

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION JOINT PUBLIC HEARING MINUTES
PC-23-55, ORION COMMONS MEDICAL OFFICE, MAJOR PUD AMENDMENT
REQUEST TO BUILD A ONE-STORY MEDICAL OFFICE WITHIN THE PREVIOUSLY APPROVED
COMMERCIAL PORTION OF ORION COMMONS PUD, LOCATED AT AN UNADDRESSED PARCEL
ON LAPEER RD. JUST SOUTH OF 2222 S. LAPEER RD. (PARCEL 09-23-100-007).
WEDNESDAY, DECEMBER 20, 2023**

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, November 1, 2023, at 7:05 p.m. at the Orion Township Municipal Complex Board Room 2323 Joslyn Road, Lake Orion, MI 48360.

PLANNING COMMISSION MEMBERS PRESENT:

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

PLANNING COMMISSION MEMBERS ABSENT:

None

BOARD OF TRUSTEE MEMBERS PRESENT:

Penny Shults, Township Clerk	Mike Flood, Trustee
Kim Urbanowski, Treasurer	Julia Dalrymple, Trustee

BOARD OF TRUSTEE MEMBERS ABSENT:

Chirs Barnett, Township Supervisor
Matt Pfeiffer, Trustee
Brian Birney, Trustee

CONSULTANTS PRESENT:

John Enos (Township Planner) of Carlisle Wortman Associates, LLC
Mark Landis (Township Engineer) of Orchard, Hiltz, and McCliment, Inc.
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:

Tyler Philpot	John Maynard	Mark Kassab	Randy Book
Safa Kassab	Micha Wiersma	Maria D'Agostini Lukosavich	Robert Howard
Mac Hall	Rob Sampson	Danny White	

PC-23-55, Orion Commons Medical Office, Major PUD Amendment requesting to build a one-story medical office within the previously approved commercial portion of Orion Commons PUD, located at an unaddressed parcel on Lapeer Rd. just south of 2222 S. Lapeer Rd. (parcel 09-23-100-007).

Chairman Reynolds asked the applicant to step up to the podium to make a brief overview of their request.

Mr. Mark Kassab with Lake Orion Partners, 31550 Northwestern Highway, Farmington Hills, MI presented.

Chairman Reynolds disclosed that part of the submission package was completed by Auger Klien Aller which was a previous employer of his. He did not have a physical connection to the project.

Mr. Kassab said this was before the joint committee due to a request of an amendment to the PUD and the rationale for the amendment request is within the major PUD of Orion Commons. It called for an office or medical office on the three and half acre parcel that we have under contract today. It did not identify any specifics of the office. Therefore, speaking with the Planning and Zoning Director, we felt it would be best to through a joint committee meeting for review and approval for a 13,000 square foot medical office building. This is not a spec building. This is a single tenant medical office building. Mr. Kassab had two physicians accompany him this evening that are going to be practicing out of this. This is going to be their

third location consisting of orthopedics and physical therapy, as well as hips, knees, ankles, spine, and shoulders. They have identified Lake Orion based on a map of their patients, of where they are coming from. The first location was in Bloomfield. The second location was in Clarkston and their flagship location which will be a new construction, the other two are existing buildings will be on the subject property. As Chairman Reynolds stated AKA had worked on this and quite frankly, when we had our pre-application meeting with Planning & Zoning Director Girling, we had not had an architect identified. We walked into this building and we said, wow this is spectacular. We sought out the architect and this is the product we have today. A single-story, 13,000 square foot building consisting of two ends of the building, physical therapy which is roughly 6,000 square feet, an office of 6,000 square feet, and a 1,000 square foot space which is an auxiliary tenant supplying casting materials or something to do with orthopedics that we have at the other two locations. Mr. Kassab was very happy with the architecture of the building. He showed the floor plan of the location of the facility that was on the screen. The site is about 3.3 acres outlined here. There is current access along Lapeer Road. That current access currently serves KinderCare to the north. In our earlier meetings and meeting with the various Township officials, with Fire, public safety, and utilities we put a lot of thought into this. Certainly, there are two buildings to the west, the residential buildings. We are building a building over 100 feet away at our closest point. There is a thirty foot buffer that was built in the Orion Commons plan. He also had some additional landscaping. They were very sensitive not to have any front-end parking that is going to be shining lights on any of those residents rear units. The circular process on this from a building standpoint is fairly self-contained. There is a walking path currently on Lapeer Road which needs a little bit of help, which they will do as we continue this development if we are approved going forward. There is some room to the north to potentially add on to this building. It was his experience with these group of doctors, whatever they think it is enough, they continue to grow and they wished they had another floor to a building or additional pad site to expand into.

Chairman Reynolds asked the petitioner to step away from the podium and asked if any citizens would like to step up for their comments and questions regarding this case.

Guy Potok, 2315 Monte Vista Court, MI presented. Mr. Potock stated they will be directly behind on the western side of first floor of the building. They have been there for five years. It is a great place to live and we are pretty excited about this building going in. He thought it was going to be a nice addition. He said that he was tired of looking at that vacant lot for a long time. When Pulte developed the property, one of things they had was a plan to that would keep a common architecture and color scheme. He understood that things change and we are in different architecture now but he suggested for harmony to maintain the color scheme of KinderCare as much as possible. A major concern we have is on security. He thought that there should be some kind of a wall or a fence that hides the parking lot on the western side from the homes the condominiums that are bordering it. Thinking about taillights, headlights, thinking about winter time when it gets dark at 5:30 p.m. A lot of our people are older residents, a lot are gone for the winter or gone for a month or two at a time in the winter time. He was concerned about the access of when people come up and drive the car at night off and get on the western side of the building they can nothing can be seen from Lapeer Road. Mr. Potock thought that if there was some kind of a barrier, it would provide a sense of security to the residents there. He suggested some kind of an architectural wall, it would not have to be 8 feet tall but just something that would slow down and give somebody pause in case you are playing out or doing something that we do not want done. We would also ask that there will be some kind of lighting we know on that side of the building. We would ask if the lighting kind of be not shining into the homes. He thought some ground lighting on that berm shining toward the medical office building. Then a minor issue that we have was the plan calls for a lot of trees which is nice. He was on the landscape committee for our home owners association. With the help of the Township and the zoning commission, we were able to get Pulte to come back in and fix a lot of problems including planning more trees. He found that the white furs were not a good species for our development because of the soil conditions. We had Davy Tree come out and we were replacing these and they said they made a mistake putting these in so we just suggest looking at something other than a white fur. The spruces are fine; Norway spruces would be great. The big concern really was security and privacy and if you need to ask me any questions later, he will sit through the rest of the meeting.

Vice-Chairman Gross asked if this company also owns the joining vacant property that is to the north? Chairman Reynolds answered that they would circle back to it when they got to the responses and made a note on that. Chairman Reynolds turned it over to the Board of Trustees for their comments and questions.

Township Clerk Shults asked to see the drawing that shows the parking lot. The petitioner pulled up the drawing that showed the parking lot on the screen. Township Clerk Shults said the building is accessed from both of the west and the east side. They cannot just use the front and push that or that building back. She heard the concerns of the property owners. Trustee Flood said that the petitioner would do a good job by addressing those with our planner also. Their main concern was making sure that the residents were well taken care.

Chairman Reynolds went over a few of the comments that were made during the public hearing portion. A few of them were security, the access of east and west side of the buildings, property ownership, and the plantings. There were some concern about the specific kinds, light shielding, and also the proposed color palette.

Mr. Kassab stated there was a single parcel sale. It is 3.3 acres combined as one parcel. It is not multiple parcels. It is under one Sidwell number. It is all under one ownership today and we will be under one ownership going forward. As far as to the west, ironically enough one of the physicians that is here lives in the subdivision. It was not by design but he lives in the Pulte sub to the west of this to the adjacent to the property. There is a 30-foot berm directly west of where our back curb is between the neighbors and the property line. That is again part of the Master PUD that the board approved years ago. Their preference would be to spruce up the landscaping where they cannot see us. He thought that was more of a natural barrier. If the Board and the Commission felt that a wall was necessary we would certainly investigate that. Mr. Kassab believed that KinderCare has a wall on theirs he did not believe the proposed retail to the north of Gunnison Street is proposing a wall. He reiterated that they were very sensitive early on to not shine any lights on to the residents. As part of the plan, they would have a photometric plan that will be submitted. There would be no lights that would be admitted on to our neighbors. If there was, we would shield them properly but the photometric plan would show any sort of illumination that is going off the property. It would be zero essentially when it gets off our property. As far as the architectural colors, they could investigate that further from to keep it harmonious with the neighbors and KinderCare. From a brick color, he would like to speak with Mr. Potok a little further to see what the concerns were. Whether it was a brick color or is it the architecture itself or a combination of both but they would have an interest of making this better for everybody. He did not want this to stand out like a wet elephant on Lapeer Road when everything else is not as harmonious as this would be. In regards to the plantings, they are on the west side of the property where the berm is. Mr. Kassab was very sensitive to that from a number of developments that they have done over the years to eliminate any sort of concern going to the west from a safety standpoint. This property is not a twenty-four-hour facility. It is not an ambulatory facility. It is not a surgical center. It is an office building. It is going to be operating Monday through Friday essentially with normal business hours. There should not be much of any safety concern. This is going to be a state-of-the-art building with full security as far as cameras and so forth. They were looking to be a good part of the neighborhood. They are a part of the association with the HOA of the Pulte sub. This was all part of one large association so they will be contributing to any cost of the storm maintenance and entrance maintenance and so forth that go along with the HOA.

Chairman Reynolds closed the joint public hearing at 7:19 p.m.

Respectfully submitted,

Courtney Keisman
PC/ZBA Clerk
Charter Township of Orion

January 3, 2024

Planning Commission Approval Date