

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-22-35, TOWNSHIP INITIATED TEXT AMENDMENT TO ZONING ORDINANCE #78, ARTICLE XXX, SECTION
30.09, PERFORMANCE GUARANTEES
PUBLIC HEARING – WEDNESDAY, OCTOBER 19, 2022**

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, October 19, 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:

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

PLANNING COMMISSION MEMBERS ABSENT:

Derek Brackon, Commissioner

CONSULTANTS PRESENT:

Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:

None.

PC-22-35, Township Initiated Text Amendment to Zoning Ord. #78, Article XXX, Section 30.09, Performance Guarantees.

Planning & Zoning Director Girling said they had before them a text amendment to the section of the ordinance that goes over Performance Guarantees, which is a guarantee they take in when a project comes in, to guarantee the completion of the project.

Planning & Zoning Director Girling said prior to this text amendment they accepted cash or an irrevocable letter of credit. They have heard, over the years, from a number of developers that many other communities accept a bond. So, they created a sub-committee at the joint annual meeting over a year ago and that sub-committee came up with the text in front of them, pretty much written by the attorney. It has been reviewed by the attorney. There are a couple of little tweaks here and there but the main change to it is that they would now accept a bond. The major difference between accepting a bond and an irrevocable letter of credit is during the construction of the project when major things are completed, they are able to get a reduction in their letter of credit or refund on the amount of cash they are holding. If they use a bond there is no reduction, that bond is kept in hand for the entire length of the project until everything is completed.

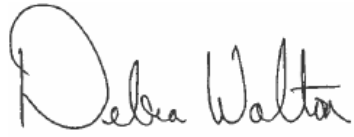
Chairman Reynolds stated that a handful of them including himself was on that committee. It was comprised of a number of citizens and fellow board members, and this was based on research they compiled from the region and developed a similar language to that. So, there is no kind of out of the norm for what other municipalities offer developers.

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

Chairman Reynolds asked if there were any citizen's letters received regarding this project. There were none. He asked the Planning Commissioners if they had any comments during the public hearing process for this case. There was none.

Chairman Reynolds closed the public hearing at 7:07 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Debra Walton". The signature is written in a cursive style with a large initial "D".

Debra Walton
PC/ZBA Clerk
Charter Township of Orion

November 16, 2022

Planning Commission Approval Date