The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, December 16, 2020, at 8:20 pm via “GoToMeeting” #599-669-285.

PLANNING COMMISSION MEMBERS PRESENT:
Joe St. Henry, Secretary
Kim Urbanowski, Commissioner
Don Gross, Commissioner

Don Walker, PC Rep to ZBA
Scott Reynolds, Vice Chairman

PLANNING COMMISSION MEMBERS ABSENT:
Justin Dunaskiss, Chairman
(one vacancy)

CONSULTANTS PRESENT:
Eric Fazzini, (Township Planner) of Giffels Webster
Eric Pietsch, (Township Planner) of Giffels Webster
Mark Landis, (Township Engineer) of OHM Advisors
Jeff Williams, Township Fire Marshal
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:
Bruce Parker
Heidi Jancek
Kim Thomas
Rick
Scott Gies
Tom DeAgostino
Dana Tousley
James Owings
Ron Rader
Sermed Saif
Chris Kawa
Chris Wilding
Dave B
Iven Sharrak
JD
Kuldip Sandhu
Zoe Darin
RJ
Russell

Cory Newman
Jeffery Schmitz
Licia
Matt Darin
Shanna Hea
Tim Philippart
Iden Kalabat
Kevin McClellan
Sam Ashley
Valerie Rup
A. Jones
CJ Lee
Gerardo Mend
James Butler
John Santeramo
Marsha Parker
Mike Mollan
Russ Luxton Jr.
Sherry

PC-2020-38, Edgar Development, Rezone Application, located at a northern portion of 3805 S. Lapeer Rd. (parcel 09-26-451-005), requesting to rezone approximately 4.21 acres from Restricted Business (RB) to General Business (GB).

Acting Chairman Reynolds asked if the applicant was present?

Mr. Sam Ashley with Cunningham Limp presented.
Mr. Ashley stated that the owner of the property acquired 4.2 acres from the property to the north, and that property is currently zoned Restricted Business (RB). The existing property is 8.82 acres, which is currently zoned General Business (GB), which is the location for the Wally Edger Chevrolet Dealership. About a month ago, the two properties were combined in a boundary adjustment, leaving them with a total of 10 acres, which has split zoning on it. What they are seeking approval for is to be able to modify and change the zoning on the 4.2 acres to match the existing General Business (GB) zoning on the 10.8 acres, so they have unified zoning across the entire site itself.

Acting Chairman Reynolds asked that any public comments be limited to no more than three minutes, and one visit to discuss questions, comments, and concerns. There were no comments from the public.

Acting Chairman Reynolds read a letter from the Hi Hill Village Association. The letter stated that they were not opposed to the rezoning of the land, and there was not any strong opposition at this time.

Acting-Chairman Reynolds asked if anyone else from the public would like to speak? There was not. Vice-Chairman Reynolds closed the public hearing at 8:23 p.m.

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

January 6, 2021
Planning Commission Approval Date