

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-22-28, GM Orion BET 2
SPECIAL LAND USE REQUEST TO EXPAND AN AUTOMOTIVE MANUFACTURING FACILITY
PUBLIC HEARING – WEDNESDAY, AUGUST 3, 2022

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, August 3, 2022, at 7:05 p.m. at the Orion Township Municipal Complex Board Room 2323 Joslyn Road, Lake Orion, MI 48360.

PLANNING COMMISSION MEMBERS PRESENT:

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

PLANNING COMMISSION MEMBERS ABSENT:

None.

CONSULTANTS PRESENT:

Rod 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-22-28, GM Orion BET 2, Special Land use Request to expand an automotive manufacturing facility, located at 4555 Giddings Road (parcels 09-34-200-006 and 09-34-400-011).

Chairman Reynolds adjourned the regular Planning Commission meeting at 7:05 p.m. and opened the public hearing for PC-22-28 GM Orion BET Special Land Use request to expand an automotive manufacturing facility. Chairman Reynolds asked if the petitioner was present and if they could please state their name and address for the record.

Erich Smith, of 2980 Wildwood Road, thanked the Planning Commission members. Mr. Smith stated he works with Wade Trim and was representing General Motors tonight to go over the special land use application for a manufacturing facility expansion at the General Motors Orion Assembly plant that is located on Giddings Road in Orion Township. The zoning for the property is Industrial Complex and GM has worked with the Township already to meet the current manufacturing needs. He explained that this plan expansion is going to take advantage of its existing manufacturing facility to aggressively pursue GM's vision and commitment to transition to electric vehicles. When it is in full production, the GM Orion Assembly operations will produce high-volume full-size battery electric trucks, or BET is the acronym, we use. This is going to create more than 2,300 new jobs and retain 1,000 current jobs. This plan for the expansion is constant with the intent of the Industrial Complex zoning for this area in the Township. The

proposed use will be the same use as it currently is with the expansion of approximately double the square foot area under the roof of auto manufacturing. The facility is about 3 million square feet. We are going to be adding approximately 3 million square feet of additional building space. The exhibit we have showing here tonight shows the current facility. The darkened areas represent new building expansions that are going to occur on the south side of the plant. For everyone's reference north is to the left of the sheet. You have Giddings Road on the west side, or the bottom side of the sheet, which is the main entrance into the current facility. There is going to be a number of expansions off the existing plant.

Mr. Smith stated that on the north-west corner, there will be new truck gates. There is going to be a body assembly expansion. There will be a separate building that is going to be connected by a second level conveyor system or a paint shop which will have the vehicle products go in a closed conveyor between the main plant and the paint shop. The south side, this is for the battery cells.

Mr. Smith explained that there is going to be a proposed new parking that is going to be on the east side of the site behind the rail. There will be approximately 1,000 spaces of new employee parking. On the south-east corner, there is temporary parking for the construction trades as they build the plant over the next two years. In terms of utility and public services, the existing facility has utility services in place and can support the projected loads for wastewater and natural gas. Electric service is going to have a new feed that will be installed to support the expansion that does enter the site on the east side. There are current electrical easements that will be working into the new line of electrical service. Road access to the highways on this site will be adequate to support the expansion. The existing road infrastructure is planned to be rehabilitated, but there is no major road widening expect for turn lanes into the plant and a couple traffic signal modifications are going to be warranted.

Mr. Smith said in terms of storm water, we do not have any new discharge points planned for the site. Improvements to the on-sites storm water systems include storage and the use of the bioswales which will be in the involved areas and additional landscaping and screening of the site perimeter will enhance the road corridor as well as meet the ordinance requirements.

Chairman Reynolds asked if there were any public comments. There were none.

Chairman Reynolds asked if there any letters received regarding this project. There were none. He asked the Planning Commission for any questions or comments they had during the public hearing for this case.

Vice-Chairman Gross questioned what is the timing of this project?

Mr. Smith stated that construction timing is going to be starting this month. They are planning to get permits in place to start with grading and full production is scheduled for the end of 2024.

Chairman Reynolds closed the public hearing at 7:11 p.m.

Respectfully submitted,

Courtney Keisman
PC/ZBA Clerk
Charter Township of Orion

August 17, 2022

Planning Commission Approval Date