

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES**  
**PC-2021-71**  
**F & D SILVERBELL REZONE REQUEST**  
**PUBLIC HEARING – WEDNESDAY, OCTOBER 6, 2021**

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, October 6, 2021, at 7:15pm at the Orion Township Community Center, 1335 Joslyn Road, Lake Orion, MI 48360.

**PLANNING COMMISSION MEMBERS PRESENT:**

Don Walker, PC Rep to ZBA	Scott Reynolds, Chairman
Kim Urbanowski, BOT Rep to PC	Don Gross, Vice-Chairman
Joe St. Henry, Secretary	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	Adam Ossipove	Danny Plantus
Joseph Salome III	Joseph Salome IV	Ken Mihelich
Michael Rich	Gene D'Agostini	Kelly Mihelich
Mary Ann Ryan	Wendy Ryan-Borga	M. Wany (sp?)
Jerry Lilly	Richard Bondar	Tracy Deuman
Chris Krystek	Dawn Krystek	

PC-2021-71, F & D Silverbell Rezone Request, the request is to rezone approx. 23.05 acres of vacant parcel (#09-35-100-019) located at the SW corner of Silverbell and Lapeer Road from Office Professional (OP) to Industrial Park (IP), and approx. 7.02 acres from Office Professional (OP) to General Business (GB).

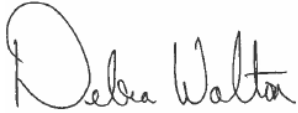
Ms. Sara D'Agostini on behalf of F & D Silverbell Co. LLC, with her was Gene D'Agostini as well, both of their addresses are 38700 Van Dyke, Suite 200, Sterling Hts., MI.

Ms. D'Agostini said that F & D Silverbell Company owns the undeveloped parcel on the SW corner of Silverbell and Lapeer Rd. and is approx. 30.087 acres. The parcel is currently zoned Office Professional (OP) and it is Master Planned for mixed-use industrial commercial, and residential. By way of background F & D Silverbell directly and through affiliates have owned this parcel for over 20-years. They have broadly marketed under the (OP) use and went so far as to engineer and design a development that would fall squarely within the (OP) zoning back in 2000. Since that time, they have marketed and have had no success so this evening they are there to request a rezone to Industrial Park (IP) for the 23 acres that are the western portion of the property, and rezone to General Business (GB) for the 7 acres that are along the eastern portion of the property. They believe that it was consistent with the uses that the market demands. By way of background, the parcels to the north are zoned Industrial Park (IP) and General Business (GB) the parcel directly to the north that actually is similarly situated to theirs, so it mirrors the zoning they were requesting tonight. The zoning to the west is Industrial Park (IP) and that use is warehouse space, the zoning to the south is Limited Industrial (LI) and those are manufacturing and warehouse uses. Across Silverbell Rd. to the east, they have (OP) zoning, one vacant parcel, and one on the corner is a credit union. Kitty-corner they have (PUD) zoning with a gas station being developed as they speak. They believe that this rezoning would be consistent with the development around them and those developments have been very successful. They ask that they recommend to the Board of Trustees that they are allowed to rezone to these uses.

Chairman Reynolds asked if there were any citizens that would like to ask questions and provide comments on the public hearing, to state their name and address for the record. There was not.

Chairman Reynolds closed the public hearing at 7:20 p.m.

Respectfully submitted,



Debra Walton  
PC/ZBA Recording Secretary  
Charter Township of Orion

October 20, 2021

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Planning Commission Approval Date