The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, October 6, 2021, at 7:05pm at the Orion Township Community Center, 1335 Joslyn Road, Lake Orion, MI 48360.

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

PLANNING COMMISSION MEMBERS ABSENT:
Jessica Gingell, Commissioner

CONSULTANTS PRESENT:
Rodney Arroyo, (Township Planner) of Giffels Webster  
Matt Wojciechowski, (Township Planner) of Giffels Webster  
Mark Landis (Township Engineer) of OHM Advisors  
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:
Sara D'Agostini  
Joseph Salone III  
Michael Rich  
Mary Ann Ryan  
Jerry Lilly  
Chris Krystek  
Adam Ossipove  
Joseph Salone IV  
Gene D'Agostini  
Wendy Ryan-Borga  
Richard Bondar  
Dawn Krystek  
Danny Plantus  
Ken Mihelich  
Kelly Mihelich  
M. Wany (sp?)  
Tracy Deuman

PC-2021-70, Grandview – Lapeer Road Rezone Request, the request is to rezone approx. 17.44 acres of 3120 S. Lapeer Road (parcel #09-26-151-019) from Recreation 2 (Rec-2) to Multiple Family Residential (RM-2), and approx. 4.21 acres from Recreation 2 (Rec-2) to General Business (GB).

Chairman Reynolds asked the applicant to state their name and address for the record.

Mr. Joseph Salone appearing on behalf of Grandview, 2940 W. Buell Road, Oakland Twp.

Mr. Adam Ossipove with Grandview, 16924 Elizabeth St., Beverly Hills.

Mr. Salone said that the current use is operating as a mini-golf and driving range. The owner is retiring and so it is their wish to request rezoning for the rear approx. 17 acres from Recreation 2 (Rec-2) to (RM-2) and the frontage along Lapeer Rd. approx. 4 acres to (GB).

Mr. Salone stated that the request to rezone the 17 acres to (RM-2) and is what it was previously zoned prior to the existing use. The frontage on Lapeer Rd. as well as the rezoning to (RM-2) he thought was consistent with the surrounding uses.

Mr. Salone showed the Board an overview of the existing zoning.

Mr. Salone said that the site with the star is the one they are working on. The ITC corridor is along the south side of the property that is powerlines, and there are no single-family homes adjacent to the site. There is industrial zoning to the south, the landfill southwest, and office uses are to the north and zoned to the south. Mr. Salone added that the historical zoning was (RM-2).

Chairman Reynolds asked if the public had any comments or questions?
Ms. Mary Ann Ryan 301 Waldon Rd. She stated that her property abuts this and was curious to know what exactly is (RM-2)? Chairman Reynolds said that she will hear a little bit more about that in their Planners letter, residential multi-family is the zoning. He added that if she wanted to state all of her comments and questions for the record and they will make sure that they get addressed.

Ms. Ryan said that it seemed an effort by developers buying property in Orion Township to increase residential density as much as possible. There is no regard for infrastructure, access to emergency services, or the availability in schools. It is time for the Zoning Board to encourage sensible development that keeps infrastructure issues in mind. No more apartment complexes please, condos are fine, and so are single-family houses. To add more traffic on M-24, there is already a parking lot after 3 p.m. it is ludicrous. Furthermore, she did not believe that the Township would benefit by adding yet another strip mall that might turn into empty stores as has repeated in other strip malls, especially along M-24.

Ms. Kelly Mihelich 275 Waldon Rd., next door to Mary Ann Ryan.

Ms. Mihelich said that her property is right next door to the vacant property adjacent to the Kennel Club and the Veterinary Center. She agreed with everything that Ms. Ryan said, she couldn’t have said it better herself. Her main concern is not that they would put in condominiums, which to her was fine, houses on larger lots, that was fine, her concern is that they are going to put in apartment buildings. Traffic on Waldon Road, if you try to get out in the morning it is almost impossible. With the high-schoolers trying to get to school, and they don’t have many buses now, for whatever reason, but it is impossible to get out of their driveway to get onto Waldon and then on to M-24, it becomes a parking lot. She didn’t see that that has a proposal where any outlet is going to come on to M-24 but she knew in a meeting next week they are going to be addressing that for another development. Even once they get onto M-24 they are at a standstill all the way down past what used to be the old Palace. Their roads are not equipped to handle all of the traffic and for people to be coming in and wanting to build more and more residential, she thought that condos and single-family homes are fine if they are on larger lots but anything else is going to affect the way that they live their life. They never fought against the Kennel Club or the Orion Veterinary Center, they thought that it was great, they don’t bother their way of life at all even though they are right next door. She is very concerned about all of the noise, additional traffic, and everything else that Ms. Ryan said.

Ms. Tracy Deuman 270 Waldon, right across the street from the vacant land. She agreed with both Ms. Ryan and Ms. Mihelich. Her larger concern is really where are they going with this? She is going to attend the October 20 public hearing about the development behind her house, and she doesn’t understand what the plan is and is very concerned about that, logistics alone. Even with her safety, she is a single woman and lives by herself and there is a lot of development around her, she has lived at her home for a long time and didn’t understand what the plan was. That was her concern along with everything they shared.

Mr. Ken Mihelich 275 Waldon Rd. He asked if the vacant piece of property between them and the dog kennel veterinarian might somehow in the near future, be tied into this development as a side road? They obviously don’t own that piece of property but was curious as to the future use of that because if that was another road it would literally be right on top of them. If that can be addressed at some point, they would love to know what the master plan is.

Mr. Salone said that they don’t have any intention to acquire additional property to the west. They do not intend to propose any kind of entrance or ingress or egress onto Waldon, this site does not touch Waldon Rd.

Chairman Reynolds closed the public hearing at 7:15 p.m.
PC-2021-70, Grandview Rezone Request from (Rec-2) to (RM-2) & (Rec-2) to (GB), Wednesday, October 6, 2021, Public Hearing

Respectfully submitted,

[Signature]

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

October 20, 2021
Planning Commission Approval Date