The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, October 20, 2021, at 7:08 p.m. at the Orion Township Community Center, 1335 Joslyn Road, Lake Orion, MI 48360.

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

**PLANNING COMMISSION MEMBERS ABSENT:**
None

**BOARD OF TRUSTEE MEMBERS PRESENT:**
- Penny Shults, Township Clerk
- Donni Steele, Treasurer
- Mike Flood, Trustee
- Kim Urbanowski, Trustee

**BOARD OF TRUSTEE MEMBERS ABSENT:**
- Chris Barnett, Township Supervisor
- Julia Dalrymple, Trustee
- Brian Birney, Trustee

**CONSULTANTS PRESENT:**
- Rod 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:**
- Sharon McQueen
- Matt Lawson
- Tracy Deuman
- Kelley Mihelich
- Terry Clissold
- Desiree Langlois
- Richard Stein
- Kim Hunter
- Chris Krystek
- Steve Eynon
- Bev Rolfson
- Robert Bambuel
- Pam McNabb
- Bill Schmitz
- David Gammon
- John Falvo
- Marcie Ramsey
- Alicia Lawson
- Gordon Cox
- Ken Mihelich
- Susan Johnston
- Melissa Slowik
- Linda Stein
- Lisa Stein
- Lorna Woznich
- Tracy Kuczajda
- Rasha Cocktail
- Jeff Lepar
- Gordon Cox
- Ken Mihelich
- Susan Johnston
- Melissa Slowik
- Linda Stein
- Lisa Stein
- Lorna Woznich
- Tracy Kuczajda
- Rasha Cocktail
- Jeff Lepar

PC-2021-78, The Woodlands Planned Unit Development (PUD), located on a vacant parcel located east of 310 Waldon Road, Sidwell #09-23-351-024. The applicant, Detroit Riverside Capital, is proposing to rezone the property from Suburban Estates (SE) & Single Family Residential-2 (R-2) to Planned Unit Development (PUD) to construct a 190 multi-family unit development.

Chairman Reynolds asked if the applicant was present?
Chairman Reynolds asked if they wanted to make a brief presentation and to state their name and address for the record.

Mr. Michael Wayne on behalf of Detroit Riverside Capital.

Mr. Wayne said that they have prepared a presentation for the members of the Planning Commission, the Board of Trustees, as well as members of the public.

Mr. Wayne stated what was exciting about the presentation is that it gives them an opportunity to educate all the aforementioned about the Woodlands project. He noted that they had reviewed some of the comments that have been received by the Township to date. They have identified that there is a lot of misconceptions about the project, so this will give them the opportunity to do is to clarify a lot of those misconceptions and educate them on what they intend to do at the site of Waldon and Lapeer.

Mr. Wayne said he is a partner and co-founder of Detroit Riverside Capital and he was joined by his fellow partners Alec Harris and Mark Wayne.

Mr. Wayne stated what is important to know about their team is that they are lifelong members of the Oakland County community. As real estate developers, it is important that they always try to add to the communities and never detract from them and so that is something they intend to do with The Woodlands project.

Mr. Wayne said that every great development really needs a multi-disciplinary development team and they have that, so between the Towns Tower construction who has built 250 million dollars, worth of multi-family assets. Design Haus Architectures conducted over a thousand designs on projects throughout their tenure. Through their property management company KMG Prestige who has over multi-thousands of units under management. They have really insulated themselves with a team that is capable of fulfilling a project like this.

Mr. Wayne showed them a presentation and stated that it is not the project that they are proposing. It was a previous group’s design on this same parcel. He showed them 215 units which on a 27-acre parcel works to be about 8-units/acre. What is different versus what The Woodlands project will propose is the sprawling nature of the development. The one in front of them utilizes the entire 27-acres and leaves very little room for any open space and that is different from what The Woodlands can provide to the community.

Mr. Wayne said that the Woodlands has been designed completely around the idea of nature preservation. There are 13-acres of this parcel that are being dedicated to nature preservation. They would even explore the options of a conservation easement on this parcel to ensure that in perpetuity this particular piece of this property remains a nature preserve for both their residents and other community members alike to enjoy.

Mr. Wayne stated that the total parcel size of the (PUD) proposed is 21-acres, 13-acres of which acts as a nature preserve and the other 8 acres is where the building is contained. The unit mix within The Woodlands would be a mix of one-, two-, and three-bedroom units ranging in size from 850-sq. ft. up to 1,250-sq. ft. One of the most important things he would like to emphasize about The Woodlands is the high-end nature of the development. This is not a typical apartment community and is unlike anything that exists here in Orion Township, or throughout the rest of Oakland County, it is unique and the high-end nature of it adds to that. That is seen in a lot of the amenities and features of the project, so within the two buildings there is a swimming pool, hot tub, a 13-acre nature preserve, there will be carports located throughout the parking lot to provide covered parking for their residents within a 68,000-sq. ft. amenity space will feature a state-of-the-art fitness center, it will also have a number of different dog parks both within the interior of those buildings, as well as, throughout the nature preserve. They will also have some
entertainment areas with TVs, grills, cornhole, firepits, gazebos, offices and conference rooms, tenant storage facilities, as well as, a lot of high-end interior apartment amenities like stainless steel appliances, quartz countertops, soft-close cabinetry, so forth. The building will also feature an electronic access system and various other technology components, as well. The point he was making is this is unlike any other apartment community in the sense that it is enormously high-end, and it really acts as more of a resort feel for the residents and is featured throughout all of the natural space, as well as, the interior space, featuring the pool, walking promenade, outdoor patios for some of the first-floor residents to enjoy, and all of that connects within the nature preserve.

Mr. Wayne said that he mentioned that the nature preserve is not just for their residents. They intend to offer access to this nature preserve to all abutting properties to The Woodlands. They thought that was something that was really unique and as they can see from the previous design something that is not possible with a development that covers the entire space. They look forward to the opportunity and felt it was an enormous public benefit for both their residents, as well as, the other community members surrounding the project.

Mr. Wayne showed them some design inspiration, they were not final renderings, they were very much in an early conceptual phase with this. What they look forward to doing is eliciting the feedback of the public tonight to help them incorporate that into the design and ensure that there is a significant opportunity to admit any concerns that they may have with exterior façades, setbacks, views, noise, all of that. The design inspiration in front of them is really just to exemplify the high-end nature and the overall look and feel of the project.

Mr. Wayne showed them some interior renderings in a former community that they just finished building in Auburn Hills. He thought they were very high-end finishes and much similar to what they would be providing in The Woodlands in terms of the quartz countertops, stainless steel appliances, and so on.

Mr. Wayne said that they have heard the concerns of the community and they look forward to hearing more of them. In reviewing the letters and also speaking with a number of the community members in the Summerfield Condo Association, they summarized the concerns into seven categories.

Mr. Wayne said that there seems to be an overwhelming concern that there will be some sort of negative impact on property values in the neighboring community, and they feel that is not the case, and they have some evidence to support that. There is a sentiment that this will provide increased crime, noise, and disruption and that there would be some negative impact on the view and surroundings, utility infrastructure overburdening, there were some concerns about the resident profile and who will live at this property. There seems to be a big semblance that they are destroying nature and wildlife, 13-acres will be preserved in perpetuity for that purpose. He stated that the last piece is why do they need more apartments and there is a very specific reason for that.

Mr. Wayne said the resident profile exemplified some potential residents that were within the target demographic of The Woodlands. He showed them an example of a single 27-year-old woman, an engineer at American Battery Solutions, and her annual income is roughly about $80,000. The next is a man and woman newly married couple 33-34 years old, the woman is a nurse at Beaumont and the man is a senior underwriter at United Wholesale Mortgage, and their annual income combined is about $140,000. Man and wife that are empty nesters they are in their 50’s their account executives at Stellantis and a paralegal at a local law firm with an average income of $200,000.

Mr. Wayne said that when they consider the quality level of this apartment community the result of that is a rent level that inherently requires a certain income level to qualify for. An example a one-bedroom apartment at The Woodlands might cost somewhere around $1,500/month. That would require an income level of roughly $60,000 which is based on a 3 to 1 income to rent ratio that they utilize when screening residents for the community. They also look for credit scores roughly in the 700 range which eliminates half of the population in terms of creditworthiness. The assemblage here is these are neighbors just like...
what already exists all around them in the community, they are just living in a modern twist on the existing residential options in the community.

Mr. Wayne said that they have also taken an example of say a $375,000 condo, if they consider the mortgage payment along with the taxes and insurance cost of owning that condo, they could have monthly costs somewhere the $2,000 mark. So, as they can see from the average rents it is somewhat preparing residents to be able to become purchasers of said condos and homes within the Orion Township community in their future. It brings residents in and gives them a reason to become inundated and fall in love with the Orion Township community and as a result, when they decide to grow their families, they need to upsize their living accommodations and they become homebuyers in the community, helping to preserve and increase property values.

Mr. Wayne said that they had a study that was published by the Joint Center of Housing at Harvard University. It talks about the impact of multi-family housing on surrounding property values. The result of that is that houses with apartments nearby actually enjoy a slightly higher appreciation rate than houses that don't have apartments, about 3.6% growth as compared to almost 4% growth in communities that feature more multi-family. It also states that in general multi-family rental housing does not cause neighboring property values to decline.

Mr. Wayne said that there is also an assemblage amongst community members that the rental population is somewhat transient, there are here and then they are gone and they are not members of the community in the traditional sense. There is some data that supports that apartment residents are actually almost twice as likely to socialize with their neighbors as single-family homeowners and that they also are just as likely as homeowners to be involved with structured social groups, say a sports team or a book club in the area. These are participating members of the community just like many others.

Mr. Wayne stated that there was also an assemblage that there is an infrastructure burden of this project. What the studies found is that high-density development is often more efficient than low-density development and it doesn't require that Fire Departments and other municipal resources drive long distances to access the members of the community, and given the high-density of nature it allows them to service those people more efficiently.

Mr. Wayne said that the last piece in the Harvard study talks about a fiscal burden, in that apartment owners often pay more in property taxes than owners of a single-family house. This is due to the fact that apartments are taxed as a commercial entity as compared to homesteads, or single-family homes. In Orion Township, as an example, the millage rate for homeowners is about 33.5% as compared to the millage rate for a non-homesteader or commercial application of 51.5%. What this means is that the tax revenues of an apartment could be nearly 50% higher than that of a single-family home. When it comes to paying their fair share for these public infrastructures, he hoped that that helps demonstrate that this community will do exactly that. Naturally, when a 3-story apartment building gets proposed near their home or condo there is going to be a concern about what will it do to my view and surroundings.

Mr. Wayne showed them a section cut of what The Woodland would look like relative to its neighbors.

Mr. Wayne said there is not a significant change in the height of the condo in the Summerfield complex as compared to The Woodlands and that has to do with the grade change that happens in between those properties. When they add in tree coverage there is virtually no chance that with leaves on the trees that the apartments could even be visible to the adjacent condo owners.

Mr. Wayne showed them setbacks of the design. He said the backdoor of the closest condo at the Summerville Apartment Complex to the building of The Woodlands is over 140-ft. There are also 25-ft. setbacks from their property line before the parking lot that they intend to include a significant amount of nature buffer, as well as, some physical berms as well. This will help mitigate the impacts of the view on neighboring properties as well.
Mr. Wayne said to the south the same 25-ft. setback exists there as well with the same idea and then there is about a 45-ft. setback to the west side of the adjacent single-family home near the south entrance off of Waldon.

Mr. Wayne said that there is a significant amount of existing trees that are in between and around The Woodlands property compared to the neighboring residents. They intend to save every last one of those trees as they can. It would make no sense to remove these trees only then to replace them with newly planted trees. Once they get to the next phase of the project and are able to conduct a tree survey, they will know exactly how many of those they will be able to save and utilize but their intent is to maximize those savings.

Mr. Wayne said that the building itself in terms of footprint relative to the overall 20-acre property only represents about 8.5% lot coverage. There is a 230-ft. front setback off of Waldon Rd., about a 68-ft. side yard setback, and a 70-ft. rear setback. They would need to go three stories on this project and the rationale behind that is it is exactly what allows them to provide the nature preservation to the NW of the property. If they consider the original design that he showed them those were two story walk-up concept with a significant amount of parking. In those cases, there is really no opportunity to save as much nature as they are able to by going to the three-stories and it is only about 12-ft. different from the underlying regulation.

Mr. Wayne said on parking they sit at about 1.7 unit to parking ratio. That is something that they worked with their design team and felt very comfortable about, and thought that the Planning Commission may agree.

Mr. Wayne stated in terms of loading, fencing, and landscaping they will have two loading zones, 6-ft. high fencing predominantly on the west perimeter of the property which is where the setback is the smallest. As far as the landscaping they will do everything they can to preserve every last tree possible, as well as, add in a significant amount of landscaping on the interior amenity space and throughout the property, so as to insulate The Woodlands from all of its surroundings. The whole ambiance of this place is it feels like you are at a resort. The only way to do that is to provide a significant amount of landscaping, and that is what they intend to do.

Mr. Wayne said traffic is naturally a big concern anytime there is a project proposed. Lapeer experiences a significant amount of traffic and they understand that. What is important to consider about their project is that a traffic study uncovered that the total entering vehicles at the intersections of both Lapeer and Waldon and Lapeer and the southbound to northbound at Eagle Rd., the impact and AM peak hours on total entry vehicles from The Woodlands project according to the traffic studies is about 2.5% at Lapeer and Waldon and about 2.7% at Lapeer and southbound to northbound at Eagle Rd. These numbers in the PM are about 3.1% and 2.2% respectively. He added that there is somewhat of an observational fact within the traffic consultant industry where they typically consider 5% to be a rough number of average number traffic fluctuation. If they consider the total entry vehicles are beneath that figure it is reasonable to suggest that the amount of impact on those roads could be summarized with the average daily fluctuation of those roads already.

Mr. Wayne said the traffic study uncovered the in-and-out traffic of the multi-family portion of the project. There was concern about the number of cars that will be utilizing Waldon and Lapeer as a result of the project. What is important to consider is that this study found that there are only about 64 total cars that are projected to influence those in rush hours and then about 82 in the PM. So, despite 190 units, this doesn’t result in two to three hundred cars, which was some of the feedback that they read about in the letters.

Mr. Wayne said the question of why they need more apartments? The answer is a lack of supply. There are 6 apartment communities within Orion Township or neighboring areas. The occupancy of all of these
apartments are at or near 100%, and in a lot of cases, there are waitlists. What that suggests to them is that there is more supply needed and they would like to fulfill that need. Another reason that there is more supply needed is that there has been a change in demand. As the millennial generation has evolved there has been a change in things like marriage patterns, or the idea of buying homes may not be as attractive to this demographic and so naturally the demand for apartments will increase due to some of the flexibility that it provides to that demographic.

Mr. Wayne said that they are extremely excited about the project, he thought it provides a great benefit to the community. Their goal at this point is to listen to what members of the public have to say and do what they can to incorporate those comments into their design and they look forward to doing that.

Chairman Reynolds asked if he would state his address for the record. Mr. Wayne replied 3250 Auburn Rd. Auburn Hills, MI.

Chairman Reynolds said this is a public hearing there are many of them here tonight. A public hearing is for both them the public the Planning Commission and the Board of Trustees to allow their opportunity to provide comments and questions. Their comments and questions are directed to himself as the Commissioner. The code of public hearings is listed on the backside of their agenda. That is to provide equal opportunity for everyone there to state their case.

Chairman Reynolds said that each speaker will have 3-minutes to make their comments, all comments and questions should be directed to himself not the petitioner nor other public people in the room.

Chairman Reynolds asked them to state the name and address for the record, and it would be noted that no answers or comments are directly answered at this point but are noted into the record and they will get the chance to have the petitioner respond to those comments and questions later on. Both themselves as a Planning Commission will have an opportunity to speak to those, and then also the Board of Trustees that are present.

Chairman Reynolds said a brief comment on disorderly conduct there is an order of operation here again to have everyone have an equal opportunity to speak their comments and questions. Failing to do so is obviously out of order so they ask that they don’t go down that road here tonight, and keep an orderly fashion.

Chairman Reynolds stated that if they have submitted a letter that is going to be dually noted for the record and all of them of the Planning Commissioners are in receipt of those at this point and time.

Mr. Robert Glownia, with Michaeline Glownia, 194 Four Seasons Dr. He stated that they have a lot of single-family and condo units in the same location, they don’t necessarily agree with trying to change the deal. If they are planning to change the deal, they should be getting a proposed actual accounting system to say how many units would be there, how many units would normally be placed, and to see if there is any possibility of any bankruptcy being recorded with that facility.

Mr. John Slocombe 3066 Waldon Meadows Dr., said that they moved from California, and he knew that everyone endeavors with good intentions but sometimes the obvious is things are in front of them and they just don’t see it. He didn’t think that many people here had to put up with what they had to watch on TV every night, there would be helicopters flying over Los Angles. All of these 3-4 level buildings all roped off with caution tape, the Fire Chiefs, the EMTs speaking on the television that they cannot control the virus in these buildings. Single dwellings next to each other that is fine, but once they get an apartment then in the hallways, they cannot control this situation. They got to see on the TV every night so many body bags they were in tears, and they just left California they couldn’t watch it on the news anymore. He was so upset to think that they might see this next to them. He knew people want development but they got the COVID. Three level buildings in Los Angles are a disaster and he hoped that this insanity and they can go to a two level or can the project, but three-level he thought was like putting a gun to your head. He didn’t
Mr. Gordon Cox, 248 Four Seasons Dr. He moved here in October 2018 from Rochester and Rochester Hills living there for 22 years. His purpose was to move here to live, retire, to enjoy his grandkids and other amenities that this area looked to provide, which seems to be changing now. He didn’t send in a letter but wanted to read his concerns. He knew that some of the things expressed by the developer. He is concerned about the density in terms of the height of the building blocking the sunlight which he gets to enjoy going to the back of his patio each day to lookout. He didn’t know how it would affect it he didn’t know the plans, he has heard what he has heard, he thought it was going to be a problem. The sight-line of 190 units when they are looking out, he didn’t know what he was going to see, he knew it was expressed as being something very nice, but he has seen renderings before. Where he lived, he built two houses and he has seen renderings of the areas of developments, they are not always the same. He understood that planning things will change. They effect the privacy; he would like to maintain privacy he wasn’t sure that would be possible. They are going to have people on balconies, he didn’t know how high the buildings were going to be, are they going to be looking down on him or is he going to be looking up at them? The noise, traffic, high-density all of that, trash bins where are those going to be positioned within the complex? Are they going to be on the side towards where they are at in the Summerfield Condo area or is it going to be somewhere on the west side of the unit? Pollution exhaust emissions, overuse of lighting in the area it is going to the lighting up so it is going to change the ambiance of the area. They are probably will be looking at sunlight all the time. He really enjoys the wildlife and is what really attracted him to Lake Orion, the naturalness the beauty of this area. He is really seeing a real quick change this is a second rezoning of the area within their close proximity and didn’t know what it is going to become later on. How much is this going to cost taxpayers? He knew they talked about that there is no impact. There is always impact to everything to development-wise and so forth. He is concerned about the development of roads, utilities, electrical power grids are not strong enough to handle what they do have. They have allergists by the bit, and that is another thing he didn’t know if that would be a cost to the taxpayers as well. The quality of the aesthetics of this building of this proposed plan, how is that really going to bow well with the current aesthetics of the area. If it was him, he would vote no, but it depends on how things go.

Ms. Tracy Deuman 270 Waldon Rd. her property is the single home that is immediately in front of the proposed element. She wanted to share her concerns with them and urge them to vote no on the rezoning. Even though she does support progress but not when it creates more concerns. The property value is a problem for her, she will have two sides of her property around the development. She purchased her childhood home from her parents as an investment for herself. She is also concerned about her rural environment. She has a half-acre pond on her property of 2-acres, what is the liability of her pond? She is very concerned about having a lot of people living behind her, as well as, security as well, with upwards of 400 people in her backyard. Logistics and traffic, they all know that Waldon Rd. is crazy to get out in the morning. Drainage is one of her number one concerns as well. In the last rainfall her pond overflowed, her neighbor’s property overflowed, and then it did water damage in her basement. What is going to happen when they start developing? They know they have very high-water tables where the proposed development is going to be, they are going to have to bring in a lot of soil to build there. Where is the reservoir? Is it going to be her pond? She is very concerned about that. Are they going to invest in new drainage? Privacy is a huge one, headlight heads coming into the apartment are going to shine on the front of her house, people are going to park behind her in the parking lots, and shining on the back of her house. They are going to be three stories up looking down in her bedroom window. She was also concerned about the fact that she hasn’t been approached by anyone about her property. She understood that the developers were lobbying the condo owners and trying to explain to them what they are putting in, nobody has approached her. Instead, she has had random weird emails on Facebook asking her to sell
her home for a very low amount, it is an insult and she couldn’t even go out and find the property for that same amount. They have also been encouraged to take legal action to rezone her property. Why would she do that? They said to take legal action in order to preserve the value of her property. Why would someone do that? It is threatening and she is worried.

Ms. Kim Hunter 310 Waldon Rd., directly in front of the proposed development. She stated that she has a lot of concerns, traffic on Waldon especially during high school time, student drivers, traffic is backed up past her house every morning. They hardly can get out easily. There is a bus stop right at the front of her driveway, they have had several instances with the high traffic on Waldon Rd. causing scary instances where her son and herself have almost been hit. She has her high schooler out in the dark, getting on the bus. Busing and safety concerns with the schools are one of her big concerns. The traffic on that road is astronomical it is not ideal. If they add a huge apartment complex, she wasn’t really believing the traffic study, she didn’t understand how it is only increased 2.7% when they have that many units behind them. Drainage is a huge concern, her back yard completed flooded out with the last rainstorm. She understood that was not a normal rain event but even moderate rain floods out her backyard. If they have all that extra property that is not going to absorb that water and it is all concrete, is it going to go into the crick and wash out their trampoline, fire pit, their kid’s place to play? Privacy is a huge issue with all those people behind them, are they going to be able to use their backyard? Are they going to be able to have the same lifestyle they do now? Property value, noise, is it always going to be daylight outside are they going to be able to have that evening feel with the lighting of the property behind them? They love the wildlife, they understand that it needs to be developed it is not always going to be vacant, she didn’t think that a three-story property unit surrounding these single-family homes that have been there for years is the ideal situation for any of them that live directly on Waldon Rd. and have to look at this daily.

Ms. Melissa Slowik 310 Waldon Park Dr. also has concerns about the traffic on Waldon Rd. She knew that there was a study done on Lapeer Rd., was the study also including Waldon Rd? She takes her daughter to school and pick her up, she leaves at 8 a.m. she is stuck in traffic every morning. She leaves at 3 p.m. to picks her up, it is even worse at 3 p.m. to go pick her up trying to get onto Lapeer Rd. She also from reading the renderings to her it looked like there was one entrance onto Waldon Rd. nothing going to Lapeer Rd. That means there is one entrance for fire, emergency vehicles, for all these vehicles to come in and off of Waldon Rd. She thought that would be some legal problem. There are also destroying some of the wooded property, as well as, wetlands. They can’t currently hear Lapeer Rd. from their home but she would assume that the insulation of these currently provided would be gone. She did read the proposal and she saw it also said that they are contracted to purchase 7-acres on the corner of Lapeer Rd. and Waldon Rd. as well which was not in any of these renderings. She was also concerned if this goes through then what happens to the 7-acres? Are they going to build more apartment complexes on that 7-acres as well?

Ms. Desirae Langlois 3053 Waldon Park Dr. Her first concern is the traffic which she knew quite a few people have already brought up. She wanted to reiterate how bad the traffic is at Lapeer and Waldon Rd. She also wanted to point out that there are always accidents at the intersection at the intersection of Lapeer and Waldon Rd. If each unit has 1.5 cars there are 285 additional cars, if the average is 2 cars it is 380. She knew that they had mentioned the cap should be 327 but that is still a significant increase to the number of cars. She knew that they mentioned their plan to preserve 13-acres of wildlife, however, they are still removing 21-acres of nature. What will they do with the animals that live there and the nature there? It is a very wet area how would that look? She knew sometimes they move animals in nature elsewhere to kind of make it an easier process, how would that work? She said that they mentioned that it actually increases the value of their homes but she did not believe that. She and her husband bought their home three years ago and part of the thing that they love about their home is the natural feeling that they have within their subdivision, there is a lot of space between the houses, their subdivision backs up to a wetland, and that is a huge selling point to their area. She doesn’t agree, she is technically a millennial and she didn’t necessarily agree with the fact that millennials always want to rent and didn’t think that would add value to their homes. She also wanted to point out, one inch of rain on one acre of forest or wetland creates 750 gallons of runoff. One inch of rain on one acre of a parking lot creates 27,000 gallons
of runoff. Her house is a little bit of distance from the new development although they are on Waldon Rd.,
even where they live, they have quite a wet backyard and she knew that is a huge issue within their area,
that is also a concern. She does not believe that this will add value to their homes.

Ms. Mary Ann Ryan 301 Waldon Rd. said that most of them have lived on this road for many years. In
some instances, their children and grandchildren have continued to live in their neighborhood. Some have
moved back to Waldon because of the freedom and support that they enjoy. There are no restrictions in
their neighborhood they are truly free. Suburban enough to allow them to access the amenities that
surround them but rural enough for them to enjoy the peace, and quiet and the gifts of nature that
surround them. When this parcel of land known by the neighbors as the Gayheart property went up for
sale they knew that the family itself would strive to maintain their neighborhood to the best of their ability.
All the neighbors that she has spoken to expected single-family houses to be constructed there. No one
had an issue with that kind of development. Essentially the neighborhood would not be disrupted to any
significant degree. After receiving a notification concerning the rezoning of the Gayheart property. They
realized that their neighborhood was at risk of losing the characteristics that has made it home for them.
A builder has proposed a rezoning that would allow 190 apartments to be built on a relatively small parcel of
land, thereby ruining their safe and precious environment. The plan requires rezoning, the only way that
this project can go forward is if this commission allows for that rezoning to take place. Considering that it
is doubtful that their infrastructure can accommodate such large increases in population, Waldon Rd. is at
a standstill during rush hour as it is, to say of nothing of the impact 190 apartments will have on Township
emergency services it is unwise to let this project go forward. She is concerned about how the proposed
development will affect her property value, considering that the access road is directly across from her
home. There are many neighborhoods in Orion Township on roads like Waldon that have populations
devoted to low-density and single-family houses. Please send a message to other builders who consider
their profits to be more important than their quality of life - deny this rezoning. By the way, the creek that
goes right in the middle of this project, she believed, is part of the Clinton River Watershed and she
wondered if that had been addressed.

Ms. Kelley Mihelich 275 Waldon Rd. her house is on the south side of Waldon. She is the last residence
before M-24. She wanted to address a couple of things that the applicant had spoken about. One of them
was how this development would increase their property values. She has spoken to a number of real
estate people and she has asked them that specific question, she did not have anybody tell her that her
property value was going to be increased by this development. She was given figures that her property
value would be decreased by 25-50% depending on the development. She doesn’t plan to move anytime
soon but this still is not acceptable to her. They have put a lot of money and hard work into their property
to make it nice and go well in the neighborhood. To see her property, decrease in value because of a
development is not acceptable. Where she is located if they are not out of their driveway by 6:20 a.m.
they are going to sit there forever just waiting for someone to let them out just to get down to M-24. It has
been that way for a number of years now, it has just gotten worse. Waldon Rd. cannot handle an increase
of another 200-300 cars trying to get out onto it in the morning, or in the afternoon either. As a
neighborhood, she found, that they have never gone up and fought against people wanting to build
something other than single-family homes. They supported the Orion Kennel Club, they supported the
Orion Vet Center, they fit very well into the neighborhood. And they provide necessary and important
services not only in their neighborhood but for everybody else. They are great neighbors to have, she has
no complaints at all and she is right next door. She encouraged them to please give heavy consideration
to not approving this rezoning request. It would take a toll on all of the people that are in single-family
dwellings on Waldon and on the subdivisions that are being built and have been built right off of Waldon.
There is nothing positive about this development, as far as, their neighborhood is concerned and she can’t
say anything but negatives about this development. If it was going to be the original single-family homes
that were going in there, they expect that they are not against development but it is what is going to fit well
in their neighborhood, not decrease their property values, not give them a lot of extra traffic to have to deal
with it just makes no sense at all to even to consider this rezoning.
Ms. Wendy Ryan- Doreza 301 Waldon Rd., she grew up on Waldon Rd. Over time she has seen several subdivisions built and she thought that property was going to be zoned for a subdivision. She was shocked to find out that there was going to be an apartment complex on this property. She would like to request that this board vote no on this rezoning. She finds this building project to be very inappropriate for this property and their street. The traffic on Waldon Rd. is bad and this would double the problem. Their neighbors look out for one another and each other’s safety and security, and they respect each other’s space. She wasn’t sure this would remain the same if this complex came in. If they continue to build every square inch of Lake Orion and Orion Township the less likely people are going to believe that living is a vacation.

Ms. Susan Johnston 348 Four Seasons Dr. said she did submit a letter but two points have come up tonight that she wanted to highlight. Number one, Summerfield also has water issues on the southern side of their property. That is going to border the parking lot building plans that they have seen. It certainly is going to make that worse. They have basements there that flood, they have standing water a number of times this summer. Their lawn service could not mow because it was so wet. The other thing that she wanted to bring up as it was mentioned about preserving trees for privacy, they have a lot of sick trees, so they are not going to afford much privacy in the next few years, they have a lot of Blue Spruce. Even healthy trees are not going to block light pollution. Please keep the zoning as it is.

Mr. Bill McNabb 350 Waldon, the Master Plan indicates that it is low-density single-family so it seems to be quite a jump to go to a high-density multi-family. When he has followed other developments in the Township to where they even have a struggle going down from Suburban Estates (SE) even down to the next level, so this is quite a jump. People have talked about the traffic, he didn’t want to spend much time on that other than he is not a traffic engineer, he is not going to try to contradict their study, however, he drives on that road every day, he lived on that road when it was dirt, he knows the traffic, he has watched it. When you sit down there trying to get out on M-24, now they say not too many cars are going to use Waldon, he is probably correct. His concern is that drive north of Waldon that comes out is their primary egress is going to when the light turns, they are going to pile out and the people on Waldon aren’t going to get out. Right now, they have to wait for that light to change by the Home Depot, where they are not getting out on M-24. They put that drive in that primary drive now all those cars get out and they are still sitting there. He didn’t know what the answer was to that but that was his take on the driving. Water run-off to him is a big thing, he has that crick that runs right through his property and when it rains it pours. He has had water up to a few feet from his house at different times, it is still flowing water. It comes from the dump area through the landfill right by his property funnels into the Dooman Pond and then goes across M-24 towards the lakes over there on Bald Mountain. When they put in that new subdivision which isn’t shown on the map anywhere just to the west of him, he now gets all their runoff, they said it would never happen but they get all their runoff running down his driveway. He has photos of a river going down his neighbor’s driveway across his backyard to the crick. He sees nothing in their documentation that has anything to do with the environment. He was sure that would have to be addressed and he would applaud them if they take the appropriate actions to make sure that he addressed. If they put all that other water into that crick it is bound to back him up. They talk about the vehicles that will be there and he can’t argue with the number, however, higher incomes, means more vehicles, teenagers, 3-bedroom, driving, a family could have up to three vehicles or more. The other indication people talked about the property values he didn’t want to go there, he didn’t think they were going to go up, they are high right now, but in two years when the bottom falls out in the market what is going to happen to the property values. The other thing that he would like to mention is the infrastructure. Try to go out to eat, he was sure that everyone there has tried to go to G’s at 6 p.m. and that area there is one restaurant and one gas station being built that is it. They have to drive in a different direction any place, there is just no infrastructure to support, in his opinion, 190 families. It might be one person it might be two, three, or four people. He hoped that do what is correct.

Mr. Robert Style 164 Four Seasons Dr. their condominium would not look directly at their development but he was not in favor of it, for a lot of reasons. Some of which will be a repeat of what they have heard tonight but he felt the need to say it. Low-density single-family housing is a far cry from what is being
Mr. Bob Ramsey 335 Waldon Rd. the first third of this presentation seems more like a sales pitch and he didn't believe that any of the long-term residents of Waldon Rd. would be interested in moving into this development. He was concerned about the water the creek runs right next to his property. He knew that the residents of a high-end elite development like that will demand security and lots of lighting. As him and his wife drifted off to sleep the other night listening to the owl's he knew that would be detrimental to the wildlife in the area. The traffic concerns have been addressed he has the same concerns. They are certainly opposed to this development.

Mr. Steve Eynon 369 W. Greenshield wanted to start off with some of the caveats he has heard. They intend to save trees, consider lifetime nature easement, feel comfortable with 70% parking, longtime Oakland County residents. This is a big County, so unless they are living in the development it is an empty statement. He has many objections the first being the proposed DRC project is on EGLE DNR designated protected wetland pond greater than 5-acres. It includes two connecting creeks and a second 5 plus acre pond draining into turtle creek which is a Clinton Water Shed. The transient stormwater runoff when it rains along the wetland system will flood yards and basements. The proposed 5-ft. privacy berms will further impact stormwater runoff from neighboring properties into wetlands with higher water levels already caused by the planned urban development, increasing transient water tables on neighboring properties flooding yards and basements. Where are transient non-pseudo-states rain water studies done? Did the study take the increased runoff rate transient wetland expansion and water table increase impact to the existing homes into consideration? Did the DNR or the DRC apply for wetland permits with transient wetland expansions? Zoning requirements - DRC variance request for a 42-ft. tall structure negates any notion 5-ft. berms will ensure neighboring privacy. 500 neighbors on little more than 7-acres, 71 people per acres effectively in a Township with a current population density of about 2-people/acre is not supported by comparison to Herron Springs Townhouse living with a lower occupant density, parking of 1.72/unit 70% of suburban requirement based on developers urban living concept. The DRC project requires walkability to amenities stores, services, and entertainment, primarily in cities downtowns. DRC only development history is the Jordon in downtown Auburn Hills on July 21, with 36-48 units leased. How does a larger 190 unit (PUD) in a rural suburban area fit the reality of the developers stated envision and purpose - it does not. Leaving the plan underserved for parking and pedestrian access. Their neighbor on W. Greenshield was killed this May crossing a 55 mile/hour not walkable M-24 with zero crosswalks 500-yards from the (PUD). How is this walkable, who will make this development walkable, we the taxpayers? Plans show access walkways through the DNR-protected wetlands will interfere with nesting waterfall. Now they are being told that a dog park will be added to further annihilate the wildlife. The plan does not show any independent retention ponds required to regulate wetland levels. This results in wetland mismanagement flooding of neighboring properties on behalf of a for-profit corporation a 5th amendment taking, illegal. Plans state 5-ft. berms and 6-ft. fences between (PUD) and neighbors with no placement details provide privacy or barriers that are adequate. The petitioner forgets that deciduous trees that are supposed to help lose their leave every fall. Additional questions regarding retaining walls to block parking and raccoons secured dumpsters are not shown in the plan. People that don’t live in our area forget about what raccoons can really do to a garbage can. Has DRC applied for indirect taxpayer funding? The road traffic study shows that two new entrances are needed on an already congested M-24 contradicting their statements. What other essentials have DRC provided their stated intent, are they all inaccurate? A request is not about the developer’s feelings it is about accuracy. What is the Township’s expectation for high-tech paying homeowners would have their low-density country living collide with the proposed transient renter (PUD)? The fair market value for every house near this development will fall behind the market. DRC assertion based upon a Harvard joint study for housing for a housing study was
paid for by a developer, with a study performed in a disparate real estate market making a pause of impact to neighboring properties dubious at best.

Mr. Ken Mihelich 275 Waldon said he has lived there for 38 years. When they moved there it was a gravel road with a tunnel of trees. They understand life progress the subdivisions, three main ones that have come off their road, and a lot of the people that are here that live there, they are great neighbors. They come by their house every day on their bikes and their strollers, they enjoy living there it has been great living there. They want them to vote no for the zoning because 200 apartments are a far cry from 20 – 30 homes, help them preserve their way of life.

Mr. Matt Lawson 3077 Waldon Meadows Dr. and it is actually a new development still under construction. His wife and he moved here a couple of months ago to kind of get away from what is actually being planned and proposed here today. They moved from Royal Oak to get away from all the noise, commotion, packing a bunch of people into a small area. It just seems out of place in Lake Orion. Someone mentioned that living every day as a vacation unless you slap an apartment complex in the middle of a residential neighborhood. They understand, and he feels bad for the people that have been there for a long time, they haven’t been there very long and they are very much against this. He is a millennial he is very much against this, build homes, use the land for what it was originally intended for it to be used for and zoned for. That seems much more in line with what they think of Lake Orion to be. The reputation of Lake Orion, the perception of it, this is an eyesore, it is out of place, it doesn’t fit in. Do something like this in downtown Royal Oak. It is not something that belongs here. Everyone else mentioned the traffic thing, with all due respect, he doesn’t know what traffic study these gentlemen looked into but 2%, the math doesn’t add up there. They appreciate them taking the time and what they do for the city and listening to them today as a new resident he is very much against this. He hopes they vote no, and keep it as is and build homes here.

Ms. Pam McNabb 350 Waldon and has lived on Waldon Rd. since she has been five. In addition to the traffic and the infrastructure and everything else that is being talked about today, she wanted to come back to the creek that runs through their properties. The overflow on this creek has the potential to do great damage to at least five homes. There are five homes that cannot handle any more water than that is being pushed into this. Any change in the water table they are going to have five homes that are totally destroyed and unlivable, that is a lot. In addition, there is a subdivision that is under construction now, there are 22 new homes in the area. It is added a huge amount of water they addressed it with the County at the time that they were working on it and they were told it would have no impact. It doesn’t matter how little rain they get they are flooded they cannot handle anymore. She thought that the most important thing if they look at the Master Plan that is posted at the Township, and she knows it is being revised at this point, she has a copy of it and it clearly states on the Master Plan it is a single-family low-density 190 apartments on 7-acres is not single-family and it is certainly not low-density.

Linda Savard 362 Waldon lives right next door on the west side of this project. She already has water in her backyard she is glad that she has no basement. This is an insane thing no matter what she does there is no way they can keep the trees to protect her side from not seeing that. There are no trees, she has some trees but they are not going to cover all that up. Please do not let this happen to us.

Secretary St. Henry stated that the Township received 25 letters from local residents. All 25 were opposed to the development. He read their names into the record* (see attachment).

Chairman Reynolds asked if any Planning Commissioners had any comments and questions. There was none.

Chairman Reynolds turned it over to the Board of Trustees for comments and questions.

Trustee Flood thanked the residents for coming out tonight. Throughout the Township depending on where you live, when these developments come through, this is what they usually see. He just wanted to
let them know that this is just one part of the process, and he was sure that the Chairman would explain to them how this process works. Some are probably familiar with it and some are not. The Planning Commission all live here too and have all seen the changes they have been through, and some live in the same communities where change has happened. The way the process works is they will make a recommendation to the Township Board of Trustees. The Township Board of Trustees will have the final say, the buck stops with the Board. But they will be doing their due diligence plus their paid consultants, engineering firm, planners, he just wanted them to know that this is a long-drawn-out process, and they hear them. He has written down their names and every one of their concerns.

Trustee Steele thanked everyone for coming out tonight. She said she didn’t see at this time a community benefit? She is concerned about the safety paths, and the sidewalks surrounding the unit. The parking is a concern. She also is not crazy about the three stories because she wanted to reiterate that she thinks that the three stories are more in line with a walkability downtown area that they see around Brown Rd. She thought that this might be a little bit much where it is located. She said she has lived in Orion for a very long time too and what she really appreciates about Orion is the semi-ruralness that it has to offer and that the zoning that they have of the present and the future zoning takes into consideration these semi-rural areas because they have to pay attention to our services, our infrastructure. When they put something bigger in a semi-rural area it has not taken that into consideration. She does believe in personal property rights and she did believe that they have the right to develop their property just provided that it is in line with what the zoning is and it doesn’t take away from other people’s property rights. She thought that some of these comments that were brought up tonight do infringe on some of their rights, and she thought there was always a good balance and then maybe with a lot of work that maybe they can come to a compromise but right now she thought that they were a little far of what is in the surrounding area. She did believe that yes, they do have the apartments across the street, and then they have Herron Apartments down off of Silverbell, however, she was not necessarily in favor of those either. She looks forward to seeing what they can bring back, and the consultants will have their work cut out ahead too.

Commissioner Gross said as a Commission they have a lot of work to do on this project. There has been a lot of good information that they have received from the applicant, as well as, from the public. They will be spending a lot of time looking at the plans in detail and trying to arrive at some conclusions on some of the issues that were brought before them this evening. He asked the number of dwelling units at 190, which does not seem to correlate with any of their residential zoning districts and he was curious as to how that number was arrived at.

Chairman Reynolds said this is the public hearing as Trustee Flood outlined, this is a multi-step process they always appreciate public comments and everyone coming out to either support, express concerns, express opposition to projects, that is what the process is here for. They are all citizens and residents themselves they couldn’t be here on this board if they weren’t. They always appreciate the feedback. He noted with a (PUD) this is a multi-step process, tonight is strictly the public hearing, there is no further discussion or deliberation within their general meeting minutes. The joint hearing was held here tonight as the first step of the formal process. The next step would be the case appearing on the PC agenda for deliberation essentially as a concept (PUD). That gets a recommendation from here at this board gets discussed and then forward either a recommendation to support or deny the project, it gets forwarded to the Board of Trustees and then ultimately there are further steps that get involved that essentially include site plan approval all of those details and things. So, this is a multifaceted process it is not one and done by any means, so if they ever need additional information or anything like that the Planning & Zoning Department is always willing to provide that along with PC information is posted online too. He will do his best to summarize some of the comments that were brought forth. If the Planning Commissioners can bring forth as they ask the petitioner to come back to the podium to address some of the comments and concerns. He knew some of which were presented in their comprehensive presentation. Maybe as an overview starting with Vice-Chairman Gross, where this fits within the Master Plan. Trustee Steele stated the case of the community benefit, so some of our (PUD) criteria. There were concerns about heights and sightlines. Traffic was an ongoing topic, is there any mitigation of those traffic risks along with lighting, and privacy. Waterflow was a topic of discussion, noise pollution, tree preservation. There was along with the
drainage and discussion within water remediation was also about the protected wetland that potentially exists on the property at this point, and some of the measures and design measures that they are mitigating other opportunities such as berms may help or hurt that concern. How is the compatibility with the adjacent neighborhood being single-family and larger lots? Safety path if that is something that they intend to provide or not. And then just general services amongst the community along with emergency services that would be required by this development.

Chairman Reynolds asked the applicant to come back up to the podium to address some of these concerns. He added that this is the public hearing and some of these concrete topics would come out in future deliberation too.

Mr. Wayne stated that he enjoyed hearing some of the concerns that the residents have and he understood that they exist. He thought there was always a residence to change regardless of where and what is being built and that his naturally a headwind that they face as developers but it is always their goal to do their best to work with the Planning Commission, The Board of Trustees, and the members of the public to address their concerns as best as they can.

Mr. Wayne said that there was a lot of concern about drainage. He said it sounded to him that there is some understanding that there won’t be a stormwater management system within the development, that is not the case, that is going to be a requirement and there will be a number of storm drains all throughout the parking lot of this project, all of those will connect into the city storm drain and, in their opinion, actually improve the drainage that exists there. Right now, the rain falls in the vacant land and goes wherever it wants, in this case, it falls on a parking lot and goes to the storm drains, and heads into the storm sewer.

Mr. Wayne said there are two entrances, there was a comment made that there was only one entrance, there are two. They are under contract to also purchase the 7-acre parcel that exists on the corner of Waldon and Lapeer. The sole reason that they wanted to purchase that parcel was to allow them to put the road onto Lapeer, so as to not overburden the Walden entrance. It was their understanding, and general logic would tell them that if there were significant traffic volumes on Waldon Rd. so much so that they are backed up past the entrance no wise person is going to voluntarily exit their development onto Waldon rather than onto Lapeer. It is important to know that there are two entrances.

Mr. Wayne said there was also a comment made that there were 21-acres being affected, there are only 8-acres being affected in terms of where the building itself is being constructed. There are 21 total acres of land within the land that is being requested for (PUD), 8 of those will contain the building and the parking lot and about 13 of those will contain the nature preserve.

Mr. Wayne said there were a lot of comments that people would love to see single-family homes here, and it is understandable it is zoned for that. Single-family homes on this particular parcel are not feasible. He thought that if they were Pulte, they would have ended up building on this site as they wanted to originally. They ran into some issues with high-water tables which indicated that they couldn’t build basements, which is a significant detraction from any single-family development in terms of value on sale. He also knew that there was some effort from the Fire Department where they wanted to sprinkle the insides of these homes, meaning adding fire suppression systems and it is very cost prohibited in a single-family environment. That was the extent of his knowledge on that issue but to his understanding, those are some of the complications with single-family homes, and for that reason, this is an alternative to that that it is keeping with the spirit of providing residential options for the community just in a different capacity.

Mr. Wayne stated that there was a comment made those values of a home could decrease by 25-50% he was not sure that that was rational. He didn’t know exactly what that was rooted in but from their perspective, they have never seen that occur based on any multi-family development. As it relates to property values on a broader standpoint, they don’t mean to suggest that because this project gets built their home is going to skyrocket in value, what they mean to suggest is that data shows that in communities that have more multi-family dwelling units it creates a more balanced community. It provides
people with different goals and objectives to be members of that community, and contribute to that community, and participate in that community. As a result, that that community becomes more desirable to live in. That is why property values increase over time when there is more presence of multi-family.

Mr. Wayne stated that they recognize traffics is a concern they have heard it a number of times tonight. May he respectfully suggest to everyone in the room that has been an issue long before they arrived here tonight. In fact, in their research, they found a comment posted on a public forum that asked for a traffic light at the corner of Waldon and Lapeer 10 years ago. Obviously, they are not creating the problem, it already exists.

Mr. Wayne said that they had no solicitations on Facebook. Not sure where those came from but no one from their camp.

Mr. Wayne noted that as it relates to a traffic light at Lapeer and Waldon that is not a decision that they can influence that is the responsibility of RCOC and MDOT. If that is the direction that the Township would like to go then they would be in full support of helping to peruse a traffic light that would help to reduce the traffic burden of this project. As it relates to that traffic study there is evidence that suggests that even with that development built and that improvement made by RCOC or MDOT that the traffic volumes on Lapeer and Waldon will significantly improve to a factor of 10x of what they are today even with their project built. Again, they will walk arm in arm with all of the Planning Commission and the Board of Trustees to aid in providing the resource and that public infrastructure but is not something that they can build themselves.

Mr. Wayne said that they conducted environmental testing on the site, it returned that there was no presence of (REC)'s Recognizable Environmental Conditions present on the site. They intend to work with EGLE and go through the wetland permitting process and intend to explore that more at the next phase of the project. At this time, they understand that those conditions exist and through their additional research they will be able to uncover exactly how to attend to those situations.

Mr. Wayne stated that there was a comment made that there were not a lot of infrastructures to support 190 more residents. He knew vacant or mostly vacant retail buildings that exist at Silverbell and Lapeer and perhaps if there were more residents in the area the more retail business could join that retail development and perhaps it would encourage others along the Lapeer and Waldon corridors so as to provide more restaurants dining entertainment, retail options for all the members of Orion Township.

Mr. Wayne said that they feel a huge community benefit of this project is in fact the nature preserves. He said that it is their intention to share this resource with all neighboring properties. As it relates to property values if their condo has access to a 12-acres nature preserve that is immediately adjacent to it he thought it was a reasonable assumption to assume that that is more desirable than if it did not. They look forward to working with all the neighboring properties to grant them access to utilize this beautiful resource.

Mr. Wayne stated that as it relates to height, the only way to create that beautiful resource is through three stories. They would not be able to fit the necessary amount of density that is required to make this project viable by reducing it to 2-stores and keeping the nature preserve where it is located, there simply isn’t enough space. In exchange for increasing the building to a 3rd story, they are able to create the 13-acre nature preserve, which in their opinion is a huge benefit to the community.

Mr. Wayne said that there was a mention of a safety path along Waldon Rd., again, that the majority of that is not their property and a piece of public infrastructure that they would love to support the creation of but not something that they are in control of.

Mr. Wayne stated that in closing he would like to reiterate that clearly there is some opposition to this project from members of the community, they understand that, and with any development, it is always going to be that way. They want to continue to hear those comments and continue to refine their plan in a
way that is going to allow them to elevate a lot of those concerns, and work with the Planning Commission and the rest of the Township Board to create a project that is a benefit for Orion Township for years to come.

Trustee Steele asked if they planned on keeping the development after it is built and if they will be managing it? And the total value of the entire project?

Mr. Wayne replied that the total value of the project they estimated it in the ballpark of 36 million. That encompasses all land acquisitions, soft costs, and constructions costs. As far as ownership is concerned it is currently their intention to continue to own the property and manage it for a given period. There are always changes in market situations that might suggest selling the project so they always evaluate those but at this time it is their intention to build this project and to continue to own and operate it in the Orion Township community.

Chairman Reynolds closed the public hearing at 8:41 p.m.

Trustee Shults closed their public hearing at 8:41 p.m.

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

*Attachment

November 3, 2021
Planning Commission Approval Date
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