The Charter Township of Orion Planning Commission held a workshop meeting in-person at the Orion Center, 1335 Joslyn Road on Wednesday August 18, 2021 at 6 pm.

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

PLANNING COMMISSION MEMBERS ABSENT:
None.

1. OPEN MEETING
Chairman Reynolds opened the workshop meeting at 6:00 pm.

2. ROLL CALL
As noted

CONSULTANTS PRESENT:
Rodney Arroyo, (Township Planner) of Giffels Webster
Mark Landis (Township Engineer) of Orchard, Hiltz, and McCliment, Inc.
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:
Donni Steele

3. AGENDA REVIEW AND APPROVAL
Moved by Vice-Chairman Gross, seconded by Trustee Urbanowski, to approve the agenda as presented.

4. NEW BUSINESS/UNFINISHED BUSINESS
A. PC-2021-07, 5 Year Master Plan Update

Planner Arroyo said that they are dealing with mostly 10 sections that they will be covering.

Planner Arroyo reminded them of the residential land use classification of the differences between the future land use and the zoning.

Planner Arroyo started by showing a presentation of Section 25. He said on the eastern border of the Township up against Oakland Township and one section up from the southern border of the Township which is known as Section 25. He stated that on the border which would be directly east within Oakland Township they are planning for 1 – 1.25 dwelling units per acre but they are also allowing up to 3 units per acre for duplexes. He thought it is always good to have an idea of what their neighbors are doing next door. He noted that in the Master Plan they have a private recreation area which is transformed into something different and is now residential, the zoning is Special Circumstances, so that was a Consent Judgement that is about 1.6 dwelling units per acre. He showed them the yellow area on the Future Land Use which is the single-family medium-high density. Then they have the area along Silverbell Rd. and this is where they are into their Hamlet area for the southeast quadrant of the Township. He added that this was currently planned for single-family low-density. The plan would be that they would
come back to them with that actual Hamlet with more information of what that is going to look like. The idea is that most of this land will likely end up in that new Hamlet designation. He asked if whether or not it seemed appropriate to take the private recreation off of there? He asked what they wanted to designate it as do they just want to just call it out for what it is which is something consistent with the 1.6 dwelling units per acre? It is developed that way it seems like why not call it out that way unless there is a reason they don’t want to.

Secretary St. Henry asked why wouldn’t they classify it that way? Planner Arroyo replied that sometimes communities get upset about Consent Judgements and they don’t want to necessarily recognize the density in their plan because they are not planning on anything like that anywhere else. He thought that most will just accept the fact that that is what the density is and put that on their plan. Vice-Chairman Gross said that since it has already been developed it only makes sense to say what it is.

Chairman Reynolds thought it was important to recognize what has happened and then dig a little deeper into some of those and say, do they want that moving forward? And then is there something else apart of that recognizing what is happening in Oakland Township if they do allow a greater density or something that is not low-density Suburban Farm (SF) like the area along Silverbell. He asked if there were some of those feature credits like they were talking about.

Chairman Reynolds said that one other piece would be is that he was fairly certain from a zoning map, in the (SF) low-density zoning they have some businesses spread in there, they have Goddard School and a couple of others and he thought that was important to kind of consider looking at this map, there already are some of those features that they are looking at in the Hamlet idea too.

Planner Arroyo said that pretty much all of those would be consistent with the Hamlet, the Hamlet would be a mixed-use district, so those would all probably fit in pretty well there.

Chairman Reynolds thought that where that comment stems from Suburban Farm (SF) along Silverbell Rd. with medium-density and then the other more-dense acreage that is the golf course; he asked how do they transition transitional zoning?

Planner Arroyo said moving on to Section 26 of the presentation, which is west one section over. He said in this area they have a couple of different things going on. They have the single-family high-density which is that area that has got the #1 after it, that is developed under multiple-family zoning that is the Orion Woods sub. The density there is a multiple-family designated density from a zoning perspective but the Master Plan is calling it out as single-family high-density. The equivalent would be if they are trying to match how it is developed and zoned, that would be multiple-family low-density, that would be the appropriate designation for that piece.

Chairman Reynolds asked if they wanted to go on a case-by-case basis? Do they feel it is appropriate to acknowledge what has occurred? Trustee Urbanowski thought so, she added it is what is if that is what it is, they can’t change the fact of what is there. Planning & Zoning Director Girling said that they had done that in the last Master Plan. They took a look at what had occurred since the last Mater Plan and trued up based on what had occurred. Secretary St. Henry asked if they just missed this one then? Planning & Zoning Director Girling replied that this was not one that was developed during that time. She thought that they looked at ones that had developed over the 5-years and didn’t necessarily look at any that had been there for years that the Master Plan didn’t match as it was developed.
Chairman Reynolds said going back to the same comment, let's look at it realistically and address where there needs to be, what are the patterns of development, and do they want to continue to see that? Even just seeing it change the change between the two tells them a lot of what has happened in the last 5-10 years.

Planner Arroyo said that one area that was interesting was the rec area to the west because clearly that is zoned (IP) it is next to an area planned for industrial, commercial, residential mixed-use. It obviously has a use that suggests that it could be something different in the future once that use goes away, the land-fill use. He knew that Vice-Chairman Gross suggested maybe that could be an area that they might think about as a solar farm. Vice-Chairman Gross said that is the area where the land-fill is taking place. He thought that they should begin identifying what they might want to see happen there in the future, it may be a number of years before that is totally occupied. He added that one of the things that have surfaced recently is the idea of creating energy or solar farms in landfill areas. It is a non-intrusive use, it is a very energy-efficient use and it is a use that they think they will have to confront themselves with in the future, in terms of, energy conservation. He said if there is some way that they could identify the future use of the land-fill and set some kind of an energy conservation area, he thought it might be a feather in their caps saying they are looking to the future because that is what the Future Land Use plan is, and begin to create within the ordinance some ideas for solar facilities, wind-farms, or something that is innovative.

Commissioner Brackon asked what the status of that land-fill and its viability? Vice-Chairman Gross said he didn't know. He thought that it had a lot of years left in it, and they keep adding to it, in terms of making it bigger, it just keeps getting taller and taller.

Chairman Reynolds said that it just got reevaluated within the last couple of years, he thought that they got a least another 8-years. Secretary St. Henry thought at least another 10-years. Engineer Landis knew that they are actively filling because they have an open soil-erosion permit, so they are inspecting it all the time. He added that he has not heard of any close-out date. Chairman Reynolds knew that it got evaluated on a regular basis. He knew that technologies and things are going to change rapidly, what is relevant right now, who knows they might be represented in holograms here in another three or four years. He felt that the innovative thought of what do they want to see from the basic principles for planning, is it low-density, something that supports nature, technology, he thought that those were great things to implement there. He added that he didn’t know it was a solar farm or not, he liked the idea, he liked a lot of other innovated thoughts of just they want to maintain the open-space and not have it add to any density to where somewhere along the way says, hey I can build houses cheaply on an old land-fill, that is not their goal. Planner Arroyo said that recreation uses are also potential, like sledding hills. Secretary St. Henry said in 2011 when they expanded the land-fill by 50-acres, that added 30-years to the life of the landfill.

Planning Arroyo said the west side of Lapeer Rd., where they have the (OP) Office Professional zoning in place, it is Master Planned for industrial/commercial/residential. He asked if that should be more diverse in its offerings of land use. From a Master Plan perspective, seemed to him it was still solid but ultimately the zoning, it might be something that has implementation items to look at whether or not that (OP) zoning still offers the best opportunities for that property. Chairman Reynolds said they are talking Waldon Rd., and looking at some of these developments and some of the character of these thoroughfares, they have looked at and addressed Baldwin corridor and M24, the Lapeer Overlay District, and to him, maybe it is not an overlay but how do they want to address some of these secondary corridors that they know are going to exist? Do they want to maintain, protect, roll them back, he thought that some of those to him he almost envisions driving down that street with Google Street View to see what works? They have a couple of those sections through there where they have the housing and then it
transitions to the recreation and back to a little more density and maybe that is where it guides their decision there.

Planner Arroyo said that on the east side they have NC and then they have multiple-family medium planned. Obviously, they have a PUD, Hills of Woodbridge, that is where that multi-family medium is. There is some commercial that is occurring with the auto dealer, so it is not really reflective in the zoning because the zoning is kind of morphed a little bit with the PUD. He asked if they had any comments on that side? Do they feel like the Master Plan is pretty solid there? Vice-Chairman Gross thought that the industrial may be oriented more towards the area south of Silverbell as opposed to going north of Silverbell. If the purple is indicating industrial maybe they should look at it as an office designation as opposed to an industrial designation since they have approved residential directly across the street from it. They do have the commercial on the corner with the Milosch’s dealership, and that could be the termination of the commercial and then go into more professional orientation.

Chairman Reynolds said that he doesn’t mind the mixed-use comment, he thought that the industrial throws a curveball to what that could be. He sees it being a commercial corridor as it is kind of developed but it is it more of the manufacturing headquarters that refines what they mean by industrial/commercial/residential mixed-use. He added that maybe it isn’t so much as light industrial use but rather that office research component. He said that as he has reviewed all of this in the packet it gets him thinking that they have their objectives and goals and they talk about the 15-minute neighborhoods. One of his things is how are they promoting where they know residential is those common amenities people are looking for. He added that as they talk about transitional zoning, also talking about promoting amenities to regions, is there enough gas, are there grocery stores? Do they not what to see, there is a Home Depot not far from this, do they want to be more here when there is residential across the street in Hills of Woodbridge? Do they want it to be a light footprint to aid the future recreational use?

Planner Arroyo said to keep in mind they also have the Peninsula Agriculture growing facility there as well right behind the dealership. That is already one industrial type use but it is lighter, obviously.

Planning & Zoning Director Girling said that recently they approved the rezone right in this area to (IP).

Planner Arroyo said in Section 27 in the northeast corner that (R-2) zoning is higher density than what is planned. It is planned for single-family medium but really the zoning is more in line with the medium high-density designation, so that might be another change to make. Secretary St. Henry asked where exactly is this? Planner Arroyo replied at Silverbell is at the bottom, and Giddings Rd. is going through the middle. Chairman Reynolds said so the connector is Silverbell West between Giddings and Joslyn Rd. It is essentially the railroad tracks as it gets close to the other PUD that they have been looking at. Planner Arroyo said that they still have their (IP) area which is their landfill area creeping in on the east side.

Planner Arroyo said that they also have a mistake if they look at the zoning map where the railyard is (RFY) on the Master Plan it is the parcel north of that that is designated as being utility-owned and the (RFY) piece that is zoned is called single-family medium and thought was an error in the Master Plan that needs to be corrected unless there is something that he doesn’t know. Chairman Reynolds said he was fairly certain that Planner Arroyo was correct with that comment, the Zoning Map is accurate, the Future Land Use map is inaccurate. Planner Arroyo said that the areal photograph seems to suggest that the zoning map is accurate as well. Planning & Zoning Director Girling said that there is a piece that is zoned (RFY) that is not owned by the railroad. She thought that was the piece that perhaps on the Future Land Use
they didn’t leave as being related to utilities because it was privately owned. She said she can look back and compare it to old ones. Chairman Reynolds said even the little snip-it of (LI), to him there is a couple of these were to make a decision or discuss it via just these two maps is not in a vacuum but thought topography and woodlands to him influence some of how he sees a couple of these oddball areas developing it is going to have to be a specialty development the PUD and things. He felt that would maybe guide it and do they go as far as these kinds of areas as they did with Brown Rd. and identify them as just a tricky development spot. Do they identify similar to (IP) research farm and just throw some ideas out there of how they want to see a couple of those spaces maintained? He thought that it was a very tricky area between utilities, railroad crossings, wetlands, it is not going to be a, yeah, I wish this could be here, it is going to take that innovated thought to say what really could it be, a secondary kind of vision that they might have for the difficult parcels and maybe it’s just to maintain some of those corridor features.

Planner Arroyo said that their plan here is to go through these like this, they will do it again next month, and then likely the following month, they will bring them back one big map and then start nailing it down a little bit more. Chairman Reynolds said that walking that site on foot, the PUD that is on Joslyn Rd. that is not far off from this discussion, that to him, what do they do with it?

Secretary St. Henry said he was very leery about making significant changes to areas of the Township like that on a zoning map when those are very difficult pieces of property. Whether it is true or not the perceptions are that they are clearing out greenspace. He didn’t think that the Township what’s to go in that direction. He added that they are catching grief on the PUD at Joslyn and Silverbell, how it is clustered, and how how the wetlands are not going to be impacted. Before they start making changes, he really wanted to make sure that is the direction that the people that make these decisions, the Planning Commission, the Board of Trustees, is that really where they want to go with this. He thought that pieces of property that are challenging should more often than not be left alone on a zoning map in Orion Township. He said if there is a developer who comes in and wants to go through the gamut of a PUD or a Consent Judgement, so be it, but they should not encourage that type of development.

Chairman Reynolds said they are talking about Future Land Use, so it is vision. Someone would still have to go in buy it, rezone it, create a development that supports it. He thought that they are talking similar things in a sense of, they know they are tricky, and he didn’t know that every one of those tricky sites is “undevelopable” but is it promoted to be something other than a straight fold medium-high density. When they talked about other housing types that might not meet their straightforward density but it could maintain their bigger vision of what they want to do in the Township from a standpoint of maintaining green space. Maybe it is a highly clustered residential development with lots of green space so that dwelling unit per acre is super high and a part of it but as they look at the bigger parcel, or look at it in combination with the utility-owned area that creates a plausible development but supports what they want to see. He wants to get ahead of some of these discussions versus being reactive to them. How do they provide some tools to say they want this vision down this corridor and they don’t want to wipe out all of those trees so, in some of these areas, they are open to the thought of 15-dwelling units per acres up to five acres versus 20-acres? They can apply that density bonus to a small spot.

Vice-Chairman Gross said that maybe as a transgression from that, rather than calling the single-family medium, or medium-high density, or low density, maybe the Master Plan should just reflect it as residential, and then they have a zoning map which indicates what that current zoning is and if it is residential then they will deal with it as the project comes in. Planner Arroyo said that he would suggest that they have some kind of guidance for density just because he thought it is harder if someone comes in to challenge them for a really high-density in one location and they say no, and then they try to use their plan it could be difficult. He added that
one of the things that they would like to do is to have a separate density plan which actually identifies densities, and those could be presented as a range of densities not suggesting that they are going to get a precise density on every parcel but rather within this area it would likely range from here to here depending upon the uniqueness of the individual properties. That could be one way of addressing that as well, and that builds in a little flexibility.

Chairman Reynolds said similar to like an Overlay, they are just identifying regions that are the tricky spots. He thought on the basis of defending what they have as a Township would be beneficial to say, “they get it, it is a tricky parcel”, they are not going to look at it in a sense of it is a 20-acre parcel that was difficult to develop but they will allow them to do (R-1) density. Saying that they understood that it was a tricky parcel and they are going to allow them to do denser than (R-1) but leaving the rest untouched because they did evaluate that it is in a low lying area, it is topography that they want to maintain. What are the features that they want to see and maintain? How do they raise the bar with some of these developments to say, trees are important, don’t mass-grade a site if they don’t mass-grade a site they will give them more density credit? Planning & Zoning Director Girling said if they have the current zoning that a developer is not going to come in and develop it under that zoning, they are just not. She added that the Future Land Use supports what the zoning is then really the only way they are going to stand a chance is a PUD, and with a PUD they have the natural feature preservation, the density bonuses, the clustering, so, by leaving the Future Land Use equal to a very low-density, really, they conceptually are getting that, and if not then they are denying the PUD.

Secretary St. Henry said he wants to get away from PUDs he doesn’t want to encourage PUDs because they are a nightmare especially with residential. Planner Arroyo said another option would be to build in a more aggressive clustering option within the ordinance so they don’t have to have a PUD to do that. He added that they would follow certain criteria that would allow them to leave a majority of the site, the most important natural features preserved, in exchange for that they are essentially transferring that density to another portion of the site and they are allowed to build it out, they could build that into the ordinance and not have to go through a PUD to get that. Chairman Reynolds said that there are other surrounding communities that have a special project, or special use. It is essentially providing the overlay district to a zoning and giving that criterion to say that there is some flexibility. He thought that PUDs are bad when they are used as a tool to leap-frog their vision and their zoning, that is not the point of a PUD, the PUD is let’s take a challenging site that needs creative thinking, so really ground that as a tool and why they what it, versus just PUD to PUD. So, when they identify these sites, and he didn’t know if that was just a map to say, here are some of the challenges of our Township. On a small level, they have done Master Plans from a downtown vision. He didn’t know if they have ever seen that from a big township vision area but some of these are tricky whether it be just because of natural feature challenges or transitional zoning. Like the (BIZ) district, what did they want to see? It kind of morphed a little bit but at the end of the day it changed that corridor, whether they love it or not, it sparked something. So, do they do that in a couple of these difficult pockets? He didn’t know what scale was the right scale to address that? To him, they are digging in and doing the homework right now to say, “they thought about that, they understand that it is (SF) and it doesn’t just work”. At least they said that but they want that for the sense of the developable part of that area or that parcel.

Planning & Zoning Director Girling said that she knew that the ordinance has the open space section which is required under the Zoning Enabling Act but she has never seen that used. She asked how that comes into play? Can he explain really what that is? She knew it was required. Planner Arroyo replied that it requires within a certain density range that they allow for the preservation of either 50% or 20% depending on if they have water and sewer. He found that it doesn’t get used a lot just because maybe it is not aggressive enough in terms of what it allows to happen. He thought maybe some forget that it was there too, maybe it is a combination. He
suggested that they look at doing something that is a little more aggressive than what the statute calls out as a minimum if they are looking to really make this happen. If they really have an area where preservation of these features is so important then they really have to provide an incentive for the better developable parts of that larger parcel to have more density. When they look at it as a whole the density is more of what they would plan for, that is the whole idea of the Master Plan, they are looking at the larger areas and saying this is the overall density of what they are looking for. If one parcel happens to be allowed to have a very intense development but then the parcel that is part of it but next to it is then almost no development then they spread it out and they are still meeting the Master Plan but they are allowing for the flexibility to get development and then also preserve natural features. He thought that could be a win, win if it is done the right way. People have to accept that they may see a project that looks really dense from the road and say that looks really out of character but look what is around it see all those woods they are never going to get developed and that is what they are getting for that type of pattern. He thought it was an interesting trade-off but they have to be ready to accept that.

Planner Arroyo moved on to Section 28 (Silverbell and Waldon east of Joslyn) slide. He said they still have the (RFY) that is miss-aligned so they want to make sure that they take care of that. He thought that the other areas were more straightforward in terms of trying to get them in alignment with the development that has occurred in the area, and thought that was pretty straightforward. They got the single-family medium area that is dashed is developed at a higher-density so, it is really at a medium-high. To him, it seemed like most of these reflect what is really happening there and then make the correction with the real freight yard and bring that down, and the map will look different but it will be more reflective of reality.

Chairman Reynolds thought that they should look at what is there and if they really think that there is an opportunity to change or guide then let’s start manipulating those a little bit more.

Planner Arroyo moved on to Section 29 (Baldwin Rd & W end of BIZ) slide. He said this one is a little busy. They have some office and professional uses in that neighborhood commercial area which he thought was fine. They have two residential parcels there on the NW corner that are designated for general office, and he thought that was fine too, that can just be an expansion. Then they have single-family development in the NW corner that is planned for low-density but it is zoned medium-high. He thought that was probably one that if they already have that zoning in place and it is close to the Baldwin Rd. corridor and seemed like an area that makes sense to have a high-density anyway, as this is one of their 15-minute neighborhood areas. He felt that the Master Plan needs to catch up with the zoning here because the zoning is reflecting a high density. They have the Orion Village Apartments that are not reflected in the Future Land Use map they are shown as single-family medium-low. Then they go a couple of others that need to be corrected as well. He sees these, in this section, for the most part, it is the Future Land Use plan trying to catch up with the zoning designations, which are generally higher-density.

Planner Arroyo moved on to Section 30 (Waldon/Maybee/Gregory) slide. He stated that they are all the way to the western border now. If they recall this is the area where Independence Township is planning one-dwelling unit per acre along their common border. They have the northern half north of Maybee Rd. at the 2.5-acre lot designation, they talked about that before about the viability of that, and he didn’t think that they needed to go into that in detail. He added that the rest there is decent alignment here with the single-family medium-low will ultimately result in a change for in zoning for (SE) they could see some pressure on that one as well. He said this is a very low-density area and it is in a location that is fairly close to some density. Even in Independence Township, it is denser than what they are planning. If they go to the east and west, they get more density.
Secretary St. Henry asked what Independence Township is planner there? Planner Arroyo replied that their plan calls mostly for one-acre lots, one dwelling unit per acre, and they are at 2.5 acres.

Chairman Reynolds said that this is one of those areas of him that he would like to look at in the bigger picture sense. How are they addressing that transition of zoning and density east to west, and south to north? He was open to it being an (SF) or going back to a more realistic 1-acre lot size. To him it was one of those do they say on the Future Land Use map it is one-acre now and it aligns with current development but do they want to maintain those corridors? Do they want to maintain certain natural features or elements, he didn’t think that was a bad thing to set that expectation and raise the bar? If they are going to increase the density in some of those. Planner Arroyo said that this could be one of those areas where the zoning ordinance gets adjusted to recognize the importance of the corridors and pull development away from the road frontage a little bit. That could be done through some type of clustering provision where they try to preserve that view that they get driving down the road, which he felt is what everyone appreciates and values, and still allow some development to occur. Maybe that is how it happens, they can develop, they are going to give them some more density than what has been provided in the past but in exchange, they are going to pull their development away from the road by “X” number of feet, and then they are not going to grade that area they are going to preserve that character and then they are still going to have some of that. It is going to depend, sometimes a lot of what is in that corridor view that they really love is actually in the right-of-way. They may find that that is going to go away if the road ever has to be improved or utility work has to be done and they don’t save it. Sometimes it goes deep and even if the road right-of-way gets impacted, they may still be able to preserve a lot of that on the private property, it just depends.

Chairman Reynolds asked if there have been density credits in the sense of maintaining natural grade? He knew that there were other communities that have a lot harsher tree ordinances, and usually, that is a financial contribution or a heavier one-to-one replacement even without it being a legacy tree or development area. He was curious to just have that conversation if they are going to allude to future changes. He asked if they consider, if they are going to flatten this whole parcel or all these parcels out, they are looking at it one way if they work with the existing, they will throw the dog a bone and they will work with them, they will give them a little bit more to work from. Trustee Urbanowski said that is what they said before.

Secretary St. Henry said he definitely thought that they should better align themselves with the density and zoning in the general area, it just seems to make sense. He loved the idea of developments building off the road, so whether they live there or just driving thru there they still have the character of the area. He added that the easement issues, legit, something that they have to look at being expanded in the future. He thought that if they make that a requirement for a developer that they build off the road, he thought was a great idea. They are artificially building that space. He thought that in some areas be a requirement if there is a way to do that. If a developer really wants to build on a piece of property, they have to do certain things. If they put that out there as they are making a good faith effort to maintain the character of the different parts of the community, he hoped they could pull it off.

Planner Arroyo showed them a slide of Sections 31 & 32. He noted that they had already looked at this but they did receive a request from a private landowner for consideration of something. It is the area that has the read around it, and on the Future Land Use, that area is being requested for multiple-family. They are asking for them to consider that as part of the Future Land Use plan. He didn’t think that they had to make a decision on it but wanted to put it on there and he wanted them to be thinking about how that fits into the big picture in this area. They are suggesting that it would be a transitional zoning from the (GB) General Business,
Baldwin Commons area, into something, and then would lead to single-family as they go to the west. Secretary St. Henry said essentially across the street or close by because they already have multi-family housing. Chairman Reynolds said that is going to be behind Kohls and all of that. He asked if there was multi-family down there? Secretary St. Henry said that there is further south on Baldwin, and then on the east side before Brown Rd. in that general area they already have multi-family housing. Chairman Reynolds thought it was just reinforcing their set of rules that they are applying to these transitions. Same comment going back to the corridors, do they want it to fade off rapidly? Multi-family is a great tool between (GB) heavy density commercial use, and even an (SF). Secretary St. Henry said that they just approved something like that between Home Depot and Bald Mt. Park, on a smaller scale. Chairman Reynolds said he was open to it, he thought when they look at the harsh transition right now, there are some of those where there needs to be some of those tasteful transitions. Secretary St. Henry said that they need to keep in mind that this is an area that is very sensitive because there are a lot of people that have owned big chunks of property for a long time and they are wrestling with change. Chairman Reynolds thought that is when they start to say the heavy density is along Baldwin corridor and beyond that immediate transition that character gets maintained. They have critically looked at those issues and said here is our solution, and on a case by case, if there are a few of them where it is like alright, we will accept it to be the next parcel or line over, however, that naturally develops but the goal of that density is because it is a primary corridor. Beyond that, there is not the supporting factor on Morgan Rd. as they continue westward to say there needs to be commercial or multi-family beyond that transition point. Secretary St. Henry said the traffic circles are there for a reason, and if they live there, they have to have a feeling that something eventually is going to go on that corridor.

Planner Arroyo showed the slide of Section 33, on the east end of the (BIZ) at Joslyn. He thought that the (BIZ). There is the (R-1) zoned piece on the right side toward the middle that is actually planned for single-family medium that needs to get adjusted to medium-high based upon the development pattern there. He said the rest of it there are little pieces where there are some potential tweaks but didn't think that there was anything major necessarily that pops out on this one. Planning & Zoning Director Girling said that the office research on the Future Land Use Map that southern part of that parcel, and the parcel to the west, was rezoned to (BIZ) and within that (BIZ) they have a conditional approval of site plan for the mixed-use residential with commercial at the bottom. The office research might be something they need to look at. Planner Arroyo went to the next slide. So, the Pearl of Orion has clipped off part of that office research area and they will need to make some adjustments on that for sure. Chairman Reynolds said this to him is one of those corridors where it is like Joslyn Rd. Is that what they want it to be? Does it want to fade off as fast as it does? If (BIZ) carries up a couple of those corridors, Joslyn is different then how it transitions to Baldwin. This idea of what Pearl of Orion is not a bad approach to that step-down in (BIZ) zoning. He added that the backside of (BIZ) is a different idea for what they want to maintain and how they want to transition back to their typical residences. They recognize from essentially Judah south, but there is that opportunity where they are kind of in an in-between area. Secretary St. Henry said that it logically and made sense that Judah south that developments like this happen in transitional areas and in mixed-uses. He added that all along they said that this portion of the Township is the ideal area for this, that is why the (BIZ) district came about. He said he gets apprehensive when they look at areas and other parts of the Township where if they are not careful, they allow too much wiggle room and opportunities for developers to take advantage of the situation. He added that everything going on in the (BIZ) area is what they envisioned, and knew there would be transition areas, and thought that they did a good job there. He didn't want to see development that doesn't make sense, and they lose their leverage in other parts of the Township.

Vice-Chairman Gross said that he likes this approach looking at it section by section as opposed to the shotgun approach that they have done in the past where they say here is the
Township and what do you think. He thought that they were getting more details of what they might expect and how to approach it.

5. ADJOURNMENT
Moved by Chairman Reynolds, seconded by Vice-Chairman Gross, to adjourn the meeting at 6:57 p.m. **Motion carried.**

Respectfully submitted,

[Signature]

Debra Walton  
PC/ZBA Recording Secretary
Charter Township of Orion

September 1, 2021
Planning Commission Approval Date