their plan was able to do, in addition to creating these villages, is they have maintained 2.5-acres of beautiful wetland, very natural buffers, as well as buffers to the back of the residential neighborhoods. They have created regional stormwater management, rather than having a lot of undergrounds, and a lot of ponds. They do take care of the very south of the commercial, Mitch and his team are engineering that and that little bit towards the south end is going to go into its own system. The balance of the site flows from the west to the east and flows from Peppermill to Baldwin. All that water is coming across this site and being captured, retained, and engineered goes out to what will be a 2.5-acre beautiful pond right along Baldwin Rd. As people are coming south on Baldwin or going north on Baldwin that is going to have fountains and be a real iconic feature. They have pocket parks, and trail systems, they have connected not only their trails through the woods, and their sidewalks, but even made allowances to connect up to Gregory so that the neighborhoods can certainly walk through their neighborhood or into the commercial more importantly.

Mr. Eppink said really as it relates to the plaza the commercial component, The Plaza at Baldwin Village, this is obviously important both for its uses and they are more geared towards residents of Orion Township and surrounding communities as opposed to some of the big box stores that they see on Brown Rd. which bring people from further distances, these are neighborhood services, restaurants, and retail.

Mr. Eppink stated what it also is, is a really cool opportunity to create a streetscape along Baldwin Rd. and along the entranceway. He thought he forgot to mention Dominick Tringali, the best architect in the state, is on their team and Dominick and he worked together and created an architectural landscape. They have created iconic structures, images, and landscapes, that are going to beautify it and make Baldwin Rd., and make their entranceway.

Mr. Eppink said there will be big water features, towers, architecture, really full landscape with the Uptown Village, the multi-family village, the commercial, and uniform landscape on both sides. There will be a beautiful tower, Baldwin Village, imagine it lit at night, imagine it decorated during the holiday season, the landscaping. Dominick kept saying can they add more trees? Can they do a better job here to really make this beautiful? Their commitment is to do that.

Mr. Eppink showed an image and he explained that to the south there is the commercial in the background with the residential and the towers in the foreground. What Dominick Tringali has done is created this really beautiful trellis system and these are not going to be backyard trellises but more architectural structural trellises that highlight the entranceway, and they will be lit. They really demarcate special areas both in the commercial and throughout the residential, entrances to pathways, entrances to north villages, or the south village. There are these unified characteristics that they have used throughout.

Mr. Eppink said that their development is right up against the road. Their buildings are actually about 90-91 feet back from the road. Their efforts are to highlight the public spaces, and the sideway, and hide the parking in the back, again, in tune with the Master Plan. It is going to be a more walkable impression and a more walkable village.

Mr. Eppink stated that they are in serious discussions with a grocer, they were not able to talk publicly about who that is yet, but he thought they were really excited to get to that point where they can introduce them. They know that it is a dynamic use, and it meets the goal of the number one survey response of a unique grocer. Over the years people have proposed a super Walmart or super Kroger on this site, those can be 150,000-200,000-sq. ft. This is proposed to be 45,000-sq. ft. so about half or even a third of the size of even a standard Kroger. Really a neighborhood market, a neighborhood grocer, with an exciting concept.

Mr. Eppink said that the Gingellville ordinance does say that the largest building on this site should be 13,000-sq. ft. this is 45,000-sq. ft. This is one of those waivers that they would be asking for within the Township's discretion, all of their other buildings are below that 13,000-sq. ft.

Mr. Eppink said further to the south they are showing two different mixed-use retail buildings. He thought the nice part about these is the spaces that they create outside. This is along Baldwin Rd., one of the trellises, they are picking up all the Gingellville design style guidelines in terms of pillars, fencing, and landscaping. What this will really become is an outdoor plaza area. They are envisioning walkability, fireplaces, and anything that those retailers or the community what to do there. They are going to be big outdoor spaces so that people are going to be able to have outdoor dining, outdoor patios, right up against Baldwin Rd. as opposed to hidden in the back. The buildings are two-sided buildings that they are able to walk between the building and they are able to create those outdoor spaces.

Mr. Eppink said they are proposing a carwash between those retail buildings and the restaurant on the corner. The carwash is deliberately set back from Baldwin Rd. so that it doesn't interrupt those plazas. It will be well landscaped and be one of those community uses. Even though there is a new car wash

probably a mile and half from here, because of traffic, they are really in two different trade areas. They will be able to service that go to work traffic going up and down towards I-75.

Mr. Eppink stated that they are able to talk tonight about Chick-fil-A. Gabe and his team at Alrig are very excited to talk about Chick-fil-A coming to town. Apparently, it is less about the chicken and more about their ice, they have this pebbled ice. They are proposing Chick-fil-A down in the southernmost corner. They all know that Chick-fil-A generates a lot of excitement it also generates foot- traffic, car traffic, and pick-up traffic. Mitch Harvey from Stonefield Engineering and his team working with Gabe, they were all hyper-focused on making sure that this works, and they know that the plan that they have presented today does work. They have stacking for that opening day, of course, that crazy traffic is just that opening weekend and it kind of normalizes. They are going to be able to accommodate opening day, Christmas week, and all of those other things both from a stacking point of view but more importantly not interrupting the traffic on Baldwin so they are not going to have people stacking up, everybody comes within the site, free movement coming in and out, so paramount importance that they don't create any delays on Baldwin as people approach the site.

Mr. Eppink said Uptown Village is their multi-family development. What they are proposing here, and this is through the development, building, and then ownership of Dominic Mocerri and SR Jacobson's companies working together, they have done this in many locations both in Orion Township and elsewhere. It really is a beautiful development. They are proposing 304 residential units within this. Really what this is, is that is one of those missing middles. These are luxury for lease residences. Mr. Mocerri can provide more detail in terms of cost and qualification. These are much more expensive than his mortgage, these are going to be great development from a community point of view. These are those homes where people can stay within Orion Township, leave the four-bedroom colonial, and come to this.

Mr. Eppink said the architecture is really updated very cool, sleek, and modern, but still fits very well into the neighborhood, into Orion Township, and along Baldwin Rd. Many of their colors throughout the community are muted especially as they move further west, further toward the existing neighborhoods, the colors get more muted as they sit in amongst the trees so that they have less impact.

Mr. Eppink stated that Uptown Village will be a full amenity type neighborhood, there will be a clubhouse, big gathering areas, opportunities indoor and outdoor for parties or showers, as well as a pool. The pool and the clubhouse will be available to all three villages. It is located in Uptown Village overlooking that 2.5-acre pond and is available to all of their residents.

Mr. Eppink said the North and South Villages, are similar, but they are different in the sense of some of their architecture is different, their site layout is different, the connectivity, the sidewalks, and the buffers to the neighbors are all consistent, and are all very important. On the north, they are proposing 79 attached single-family townhomes. On the south side, they have three different building types two significant differences and one really in terms of garages and driveways and architecture. In total, they are proposing 82 residences in the South Village. So, 79 in the North Village, 82 in the South Village, and 161 total between the North and South Villages. There is quite a bit of elevation here so these buildings, although they are set back quite a distance from the new Cottages at Gregory, will be hidden because of the elevation they sit substantially lower down that hill. They are maintaining the existing buffer they are putting in new evergreen landscaping throughout.

Mr. Eppink said they are more at grade with the adjacent Peppermill neighborhood they are slightly sloping down. They wanted to be cognizant of the neighbors that have been here for some time. What they did was increase the setback distance, they are about 125-ft. from their homes, about 75-ft. of that is on their property so their buildings are setback. The closest is at 53-54-ft. setback from the property and then obviously they drop off and get quite a bit further back. The great part about what Dominick has designed here is these are single-story ranch duplexes; the profile will be lower and not as tall of a home as what the adjacent neighbors are, so they are not looking at a big multi-story townhouse it is very much residential in scale character.

Mr. Eppink stated the North Village is more of a contemporary, yet a traditional type of Scandinavian farmhouse type architecture as opposed to that kind of Royal Oak; they definitely wanted to get away from any type of Royal Oak brick townhome. This architecture he thought went well with Orion Township, and the community, but really blends in well to the development and to the buffers at the western edge.

Mr. Eppink said they will have units with both front-loaded garages and then many units will have side-loaded garages on the end. They tried to work closely with the ordinance in terms of garages positioned and how many can they get to be sideloaded. He thought that just under 50% of their townhome buildings have sideloaded garages on their end units.

Mr. Eppink stated they will ultimately submit full architectural plans, materials, and all of those different things, but thought it was important even at this eligibility criteria to give a full understanding of what the intent was.

Mr. Eppink showed them a two-family unit, an attached single-family home, a duplex, residential in scale, single-story may have a bonus room or an office upstairs. They have 16 of those units all along that SW corner.

Mr. Eppink stated that the infrastructure all comes through at final. He thought it was important that they make sure that they have it right now. They have done plans in the past and they get to engineering and find that they can't do what they promised. He added that Mr. Steve Pangori, Mitch Harvey, OHM, and their teams are here. They have done exhausted studies on stormwater, on sanitary, on water, they talked about the traffic study, tree surveys are underway, wetland reports, and wetland studies have been submitted. They are committed to that continued coordination; it really has to work well not only for Baldwin Village but for Orion Township. They know that given the homework that they have done site surveying and the work with all the various consultants right up to the State level. They can confidently say that this is going to work, and it is going to work well.

Mr. Eppink said that the PUD has one more test. What is the public benefit? Some of these can be very specific things like 20% open space, preservation of wetlands, more intangible things like the addition and the beautification of Baldwin Rd. and entranceway, safety path connection, sidewalk connections, trails, and so forth. What Buzz and Randy and the team said is there is more that they can do for the community, they have made the commitment as they are also planning on working with the Orion Township's safety paths. They already have the benefit that Baldwin Rd. put a safety path in front of this half of mile property, and so they said let's make a contribution to the safety path fund because there are other areas in the Township that need that connectivity. They are also looking at and working with and have made the commitment to participate in this idea of an accessible kayak launch at Camp Agawam. He stated that that is really a great use and they have studied the proposals for that, they have made that commitment in writing, they will continue to work with the Township and work to understand how that happens and how they can help participate in that.

Mr. Eppink continued on to say that their objective is to help broadcast their belief that they have met the eligibility as a PUD both under all the various ordinances that they talked about, Gingellville, PUD, underlying, and BIZ. They took seriously the Master Plan and thought that this is going to be that benchmark project that they will point to and say that is what the Master Plan envisions. That they will truly be the best new neighborhood in Oakland County but certainly the best new neighborhood in Orion Township.

Mr. Dominic Mocerri stated that they saw the many iterations and that Buzz, Randy, and Jim have been working on this for nearly half a decade. They brought him in about 18 months ago and SR Jacobson. They had 750 units, they looked at it and brought it down to 530. Then the real planning started and real deep diving into the ordinances. They listened to the comments of the consultants, and the stakeholders in the community including the neighbors, and bringing it down to a level where they don't have a point of



diminishing returns. Also not competing with themselves but having the open space and having these unique dynamic neighborhoods that interconnect with each other with a common open space and a clubhouse. They believe that they found the formula in 465 units. This was a true process that they went through, but in the end, it has come out beautiful and they are very proud and look forward to their consideration and recommendation, with the consultant reports, and after the end of the public hearing a PUD Concept plan approval recommendation to the Township Board. He has been responding within minutes when citizens have sent him questions. He immediately responded via either phone or email, or otherwise. At the same time change has come, there is a 57-million-dollar investment on Baldwin Rd. and that was in planning for 15 years and has finally come to fruition in the last 3 years. The road has been open for the last 18 months now. He believed this complements that, and at the same time, some people have been here for generations, since the opening of Great Lakes Crossing Mall in 1998. All of that foreseen growth and everything going forward this shouldn't come as a surprise. The Master Plan contemplated that. They hope that they have fulfilled the needs and goals and objectives of the Master Plan, and they are not going to disappoint the neighbors. They are part and partial with their headquarters and their families living in Orion Township.

Chairman Reynolds went over the code of conduct of the meeting and then opening it up to the public for comments and questions.

Mr. Doug Black, of 4437 Peppermill Lane, said his wife's family has been friends with the Mocerri family for many decades, they are wonderful people and a great builder, and his comments are certainly not personal. As a resident, he will be impacted by this development. He was not asking that they deny any request, rather, what he would like to see is that they hold everyone accountable to the ordinances and standards, as well as keep in mind the visions, goals, and objectives of Orion Township. He thought no better way to ask that than to reference the 2022 Orion Township Master Plan which obviously was designed as a guide for future development. As they are considering all of the waivers for this project, he asked that they take into consideration how this aligns with the Township's land development goals. Will it preserve the sensitive environmental features such as what he thought was a 3.76-acre wetland, how will it impact stormwater management, and avoid flooding and draining problems? How will the development impact the woodland and other natural features including those tracked by the Michigan National Features Inventory? In terms of the PUD process, is this an example of a development that will preserve greenspace and promote green infrastructure? As noted in the Master Plan the PUD process should not be used to introduce a radical shift from the vision of the Master Plan. He questioned whether this project would support the desire to ensure that stripped development land use plans are halted and that new village-style concepts can take hold. For him personally, when he thinks of village styles he does not think of driving by building, parking lot, building, parking lot. He knew there were several versions of these plans so maybe the new ones have addressed some of that. In terms of traffic, he has not had a chance to read the entire 214-page report, but they didn't have to go to Caledonia, Kalamazoo, or Okemos to see the impact that a Chick-fil-A has on traffic, they just had to go see the mess on Hall Rd. in Shelby Twp. Also, he wanted to call to their attention, the Master Plan has identified approximately 88 acres across Baldwin Rd. that have been proposed for development. It is a priority redevelopment including office research, industrial, commercial, and residential mixed-use. Before all of this happens, he hoped that Joslyn Rd. would be widened to alleviate the Baldwin traffic which is also talked about in the Master Plan. When he thinks about housing, he asked that they take into consideration the long-standing interest of Orion Township to preserve and maintain nature features and open space. He quoted the Master Plan; single-family residents are favored as the predominant land use at the edge of the district. He thought that this property was at the edge of the district, and it appears that over 98% of the 460 plus proposed units are multi-family. When thinking about residential density he quoted the Master Plan, the Township will review unique site characteristics in the surrounding areas to establish appropriate density through zoning. He questioned how the units per acre for this proposed development support the goals and visions of Orion Township. Will this rezoning and the subsequent development maintain natural features, a rural character, a community character, a village character, or a small-town character? During the Master Plan process, the residents were asked what they wanted, and he hoped their voices were heard.

Ms. Marilyn Hester, of 1207 Hemingway, stated she has been there since 1996 and prior to that she was at 3881 Rohr Rd., and she moved there in 1984 and moved out in 1996 when they started building Great Lake Crossing. When they paved Rohr Rd. her crawl space was flooded, and they decided that is when they had to get out of there because they built the 320 homes along Maybee Rd. and Rohr Rd. became a highway. It was supposed to be 25 MPH and people were going 45 MPH, she had young children she was worried about them riding their bikes, there are no sidewalks on Rohr Rd. still. The development is beautiful, she didn't think it was consistent with the existing surroundings and the existing neighborhoods. It doesn't really go with the environment there. If the traffic study was done, was it during COVID because she didn't think that Baldwin Rd. can handle the amount of traffic currently? People are going to need to walk because it is going to be so congested that they will not be able to go anywhere on the roads. There is a housing shortage, and she didn't disagree with developing it. She would just like to see the houses have more land so that people can be neighbors, and so they can have grass, and lawns, and just be neighborly and have the community experience. She would like the Township to please consider the commercial side of this and how much impact Baldwin Rd. already has down at Kohls and all the other commercial down the road. That is a lot of people, a lot more cars on the road down there, and it is already congested. The grocery store, she wanted to remind everyone what happened to the Neumaier's when Meijer and Kroger went up and then it went out of business, but they got run out of town with the big box stores and Costco. She would like the Planning Commission to keep it more consistent with what exists and not to build this great big development. They will have to build something, but just keep it consistent with what is there. Have the people have some property, because that is what makes Orion Township much wanted to be living here because it has the bigger lots, homes, and bigger community area, that is why she likes it here.

Ms. Sherry Law, of 3388 Gingell, said she represents the community that is on the north end where that pond is on the corner. She knew that they couldn't stop progress she wasn't there to ask that, she wasn't here to ask to build a wall between her community and this development. Her ask and hope is that the Planning Committee takes into consideration that there is a seamless transition between this development and their development so their development doesn't look like trash, and this looks pretty with all of the fountains. If they could take into consideration when they are tearing down that forest between their community and the development that they take into consideration and make that beautiful. She stated that they have 24 units, they are a small community, but they have three units that are on that tip of that "ladle", and they are going to be directly affected by those three-story apartment buildings. They ask that any dumpsters, parking, or lighting do not affect those buildings and residents.

Ms. Darcee Scavone, of 4571 Peppermill Ct., said they have lived in Lake Orion since 2012. Initially, they moved to Lake Orion in 1995 at 915 Lakewood Dr. They lived there for 10 years, moved to Miami for two years, and came back. They love this community; they love the tagline that Orion is where living is like a vacation. She didn't think that concrete and cars are her ideas of a vacation. That was a big reason that they did come back. One of the concerns she has with Baldwin Rd. is there is no light at Morgan. They have a standing joke at their house between November 1<sup>st</sup> and January 15<sup>th</sup>, they do not try to go south on Baldwin Rd. because they can not get out. It all backs up right there at Brown Rd. because of all the traffic from the shopping. If they are going to consider doing this, and she too is not in the way of progress, she understands there is going to be development, Great Lake Crossing is there, they have to be cognizant of the traffic consideration that is occurring right now. She is a walker, despite their best efforts with the crosswalks and the signs about pedestrian access, she was walking twice this week and almost got hit three times. People are driving entirely too fast up and down the road when they come up over the hill going south on Baldwin Rd. it goes to 45 MPH, they can't get out. If they add additional cars there, could they please consider putting a light on Morgan Rd. and more heavily policing that area, and writing some tickets so that they can be safe? Especially if they are expecting additional foot traffic because of this development. The other consideration she would ask them to think about is why do they need another car wash, there is a car wash just north of there, and there is one on Brown, why do they need another car wash? When they talk about having dining options, she is not a Chick-fil-A fan, that is not dining that is fast food. She wasn't sure that is what their community had in mind.

Mr. Mike Zotter, of 3955 Morgan Rd., said the increased traffic congestion, especially at Morgan and Baldwin Rd. traffic is coming at 45 MPH it is really hard to get out of there when it is Christmas season. It is basically going to be the Christmas season year-round now with an extra 465 residents, plus the Chick-fil-A and everything else they are going to put in there. He would think about another traffic light, he knew they had roundabouts but maybe a traffic light or reduced speed, so people are not going quite as fast. His other concern was about the construction and during construction, those big trucks are going to be coming down Morgan Rd. Right now, between Baldwin and going down Morgan and Rohr, those roads are pretty much shot, they are full of potholes. He asked if there is going to be construction vehicles going down there now. When it is done, what is the increased traffic, are they going to make road improvements between Baldwin and Clarkston? He has been in Lake Orion for 18 years, he loves their motto life is like a vacation, this is going the opposite direction in his opinion from that. They are going to tear down a bunch of trees and pave it and build a Chick-fil-A, that is not what he had in mind when he moved to Lake Orion.

Kirsten Barber, of 441 Newton Dr., stated she wanted to point out that Mocerri has no fewer than four PUDs in the Orion area, three on the east side of the lake, one near the Home Depot on M24, and now they are adding this one; there is a lot going on. They made a comment about outdoor dining along Baldwin, she didn't want to sit out along Baldwin and see all of that traffic while she is having her dinner. That doesn't sound like an enjoyable experience for her personally and didn't see that as an asset. The grocery store that they are proposing, there are six within a very generous two-mile radius, and they are also wanting an allowance to have it 3x the size that the ordinance allows, so let's reconsider that, please. There are two car washes within that generous two-mile radius she didn't think a third was needed. Chick-fil-A fast food, she was not a fan, it would not entice her to come to the area, it actually might deter her from coming to the area because she didn't want to deal with the traffic. It is going to increase the traffic. The comment about the traffic study, was it done on a Tuesday, are traffic studies ever done on a Friday, Sunday, or Monday? The one they did for the Village development was done on a Thursday after school was let out so there was no school traffic taken into consideration for that development. At least this one was done during the school year. If she read those traffic studies correctly, it looks like there were some failing grades for the Judah roundabout, let's take that into consideration. She thought that she heard that there were four or five entries to this neighborhood along Baldwin in a half of a mile stretch that seemed like a whole lot of opportunities for accidents or problems. The expensive rentals 300 units is 600 people, 600 cars, assuming both drive, 160 townhouses, she is saying an average of three people that is almost another 500 people, two cars per townhouse that is another 320 cars. 16 duplexes will see an average of 3 or 4 people that is about 50 people another 100 cars, that is almost 1,200 people and 1,000 cars. That sound like a lot to her. She maybe missed it, but are there any true single-family homes, one home, one building on a lot for a single-family to live in not a duplex, not a townhouse, single-family homes? What she is hearing is let them do what they want, and they will send money your way for safety paths and a kayak launch at Camp Agawam, it sounds like a bribe to her. Not an, I will scratch your back if you scratch mine kind of thing, it is let us do what we want, and they will shove money your way to make them happy. Please do not allow the variances please restrict the size and scope of this. Please keep their green spaces, remember the disastrous flooding last fall. Is this development going to prevent that from happening again or is it going to contribute to more flooding?

Mr. Noah Stevens, of 3507 Pasadena, said his property actually borders this and the most northwestern part of that property. His property currently also borders the Cottages at Gregory, they raised that up quite a bit probably 6-8 feet and now he has flooding issues in his home, so he did appreciate this development being a little bit lower. It doesn't sound like he would have the same flooding issues. He did want to look at the number here because he did know that 465 units quoting at 9 units per acre but if they just look at just at the last meeting where Rigel Terrace was approved that was 101 units on 15.9-acres, that is 6.33 units per acre. Willow Creek apartments which were also approved on that night which was 104 units at 18.5 acres which are 5.6 units per acre. Even the properties that are bordering the Cottages which were just approved in 2019 that is 2.2 homes per acre. The Gregory Meadows just down the street that is 1.9 homes per acre, so it didn't seem that this was in line with what they are trying to aim for. He obviously does not want 20 units per acre at all. If he had to choose one or the other, they would obviously choose this one, but he is a little concerned about the schools, traffic, everything. He would like to see some sort

of Lake Orion Schools trying to see if they could accommodate one child per unit, could they accommodate an extra 500 students? Car wash, same thing, he sees Tommy's is down on Brown Rd., but they still have one less than ½ mile away from here. He would like to look at maybe lessening the unit population in this development.

Allycia Natavio, of 4526 Peppermill Lane, stated that she was also concerned with this development in the comparison of how dense this is compared to the current zoning of Suburban Farms and R-1. She thought it would negatively impact both the traffic and their neighborhoods quality. The single-family attached duplexes that are located adjacent to their neighborhood are also too dense in comparison to their current neighborhood that is zoned R-1. She asked if there was any consideration for possibly increasing the setback even 25 more feet. If there is a pool, a patio, or a deck installed on those duets, how does that impact, where does the measurement start from the patio or from the building itself? How many feet of existing tree line will be cleared, so how much is going to be gone from what they have currently? Regarding Chick-fil-A, she thought that the traffic flow area, and the queue area should be reevaluated even more closely. Backups on Baldwin are imminent, they will impact the traffic, they already regularly occur if they have ever been in that area on any weekend day, right exactly where that Chick-fil-A is going to be. It is a nightmare they can't get in and out of their neighborhood. Safety should be a concern the speed limit is 45 MPH coming down that hill on Baldwin people are going much faster than 45 routinely. Adding in additional stopping points is just going to be a potential problem for issues. She asked if there was any consideration to reducing the speed limit, can they add a traffic light, is there any opportunity for limiting the access to this area to that Judah roundabout as opposed to having all these different access points to the area? She wanted to commend the Township for the work that has been done to make the Baldwin corridor more inviting, walker, and biker friendly. With the addition of the safety paths, the roundabouts, the crosswalks, have definitely afforded her family the ability to enjoy their community without having to get into a car to drive someplace to be outside safely. She loves being able to step out of her front yard and go for a run for miles and feels pretty comfortable and safe doing that on these safety paths. She loved that her kids have gained independence to take their bikes to their friends in different neighborhoods, and get treats and they love that, and she loves that. They are telling her that four additional access points on Baldwin they are going to have to cross in order to go north on Baldwin. She has a hard time believing that without any additional safety measures they are not going to have more problems. It feels like four more intersections in that high-traffic volume and speed situation that need to be crossed will definitely impact their ability for them to enjoy the community that they have helped build.

Ms. Angie DeBrincat, of 4400 Peppermill Lane, said she used to live on a dead-end at Morgan Pines; it now connects to The Cottages at Gregory. The only time she has ever spoken at one of these meetings was in October of 2019 when she opposed the rezoning of the land north of her home which is now called The Cottages at Gregory Meadows. While her neighbors and surrounding residents were concerned about the increased traffic because of the potential road connection, she expressed her concerns about drainage. Fast forward 2.5 years and a whole lot of excavation and erosion, they are still in the process of rebuilding and replacing the contents of 90% of her walkout basement that was destroyed by a mudslide. Aside from the traumatic experience itself, which is on film, it has been made even more difficult with the pandemic and the recession. After that formal meeting in 2019, a few neighbors gathered and spoke to Supervisor Barnett about installing a gate at the end of Peppermill. He promised that he would fight for the gate but also explained that with their proximity to I-75 that it was only a matter of time before higher-density housing would be built in this area. She knew this meeting was to discuss the rezoning proposal, but she is not naïve and knows that this is 99% moving forward. She didn't expect her friends and neighbors to have any say in the development of this property, what she did hope was that the Township takes the necessary steps to protect its current residents from any property damage and devaluation. How fitting that it is raining today, she continues to have concerns about the drainage and runoffs from changing the landscape. She continues to worry about how the immense disruption of the land and continuous removal of trees will impact her property and that of her neighbors. She knew that the Township has adopted a new set of stormwater management and soil erosion and control ordinances but those mean nothing if they are not enforced. She hoped that moving forward the Township employees and the engineering firm and its employees will do their jobs and make sure that their homes are safe.

She hoped that in the extreme event that something catastrophic occurs, that the Township and the proposed developer will have the integrity to halt the development until any problems are resolved to the satisfaction of all parties. After listening to the proposal, she asked what residents were surveyed, because she hasn't heard anything from the residents around this area that is positive? She didn't think they needed another car wash, and Chick-fil-A is not that good. She asked how much will be put in to escrow for this development?

Ms. Erin Wolff, of 4453 Peppermill Lane, said her property is parallel to the wetlands. She has lived there for about 10 years now. She said yes, the traffic is a huge concern with this. She would actually like for them to keep it as Suburban Farms, the idea of Suburban Farms are houses on 2.5 acres. If that doesn't happen, traffic is her concern, and schools are a concern. Lake Orion did that redistricting a few years back. In their area, their kids' classrooms went from 21 to 33. You add all these other additional children, even the buses, the kids had to sit they are overfilled they had to sit on backpacks in the middle aisleway, it is not safe. Her huge concern is about the drainage. Those wetlands are protected and there are actually three wetlands from an older report. It states that wetland A drains into wetland B and drains into wetland C. Wetland A is the larger one, part of it is actually what they are planning to fill. When they put cement and buildings right there where is that water going to go, because they are also going to fill in wetlands B and C? It was done in November when the land was pretty frozen. Right now, their street, because of all of the drainage, when the trees were removed from the other development, it is literally a river going down their road. She wanted to videotape it, coming here, because the drainage is horrible. To her, with the wetlands, if they are going to fill in those other two and then partially that one, where is the water going to go? Into her yard? She knew that they were saying that it will go towards Morgan but when they have all this other development around there, that is her concern, especially seeing what happened to her neighbors' house. She knew it would get developed, but could they really even consider, if it does pass, making sure that those wetlands are preserved because that is part of the drainage system? Coming off of Morgan, trying to turn south, now that they even have to do the Michigan left to go north any time of day, she leaves for work at 6:30 in the morning there is traffic going south, and everyone is trying to get onto I-75 it is quite congested.

Mr. Don Hickmott, of 3731 Gregory Rd., stated he was curious how it was proposed to get into the car wash and Chick-fil-A. It looks like they get into about 1/3 of the way up of the development on Baldwin Rd. so they kind of filter through the development just to get to Chick-fil-A and then filter back through to get out. He thought it was a lot better than dumping everybody on Morgan Rd. He thought it was kind of a curious development.

Mr. Mocerri stated that this has been the politest audience that he has occurred in years. At the same time, their concerns are very legitimate, and he is listening. There was a concern at the north end of their proposal. They are going to flip that away from the property, they are listening, he just spoke with the engineer making sure that it is possible. That is lower than the property to the north, so they are going to move that further away, traffic circulation, and move that further away at Gingell Dr., that is the next step. This is for PUD qualification in the first step, but they will see that change, and he did confirm that it could be done.

Chairman Reynolds asked if the Planning Commission Secretary could read the tally of citizens' letters into the record. Chairman Reynolds stated that they had a number of comments made of natural features, traffic, what mitigation and measures for access, the concern of uses proposed, concern of buffers including measurements from any proposed patios, would tree lines being affective also a concern, any single-family units being proposed, concerns with drainage and flooding, any measures for decreased home values of the surrounding area, who is surveyed for the public input portions, what would be some of the escrow contributions, concerns with school capacity, and wetland mitigation measures, and concerns. Those were some of the main topics he pulling out of the discussion points from the public hearing.

Secretary St. Henry stated that they received four letters in regard to this development from a Chris Rinehart, on Morgan Rd. a Sharon Jasso on Peppermill Lane, Mathew Kiriluk, and Daniel Stern of Baldwin

Commons, LLC in Troy the developer of the Kohl's mall, and Julie Branton on Gingell Dr. All of them are opposed to the development. They were looking for a greater setback, concerned about the negative traffic impacts on the area, concerns about the supporting infrastructure, loss of woodland and wetlands, land erosion, and concerns about the types of businesses that would be going into the commercial portion of this development.

Trustee Flood said being a lifelong resident living here all of his life and seeing all of the changes in Gingellville along Baldwin Rd., the whole Township, it is too bad that they built I-75 because that is what changed all of northern Oakland County. They have known that this property would be developed someday, the locals refer to it as the Adler property. Originally it was the Muto property that is where they had the apple orchard. The Township rezoned all of that property back in the 1960's all along Baldwin when I-75 got built. That is why there are no more single-family homes along there, they all became commercial once they sold the property. The Gingell home, he thought was Dr. Dolecki's Chiropractor, Leach's is a business office now, there are only a couple of houses left there. His concerns are also with the residents, no one likes growth, but they have to be able to go with change and what is going to be best in that area. That is a congested area, especially with that traffic light at Panera at Baldwin Commons, and then they have the next traffic light at Brown Rd., then the I-75 exchange there. How they can ever figure that one out is beyond him. They knew for years that that property was going to be developed and they were waiting for Baldwin Rd. to be done, and Baldwin Rd. is done. He knew that there was going to be a future development across the road from that too, all those family homes were torn down. That was the Smoot's farmland right there. He was curious to see what they come up with regarding the eligibility and concept plan and their recommendation to them. He knew that they did their due diligence and take into consideration too what the residents are concerned about.

Treasurer Steele said she appreciates all the extra landscaping and felt that helped the beauty of the development. She has always been concerned about the density because that is a lot of people and commercial buildings right there in that spot, she knew they reduced that as well. She always appreciates when they are owned homes because she thought people have more invested when they own the property not just lease it. She did believe that the Mocerri developments have always been kept really nice which she appreciated and thought this will do this as well. The density is her biggest concern and thought that the look of some of those commercial buildings could be scrutinized a little bit better to maybe have a better outside design to make it look more like a community and walkable development than just the big boxes, the big boxes get tiring after a while. Her biggest concern was the impact and the density because she did understand there is a lot going on there, at Christmas time especially. She said it will be developed, it is their personal property to be able to develop it, she was just hoping that it could be satisfying to both the people that live there and the developer and she had confidence in this group.

Supervisor Barnett said there are many steps in this process this is the first of many. It is great to have the feedback, he echoed what he heard today. This is a tough position because usually, those that come here are not coming here because they are excited about something. That is typically what they see that is normal that is actually how he got involved. Someone was trying to build something in his backyard and 12 years ago he showed up to one of these meetings, and here he is now. This property has long been planned to be developed and be something similar to this. Frankly, their last Master Plan and the current Master Plan update kind of talk about this type of development. The overlay districts were designed to sort of attract kind of the population density to the main thoroughfares. We have three north south thoroughfares Lapeer, Joslyn, and Baldwin, with Baldwin being the second busiest. Then the road improvement project that was talked about and planned for 30 years plus finally was deployed and developed. Thanks to the Township Board and the great work on the Corridor Improvement Authority they were able to do some of those great improvements because if it was just up to the Road Commission it would have been a 40-million-dollar project with maybe one side of the road with sidewalks and no landscaping. They were able to do all of those things, but that road was designed for this type of density in mind for this development, which was part of the process with the Road Commission when the project was designed. He has been in this role for 10 years and they have been talking about this site for longer than he has been here. Really for the last 5 years he has been working with the family that owns the

property, and they have seen, he didn't know the number, but they have come into our office and met with them dozens and dozens of times. They sent them away lots and lots of times, and they heard about the original density. They are going to hear from our consultant to tell them, he understands what everyone thinks, what our ordinance outlines for these properties. Even as recent as a month or two ago when the plan was getting really formulated, he sat in lots of these meetings, and maybe it is not appropriate to say on TV, but it is not sexy or upscale enough, it is not fitting of our community. No disrespect to the folks here. They have dealt with a lot of proposed home builders for this project. Obviously, you are hearing from Mr. Mocerri and the Mocerri family tonight, the products they are seeing, and the architecture and the level of landscaping and other amenities are by far, far, and above what they have seen with the other people that have been working with these property owners over the last several years since he has been working with them. The evolution has gone, in his opinion, really well from where they had started to where they are now. As mentioned, it is private property, they have done a great job he thought, and worked really hard to add park amenities. They have two pocket parks on Baldwin one with a giant dragon on it. Another one just north of this site will hopefully be developed very soon. They want more green space as well. They can fill in wetlands, there is a process, they just heard about it from GM if they were listening. Some of the earlier site plans were filling in the wetlands. When the Mocerri family became involved, they said no, they want to make that a feature and amenity and protect that, which he thought was a real positive thing from what they had seen in previous iterations of the plan. The Township does do a community survey, and crazy as it sounds, consistently for the last 10 years more grocery options have been the number one thing that residents have asked for. He thinks this grocer will be a nice welcome addition to the community. The other thing that people ask for is about this one fast food restaurant. He thinks there are still things that need to be improved as well, he thought that this is the first step in quite a long process. This is really to look at the overall project not a lot of those fine details.

Supervisor Barnett added that they did get a grant through the SE Michigan Council of Governments in partnership with MDOT, the Road Commission for Oakland County, and Auburn Hills, to look at that whole traffic situation at Brown, the retail during high retail. It is his desire that they come up with a fix for that and they have some ideas that will really help that situation. They don't have the funding lined up, but he is chasing that, they are cognizant of that. A lot of the traffic stuff, he thought what one of the things that he was really skeptical about the development that happened in his old backyard, was he didn't believe any of the traffic counts. He did the exact same thing, he counted all the houses everybody has two cars. He actually sat in on the traffic study because he didn't believe it, he watched them count the cars. He did think that they did need to lean on the experts on that and listen to their advice. These consultants work for us, so the developers propose and bring their consultant team. He used to be in the construction business for 15 years before he had this job, the team they have assembled is literally some of the best, in the Midwest, not just in Michigan. He was confident in the team they have but will fact-check all of that and make sure that they agree.

Supervisor Barnett said there was a discussion about the gate and the cross access, the ordinance requires these connections. Peppermill didn't end in a "T" or a roundabout because it was always envisioned that it was going to connect. If they had attended those meetings, they know that the Fire Marshal was not happy about the fact that they were able to put a gate in. Obviously, it opens in emergencies, but it was really meant to just connect. He gets it because that is exactly the scenario that he lived in on Rocksbury Ct. He had a nice little basketball court and volleyball court that his kids could play in because it was a dead-end road, but it was meant to be connected to someplace in the future.

Supervisor Barnett stated that he was interested in hearing from these folks because he thought that they are willing to hear and actually try to do something. Cutting the density to Suburban Estates or Farms is not realistic. He has a regular standing meeting with the Superintendent of Schools, Ben Kerby, he and the school district are excited about the potential for more students, they have a plan. He can't get into that in detail, but he has talked to him because he had the same questions. Are they ready for more students? Do they have the capacity? Are the classrooms going to be overloaded? The answer is yes, they are ready, yes, they have the capacity, and no. They will learn more about that from them, but this obviously is not going to happen overnight. He stated that there has been a really good dialog. They have

developers that come here and try to ram stuff through and don't care about what anyone says. He has been very skeptical and scrutinized these folks all through this process and they have been really good about taking the input that they have gotten from the Township team, from our consultants, from the people that sit in some of these pre-development meetings and trying to appease them.

Supervisor Barnett said those are his comments more to come. They are not leaving in a minute because they are not interested, they will be all watching this from their home, but this will be coming to the Township Board meeting soon more than once.

Chairman Reynolds closed the public hearing at 9:29 p.m.

Moved by Trustee Flood, seconded by Trustee Steele that the Board of Trustees adjourn their special meeting of the Township Board at 9:30 p.m. **Motion carried**

Respectfully submitted,

Debra Walton  
PC/ZBA Recording Secretary  
Charter Township of Orion

August 17, 2022

---

Planning Commission Approval Date