

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-22-31, 1112-1128 LAPEER ROAD REZONE
REQUEST FROM RESTRICTED BUSINESS (RB) TO GENERAL BUSINESS (GB)
PUBLIC HEARING – WEDNESDAY, AUGUST 17, 2022**

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, August 17, 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:

Steve Perlman	Pete Alshab
Jason Emerine	Darren Naimi
Gary August	Jim Whittenberg
Tom Martelle	

PC-22-31, 1112-1128 Lapeer Road Rezone, request to rezone 1112, 1116, 1120, 1124, 1128 & 1132 S. Lapeer Road (parcel #09-14-201-005) from Restricted Business (RB) to General Business (GB).

Chairman Reynolds asked if the petitioner was present and if they could please state their name and address for the record.

Mr. Gary August an attorney for the applicant in this matter which is KN West LLC. He added that Darren Naimi the principal of that LLC is sitting in the audience and can answer any questions.

Mr. August stated that this is a rezoning request for a small strip of property that is on Lapeer Rd. south of Clarkston. It is adjacent to another small strip of property that his client has a contract to purchase as well. The one just south of the subject property which is 1140 Lapeer is zoned General Business (GB). The subject property is zoned Restricted Business (RB) and they are seeking a rezoning of the Restricted Business (RB) property to a General Business (GB) classification. The long-term goal is to combine in future development those two properties into a larger more useful and better applicable use than what is currently there. Under the Future Land Use Plan, the property that is the subject property is under a general commercial classification as is the property just south of that. They are seeking to make a switch from Restricted Business (RB) to General Business (GB) so that those properties can be better utilized together.

Mr. August said that the Planner expressed some issues as to a General Business (GB) classification for a property of that small size. That is why they wanted to call to them that they have the contract in place to purchase the property to the south and anticipate that those would be combined. Obviously, the jurisdiction would have site plan approval of how that would be done, and they could address any of the issues that the Planner has at that time.

Mr. August believed that the Future Land Use plan no longer has a Restricted Business (RB) classification so this would be consistent with that Future Land Use plan.

Chairman Reynolds said he would open it up to the public. They will further deliberate on this topic under new business 7B where they will read their professional reviewer's letters into the record, at this point it is just the public hearing process.

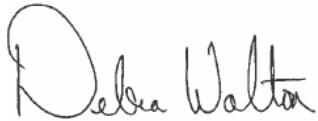
Chairman Reynolds asked if there was anyone from the public that would like to make any questions or comments. There was not.

Chairman Reynolds noted that there were no citizen letters.

Chairman Reynolds asked if any of the Planning Commissioners would like to make any general comments or questions? There was not.

Chairman Reynolds closed the public hearing at 7:09 p.m.

Respectfully submitted,



Debra Walton
PC/ZBA Clerk
Charter Township of Orion

September 7, 2022

Planning Commission Approval Date