

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION

******* MINUTES *******

REGULAR MEETING, WEDNESDAY, APRIL 10, 2019

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, April 10, 2019 at 7:00pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Justin Dunaskiss, Chairman
Don Gross, Vice Chairman
Joe St. Henry, Secretary
John Steimel, BOT Rep to PC

Todd Garris, Commissioner
Don Walker, PC Rep to ZBA
Scott Reynolds, Commissioner

PLANNING COMMISSION MEMBERS ABSENT:

None

1. OPEN MEETING

Vice Chairman Gross opened the meeting at 7:00pm

2. ROLL CALL

As noted

CONSULTANTS PRESENT:

Doug Lewan, (Township Planner) of Carlisle/Wortman Associates, Inc.
James Stevens, of Orchard, Hiltz, and McCliment, Inc., Township Engineer
Tammy Girling, Township Planning & Zoning Director
Dan Kelly, Township Attorney

OTHERS PRESENT:

Debra Walton
Steve Auger
Dwayne Mento

3. MINUTES

A. 4-03-19, Planning Commission Regular Meeting Minutes

B. 4-03-19, PC-2019-08, Woodside Bible Church SLU, Public Hearing Minutes

Moved by Commissioner Reynolds, seconded by Commissioner Walker, to **approve** both sets of minutes as presented. **Motion carried**

4. AGENDA REVIEW AND APPROVAL

Moved by Vice Chairman Gross, seconded by Commissioner Walker, to **approve** the agenda as presented. **Motion carried**

5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY

None

6. CONSENT AGENDA

None

7. NEW BUSINESS

A. PC-2019-13, Orion Township DPW Garage Building Addition Site Plan, locate at 2685 Joslyn Ct. (parcels 09-21-376-002 & 09-21-376-003)

Commissioner Reynolds disclosed a conflict of interest on new business items A & B. Commissioner Reynolds is an employee of Auger Klein Aller Architects who are the Architects that prepared the following 2 cases, both the DPW Garage and Orion Township Firehall, so he must be recused.

Moved by Commissioner Walker, seconded by Secretary St. Henry. **Motion carried**

Mr. Steve Auger with Auger Klein Aller Architects introduced Dwayne Mento, Project Manager.

Mr. Mento stated they are proposing a new additional DPW Garage based on the current needs for the facility. The existing building is currently on Joslyn Court, it was built in 1983, it is a masonry building and is undersized for what their needs are. They are proposing a new edition which would be like in materials, showing a more modernistic approach, providing additional service bays. There will be 4 more drive through bays; they will be renovating in the interior part of the building, one of the bays, into an expanded office area, with a conference room. They are trying to retain as much of the existing paving as possible. The shaded brown on the plan show additional parking and maneuverability areas for the trucks coming in and out, since all the bays are drive-through. There are some visitors parking along the front near the new entrance where there will be a vestibula leading to the conference and office area. They are patching some of the existing concrete where the grass area is and an existing landscape island, to allow assess into the new bay additions. They are also combining an entrance along the existing gravel road to the south and Joslyn Ct. to the east, creating one common entrance into an employee secured area in the back. They would have a secured parking for employees and public parking in the front. The secured parking lot is divided with an electronically operated gate and they are also adding employee parking along the rear of the property and an extra paving area for maneuverability in allowing trucks to turn around as well as getting to the trash enclosure.

Mr. Mento added the current plan shows the new vehicle bay additions to the southeast. The existing bays that are going to remain in the green area represents an existing vehicle bay, which is going to be converted into an office with a light storage mezzanine above it as well as renovating the existing restroom and kitchen area providing an exterior paved patio area outside for employees. The 16-foot wide mezzanine will be for storage, and a small closet for the IT communications and to eventually hook up with the township base electronic web-based system.

Mr. Mento said they are currently asking for a waiver for the parking, since, ordinance requires by square footage 80 parking spaces which would include 4 of them being handicap, but the building would never have that many employees in it. Currently, there are 8 employees and the maximum employees that were projected were 17. They also are providing a visitor area in the front for when they had a pre-big meeting or some type of get together for 7 people to show up to go over a project. They also considered since they are under the parking requirements to provide a banked area in the concrete are for a turn-around, so if they needed extra parking and there wasn't any type of working going on, they could open the back, for parking, if needed.

Mr. Mento noted the building is currently landscaped along Joslyn Ct., the only effect would be removing trees for the extra parking and they would replace the existing trees with trees to match, so the area would still be a landscape buffer. At the entrance area, where the visitors come in, they would be adding landscaping there. They would also be adding canopies for the entrance and lighted signage to give it some type of branding and visual appeal from the road.

Township Planner Doug Lewan said the plan is in conformance with the Township Zoning Ordinance, but there are a few things that the Planning Commission should consider, prior to acting on the project; 1.) Some of the side yards don't meet the setbacks, however, there is a provision in the Zoning Ordinance, that talks about the definition of Zoning Lots, and the Zoning

Lots can be multiple parcels that are not combined under common ownership and use, for the purposes of zoning the entire property would be looked at. If the Planning Commission looked at this as a zoning lot, there is no issue with setbacks. 2.) The applicants Architect did mention the tree removal, typically those are shown on a drawing, and they would like to see that, to insure, that the tree removal and anything replaced should be shown on the Plan. 3.) On the Site Plan Mr. Lewan could not tell where the existing drives were or the proposed drives were, so if that could be in the revised Plan showing all the existing and proposed driveways. 4.) The reduction in the number of parking spaces, they would concur with the direction of the parking land banking and waiver. The parking spaces that are required by the Ordinance are really for an office use so they will not need 80 parking spaces. They are in support of the proposed parking reduction and land banking, and the Planning Commission has the authority to do that, this does not need to go to the Zoning Board of Appeals.

Township Planner Lewan added they always ask for with commercial projects; turning templates to insure adequate site circulation will occur on-site. Like the tree removal and tree replacement, those should all be depicted on a plan, there is a lot of vegetation along the road and that existing vegetation can be used to meet the landscaping Ordinance standards and would like to depict that and verify that. A lighting plan is required particularly if they are new lighting is proposed on the site. They just ask about the floor plans and elevations, and he believes the drawing that they had indicated that one of the existing buildings was a brown block and new building was a different color, but it now appears that they will match. Their review did not have the color rendering so that helps in that regard. None of the items really changed, location of parking, location of circulation, location of building, however, they would like to see some of these items addressed in a final drawing that could be submitted for the final approval.

Township Engineer James Stevens commented as the Planning Commission is aware and since this is a Township project their office prepared a site civil, so he offered the following summary letter regarding the improvements. Regarding the watermain and sewer, there is public watermain on Joslyn Road and there is a stub left on Joslyn Ct. The project is proposed to extend the public main down Joslyn Ct. to the building to provide fire suppression, fire hydrant and relocate the current domestic service. The current building is served by a private septic system, there was a newly installed sewer back in 2010 for a back-up dumping station, so the proposed project is basically, abandon the private septic system and tie into the public sewer that was installed in 2010, and there is adequate capacity both for water and sewer system to service the site. With regards to the storm water management, nothing is changing with regards to the drainage patterns on site, there is an existing drainage pond at the corner of Joslyn Ct. and Joslyn Rd. The pond was oversized by about double when it was installed, so the small addition of the impervious surface, the existing pond has more than enough capacity to handle the additional impervious surface. The pavement and site circulation all the grades on site meet Township ordinances, it is a relatively flat site. The proposed pavement cross section meets Township standards, it is essentially 8 inches of concrete over 6 inches of aggregate base. Site circulation is essentially like the site with the addition of the new driveway near the existing gravel trail.

Trustee Steimel questioned if the wetlands were being encroached on?

Township Engineer Stevens replied, no, the pond is approximately 100 south of the drive. It is about 35 feet south of the gravel drive.

Trustee Steimel stated the other site plan has outdoor storage for the Public Works, it looks like it went away?

Township Engineer Stevens commented that he believed that the existing outdoor storage is staying, and the Township is submitting an additional application with regarding to some additional storage; that will clean up the entire Township Hall site, with regards to structures, so that will be provided in a separate application.

Chairman Justin Dunaskiss questioned the zone lot issue and the setback, if you look at the southeast side of it, he has no issues with applying the zone lot on this one, given that it is all commonly owned with the Township.

Regarding the parking, based on the calculations they have a historical data with what is needed and doesn't see an issue with the parking. So, given that we have a couple items to address, but our consultants are in working order with where it is, and feels we can move forward with it.

Moved by Vice Chairman Gross, seconded by Commissioner Reynolds, that the Planning Commission forwards a recommendation to the Township Board to **approve** PC-2019-13, for the plans received March 22, 2019, with the following conditions: the site is considered a "zoning lot" as defined by the Zoning Ordinance; the number of parking spaces proposed at 24 with 26 land banked spaces is reasonable based on current and future employment and use of the building; they provide a final landscape plan; approval is based on the following reasons: with the above conditions the plan complies with all other zoning requirements; the proposal includes improvements to the existing building; the Township continues to grow it is necessary and important to expand public services and facilities to meet the demands to service the community.

Roll call vote was as follows: Walker, yes; St. Henry, yes; Steimel, yes; Gross, yes; Garris, yes; Dunaskiss, yes. **Motion carried 6-0** (Recused: Reynolds)

B. PC-2019-14, Orion Township Fire Station 3 Building Addition Site Plan, located at 3365 Gregory Rd. (parcel 09-32-101-034)

Mr. Dwayne Mento, Auger Klein Aller Architects, stated this project is about 2,000 sq. ft. addition to Fire Station #3. The addition will be used for administrative purposes, some offices with a conference room. This will be the home of the Chief and his staff will be houses at this location within the department. The project will include coming out from the west and to the south with the addition. Currently there is a bank of parking along this side of the building and they will be flipping it over to and will be encroaching with the curb cut. There will be a reception area with a door to the public, where the public can enter to discuss issues with the Fire Department with a large conference room; where they are reorganizing some of the existing space in the training area. There will be an area for plan reviews and inspection area offices.

Township Planner Doug Lewan stated that he was just going to hit the high points: the first item is parking; the station will be providing 23 total parking spaces, they indicated that there will be 14 employees, so that allows for 9 additional spaces for visitors. They would like to make sure there is not going to be any large training exercises there or just ensure that this number of parking spaces is adequate. There was nothing in the Ordinance that address a fire station; so, they are going by the 14 employees that they indicate will be utilizing the facility and our indication that parking is adequate; landscaping, the biggest issue they see is that there is a single-family zoning next to the site. When they flip the parking facing the building to facing the outside edge of the site, the parking will become closer to that home; they do note that they are proposing to move the trees that were in the area of the parking spaces into the small greenspace. When reading the grading plan correctly, that may be a mute-point because the parking is much lower than where the house is and will be building a retaining wall at the edge of that parking. Mr. Lewan believes they should relocate the trees; but the parking lot lighting is

going to be hitting right in the side of the retaining wall, however, they would like to see the details in what the trees are, evergreen would be better, in the plan that was reviewed that was not specified; they will need a photometric plan, eventually, there is a note on the plan that they fully intend on meeting the Township Lighting Standards, and that a photometric plan would be submitted at the time of final engineering. They must maintain 0.3 foot-candles along the property line, particularly with the property line along the west. This site is within the Gingellville Overlay District, and the Gingellville Overlay District has several standards, architectural, design and community features and that would have to be introduced or added to this plan. They do mention on page 4 of their report that the Planning Commission has the authority to wave or modify the standards of the Gingellville Overlay area, and in their option based on the location and existing nature of the fire station, they believe that waver is realistic and warranted in this case, but this is something the Planning Commission will have to act on.

Township Engineer James Stevens noted that since this is a Township project, they have prepared the site civil on behalf of the Township. Regarding the watermain and sanitary sewer, there is existing watermain and sanitary sewer along Gregory Road. The services essentially remain the unchanged except they will need to do some relocating of the sanitary sewer lead to accommodate the proposed addition. There is an oil gas separator that they may need to relocate that is essentially in the front of the building, which they may need to move 5 or 10 feet. The public utilities in around the site remain unchanged. Regarding storm water management the existing pond was oversized and so the additional impervious surface is well within the capacity of the pond per current standards. Pavement and site circulation, the proposed pavement, are 8" of concrete and 6" aggregate base, meeting Township Standards. Sidewalk area 4" concrete over 4" of sand, meeting Township Standards. Regarding the retaining wall there is a proposed 2.5-ft. retaining wall to accommodate the additional parking area to the west to keep the existing slop of 1:6. Since it is so close to the residential, everyone felt it more appropriate to put the boulder wall in for the headlights and allow the slop to be more gentle. All grades on site are within Township standards at 1-4%.

Chairman Dunaskiss added that the other communications from the other department heads and it appears that they are all in agreement with the parking calculations based on the current use; doublechecked by the building official, and the fire marshal review as well.

Trustee Steimel asked in the area where the new parking is going in, exists as almost a swale. It is a little ditch that goes down about 4 or 5 feet; if the original topo is right. So that is about a 4-foot deep swale, the intent is to have the water flow to the south, coming off the parking lot. What we are going to then is basically add this wall and level it out; are we creating a problem? He doesn't want drainage. The way it sheets off the parking lot has to change, he believes it is actually sheeting way from the building and then taking advantage of the swale to get down to go south, it almost has to come south in the parking lot itself, otherwise it is going to want to go off on the neighbor.

Mr. Mento replied if you look at the house, the little swale you are talking to is really a landscape feature; the house itself is probably about 7-feet higher than the parking lot. The drainage from the parking lot, sheets away from the building but there is a structure there, so there is a structure and a curb. What the parking lot is doing is that is actually slopping toward the building toward where the existing curb is today; that water slops toward the site, will be picked up in the structure and will be essentially where the edge of the new parking area is, and will head south.

Trustee Steimel was concerned and didn't want to put this in and find out that it is flooding out the neighbor. The boulder wall is higher than the parking surface?

Mr. Mento answered, correct.

Trustee Steimel stated at least 2.5 to 3-ft. to prevent headlights from shining in their house since they are so close.

Mr. Mento said to give an example, the finished grade near the house is about 1033 and that slopes down to top of wall which is about 1029, so it will slope down from the house to the wall on about a 1:6 slope or so, and the wall is about 2.5-ft. tall that cuts down and then you have the start of the parking lot after a couple feet of green-space, then the parking lot slopes 2% towards the existing paving.

Trustee Steimel added that is parking, so it is not as bad, they are not going to have heavy vehicles; it is going to be a fill area, making sure it is compact enough.

Mr. Mento added that they have reduced the traffic to the station, because that parking is only for the public; the training will be moved to the other station.

Trustee Steimel stated to please keep track of that, because we have had problems with others, and doesn't want to have a problem in a year and must redo all the concrete work.

Chairman Dunaskiss added that they had answered the special training events will be moved off site, so additional parking for that will not be a concern. He is confident that the photometric plan will not have any bleed-over into the other site. Clarification on the sheathing and make sure that we are being respectful to the neighbors to the west, and make sure that the boulder wall deflects any light from the headlights.

Township Planner Lewan stated the Gingellville Overlay needs to be addressed.

Chairman Dunaskiss asked for them to bring up the elevation map to see where the Gingellville Overlay is.

Mr. Mento stated that their intent was to open up the face of the building to make it more open to the public and carry on with the existing vocabulary that is in all the fire stations throughout the Township that was their intent, not to sprinkle different flavors on each individual station, but to give a public identity to each station as has happened over the course of the last 10 years.

Chairman Dunaskiss noted that on the uniformity and it has a retail front and is more inviting to what they try to track in Gingellville. Not having the standards in front of him, the uniformity of the other sites, are consistent across the brand of the fire stations and then given it does have more of a walkability feature.

Moved by Vice Chairman Gross, seconded by Secretary St. Henry, that the Planning Commission **approve** PC-2019-14 for the plans received March 22, 2019; with the following conditions and findings: that the parking of 23 spaces proposed is sufficient to accommodate the fire personnel and the visitors to the site; the proposed building facade is consistent with the facade of the existing building and not in conflict with the Gingellville Overlay District; approval is based on the following conditions: the proposal qualifies as an essential service as defined by the Zoning Ordinance; the plan complies with the Zoning Ordinance requirements; with recent expansion of the fire department and personnel that it is necessary to expand the facilities to provide proper building space for personnel and equipment, to properly serve the community.

Roll call vote was as follows: Gross, yes; Garris, yes; Walker, yes; Steimel; yes; St. Henry, yes; Dunaskiss, yes. **Motion carried 6-0** (Recused: Reynolds)

8. UNFINISHED BUSINESS

None

9. PUBLIC COMMENTS

Trustee Donni Steel lives at 262 Kirksway Lane and lives off the corner of Indianwood and M-24 and has concern about the rezoning of the corner on the south west corner of Indianwood and M-24; she is concerned that this area is a little bit congested and right now there is a back-up all the way to the public access over on Lake Orion. She believes that the zoning is currently a lower type of an activity for a commercial business and this is a much higher use of a zoning for the Firestone Complete Auto Care Center. A couple years ago, with the repaving of Axford, it was considered to close off Axford and now she knows when MDOT comes through they are considering closing off Axford, but there still is a lot of congestion; she has gone to many MDOT meetings when they were talking about the overlay of M-24 and they actually talked about connecting Indianwood over on M-24 and connecting Elizabeth Street and making it Thoroughfare, and that is no longer on the table to do that. She asked MDOT and the Road Commission, more than once to buy the building as an easement acquisition, for future planning because if someone else buys and builds something there, then it is going to have more active points; MDOT's concern is always how many moving parts that there are at any intersection and by allowing the zoning would have much more moving parts then is already there. If anyone ever spends any time at Bell Tire and as active as Bell Tire is and as active as that corner is, if you consider merging the two, and that is what we would have there, she doesn't think that it is in the best interest of the people traveling up and down Indianwood, or making those turns, so she would like to say for the record that she is not in favor of the rezoning.

10. COMMUNICATIONS

None

11. COMMITTEE REPORTS

None

12. PUBLIC HEARINGS

4/17/19 7:05 p.m: PC-2019-11, Firestone Complete Auto Care Center, Request to Conditionally Rezone Indianwood Rd. and 545 N. Lapeer Rd (parcel #' 09-02-177-13 and 09-02-177-1) from Restricted Business (RB) and General Business (GB) to General Business (GB) with conditions.

4/17/19 (immediately following PC-2019-11 Public hearing): PC-2019-10, Stadium Ridge Commercial, Special Land use request for drive-thru facilities, located at undressed at the NE corner of Stadium Dr. and Lapeer Rd. (parcel #09-14-400-025).

4/17/19 (immediately following PC-2019-11 and PC-2019-10 Public Hearings): PC-2019-09, Tommy's Car Wash, Special Land use request for a car wash, located at 851, 861, and 871 Brown Rd. (parcel #'s 09-33-351-020, 09-33-351-021 & 09-33-376-010).

13. CHAIRMAN'S COMMENTS

None

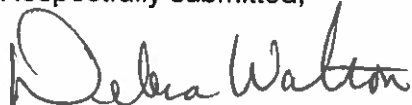
14. COMMISSIONERS' COMMENTS

None

15. ADJOURNMENT

Moved by Commissioner Reynolds, seconded by Vice Chairman Gross, to adjourn the meeting at 7:10pm. **Motion carried.**

Respectfully submitted,



Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

4/17/19

Planning Commission Approval Date