

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION
******* MINUTES *******
REGULAR MEETING, WEDNESDAY, FEBRUARY 15, 2017

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, February 15, 2017 at 7:00pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Justin Dunaskiss, Chairman	Don Walker, PC Rep. to ZBA
Joe St. Henry, Secretary	Neal Porter, Commissioner
John Steimel, BOT Rep. to PC	Rob Zielinski, Commissioner

PLANNING COMMISSION MEMBERS ABSENT:

Don Gross, Vice Chairman; with notice

CONSULTANTS PRESENT:

Doug Lewan (Township Planner) of Carlisle/Wortman Associates, Inc.
Mark Landis (Township Engineer) of OHM
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:

Matt Abraham	Lane Mally
Steven Williamson	George Hanley
John Marusich	Lynn Harrison
Bob Storen	

1. OPEN MEETING

Chairman Dunaskiss opened the meeting at 7:00pm.

2. ROLL CALL

3. MINUTES

A. 2-1-17, Planning Commission Regular Meeting Minutes

Moved by Commissioner Walker, seconded by Secretary St. Henry to approve the 2-1-17 Planning Commission Regular Meeting Minutes as presented.

Motion carried unanimously.

4. AGENDA REVIEW AND APPROVAL

Moved by Commissioner Walker, seconded by Commissioner Porter to approve the agenda as presented. **Motion carried unanimously.**

5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY

None heard

6. CONSENT AGENDA

None

7. NEW BUSINESS

None

8. UNFINISHED BUSINESS

A. PC-2016-35, Laurels of Lake Orion Assisted Living PUD, Final Plan and PUD Agreement

Mr. Mathew Abraham presented on behalf of the owner and developer. He introduced the owner, Mr. Mally; the architect, Mr. Marusich; the developer/contractor, Mr. Storen; and the consultant/operator, Mr. Williamson.

Mr. Abraham gave a brief PowerPoint presentation and noted the plans have been updated and revised with the comments from the concept plan meeting. Those changes/details have been provided to the Commissioners in their packets. He commented that his team was provided with the Planner's report dated February 7, 2017, the Engineer's report dated February 8, 2017 and the Fire Chief's report dated February 8, 2017. Mr. Abraham added that Mr. Storen continues to work with the Fire Chief regarding the possibility of using "grass block" for the emergency fire lane which would have a much more aesthetic and pleasing look.

Mr. Abraham announced that the development now has an address which is 3451 W. Clarkston Road.

The PowerPoint depicted the updated concept plan and presented more of the colors of the landscape specifically with regards to the Carlisle Wortman Review. It was noted in item #4 of that review that the approximate open space is roughly 80,000 sq. ft. which is 53% of the area; well above the 15% required - these numbers have now been added to the plans.

The final Landscape Plan has been submitted. The existing tree count to remain is forty-three of the 20 ft. high mature Spruce trees, seven of the 15 ft. mature Locust trees and a couple of the high mature White Oaks. In addition to those they will add forty-four 3" shade trees, eighty 8 ft. Spruce trees, twenty-two Arborvitae bushes, two hundred-seven 18" Yews, and at least one hundred 2-gallon grasses. He noted that the landscape plan is now titled "Final Plan" and that both the tree count and open space calculations are on that plan as well as the light fixture cut sheet for the exterior light pole fixtures.

Mr. Abraham noted that per OHM's review, the site plan has been overlaid onto the existing topographical survey.

The schematic grading and utility plan has been provided, the site access gate has been included, the fire access road gates are included, a note for the French Drains and the boulder wall are included and attached was the "c-factor" calculation for the development.

The Final Landscape Plan also has both the fire hydrant on the near east property line and the one towards the south property line which will be located within the perimeter of the decorative fence. The plan also has a note depicting that the north 60 ft. along Clarkston Road will be dedicated as road right-of-way as part of the PUD document. The landscape site plan also indicates that the 6 ft. decorative fence along Clarkston Road will be located a minimum of 3 ft. south of the existing pathway.

Mr. Abraham noted he received feedback from Attorney Kelly on the first draft of the PUD Agreement and will be further reviewing that with Mr. Storen next week. From his review late today, there are only minor edits most of those being converting the use as more of a subdivision type agreement to specifically what they are proposing. He further explained that a lot of what will be incorporated into the agreement will be attached by reference pursuant to the documents the Commissioners now have - the ultimate final approved plans.

Chairman Dunaskiss asked Planner Lewan to go over his review.

Planner Lewan commented that Mr. Abraham did a very nice job addressing his comments and gave a brief history of the project.

The project was first looked at by the Township on December 21, 2016 at a joint public hearing between the Planning Commission and the Board of Trustees. The Planning Commission recommended approval of the concept plan at that time. The concept plan was then approved by the Board of Trustees on January 3, 2017.

Planner Lewan explained that essentially a final PUD review is similar to a final site plan where the applicant has to provide more specific details and as can be seen from his analysis, they were able to do that. Page 3 of the review listed the change the applicant made based on his previous review: a sidewalk connection was made between their site and the retail plaza; the emergency fire lane was converted to asphalt from grass block; and the proposed trees within the Clarkston Road right-of-way were removed and replaced with over 100 shrubs located within the property lines and therefore the greenbelt planting requirement has been met.

Planner Lewan had no issues with the development meeting the criteria and qualifications for a PUD, and noted that the applicant had done a nice job addressing that.

All the area, width and setback standards can be met to the underlying zoning district of RB (Restricted Business).

Regarding Natural Resources – Planner Lewan noted that most of the natural resources on this site are the existing trees. He also reminded everyone that this site was planned for an office at one time and was cleared, graded and leveled for that use. There are a number of existing trees on the site particularly along the eastern property edge that will be maintained as a buffer - a concern of some of the property owners at the public hearing.

Planner Lewan said he had no concerns with site access and circulation.

Parking requirements will be met and Planner Lewan added that there are 14 overflow parking spaces on the adjacent retail property that there is an easement for.

He had no issues with safety paths or sidewalks.

Planner Lewan commented the applicant has met the landscape requirements and the requirement for screening between them and the residential community to the east.

Planner Lewan mentioned however the only thing he couldn't find on the plans or may have missed was a cut sheet for the proposed lighting fixtures.

Regarding signage, Planner Lewan said he did not have an issue with what they were proposing.

Floor plans and elevations have been provided which depicts a single-story residential style structure. It should therefore be a nice transition from the retail to the west to the residential to the east.

Planner Lewan sited that in his opinion the Final PUD Plans for the Laurels of Lake Orion are in general compliance with Township ordinance and is consistent with the approved concept plan and related conditions. Regarding stormwater management and other essential facilities and services, the Township Engineer will address those. As well, the Township Attorney will review and comment on the final PUD Agreement.

Engineer Landis with OHM went over the review dated February 8, 2017 which goes over the applicants' second submittal for the final PUD plans.

Engineer Landis said as previously mentioned, the site is already partially constructed; there is already water and sewer available and there are no capacity concerns. The applicant did

provide an overlay of the proposed improvements over the existing topo; everything looks like it will work fine.

The applicant indicated the fire hydrant on the south side will be within the proposed fenced area.

Regarding stormwater management, the applicant has provided preliminary pervious factor calculations; it is clear that the proposed “c-factor” for the site will be below what the design was for the shared retention pond to the south. In addition, the applicant is proposing to direct downspout discharge into French Drains to promote infiltration which should further reduce runoff into the retention pond.

As Mr. Abraham indicated, they did add a note to the plans that the proposed fence will be 3 ft. off the existing pathway along Clarkston Road, and have added a note that it is their intention to dedicate the north 60 ft. of the property for the Clarkston Road right-of-way.

It was Engineer Landis’ opinion that the applicant has addressed all of their previous concerns and the final PUD plan as submitted is in substantial compliance with Township ordinances and engineering standards.

Chairman Dunaskiss commented that he really liked the material, or grass block, the applicants originally proposed for the emergency fire access, he asked if that has ever been used in Michigan? Planner Lewan replied he has seen it used in a couple of applications. He said that it was his understanding that the issue was with maintaining it while plowing in the winter; that it might be pull up. He believed that was why the Fire Chief was not in favor of it. Mr. Storen addressed that concern and noted the product they would use has been used in various states within the northern climate and that there is a series of instructions on how to take care of it when it snows. He commented they actually hired a local snow removal person who has agreed to put “skis” on the bottom of the plow so the grass block wouldn’t get torn up – one of the recommendations of the manufacturer. Mr. Storen said he still plans on meeting with Fire Chief Smith regarding this issue.

Chairman Dunaskiss opened up questions and comments to the Commissioners.

Commissioner Porter commented on the Phragmite problem at the intersection of Clarkston and Baldwin Roads; he asked that the developer eradicate and maintain them. Mr. Abraham replied that is addressed in the PUD Agreement; that very specific language was added based upon information from Planning & Zoning Director Girling and Attorney Kelly’s sub-draft.

Trustee Steimel added that he did see that language in the draft agreement and that it was for the developed areas. However, since they have a shared retention pond would like to add to that wording, “in the developed areas and the shared retention pond”.

Trustee Steimel then commented that he didn’t believe it was necessary to add to a motion the stipulation at the end of the engineer’s review regarding engineering plans, etc. – that is normal procedure. Engineer Landis said he believed that is standard language in their PUD reviews. It was agreed that it doesn’t need to be part of a motion if a recommendation is made.

There were no other comments.

Moved by Trustee Steimel, seconded by Commissioner Walker, that the Planning Commission forward a recommendation to the Township Board to **approve** PC-2016-35, Laurels of Lake Orion Assisted Living Planned Unit Development Final Plan and agreement, for parcel 09-17-

100-008 located on the south side of Clarkston Rd. east of Baldwin Rd., for plans date stamped received February 6, 2017. This recommendation to **approve** is based on the following findings of facts:

1. The applicant has complied with all applicable ordinances.
2. The applicant has satisfactorily taken care of some of the issues that came up during concept approval.
3. The plan seems to fit very well into that neighborhood as a good use and buffer; it will be a good situation for everybody.

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

9. PUBLIC COMMENTS

None

10. COMMUNICATIONS

None

11. COMMITTEE REPORTS

None

12. PUBLIC HEARING

None

13. CHAIRMAN'S COMMENTS

None

15. COMMISSIONERS' COMMENTS

Commissioner Steimel commented he was glad to see something good like this come through, this is a much more desirable development in this location than some of the previous proposals.

Secretary St. Henry commented that the last couple of PUDs that have come before them have been very well thought out and presented.

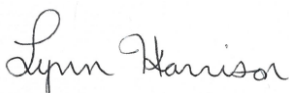
Commissioner Walker thanked several people and BoardBook for helping him get organized with the new tablet he was provided for these meetings, he indicated he had it with him tonight.

Commissioner Porter commented that he really liked the project that was presented tonight and it will be a great buffer between the residential and commercial uses.

16. ADJOURNMENT

Moved by Trustee Steimel, seconded by Commissioner Walker to adjourn the meeting at 7:32pm. **Motion carried unanimously.**

Respectfully submitted,



Lynn Harrison
PC/ZBA Recording Secretary
Charter Township of Orion

March 1, 2017

Planning Commission Approval Date