

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION

***** MINUTES *****

REGULAR MEETING, WEDNESDAY, JANUARY 4, 2017

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, January 4, 2017 at 7:00pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Justin Dunaskiss, Vice Chairman	Don Gross, Commissioner
Joe St. Henry, Secretary	Rob Zielinski, Commissioner (arrived 7:02pm)
John Steimel, BOT Rep. to PC	Neal Porter, Commissioner
Don Walker, PC Rep. to ZBA	

PLANNING COMMISSION MEMBERS ABSENT:

None

BOARD OF TRUSTEE MEMBERS PRESENT:

Chris Barnett, Township Supervisor	Brian Birney, Trustee
Donni Steele, Township Treasurer	Ron Sliwinski, Trustee
Mike Flood, Trustee	

BOARD OF TRUSTEE MEMBERS ABSENT:

Penny Shults, Township Clerk (absent with notice)

CONSULTANTS PRESENT:

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

OTHERS PRESENT:

Patty Kodulski	Maria Lupu	Martin Kaufman	Deborah Peterson
Scott Kodulski	Herman Ruple	Denise Kaufman	Fred Rubarth
Rob Filarecki	Matthew Rama	Margaret Chaffee	Paul Raona
Shannon Filarecki	Alicia Wilcutts	Raymond Wysocki	Patricia Szymanski
Eric Wroby	Ron Wilcutts	Terry Ball	Gerald Szymanski
Matt Knoth	Mike Thompson	Matthew Cross	Jim Vigne
Joseph Peterson	Lawrence Smith	Dan Edwards & Family	John Tucker
Linda Rubarth	Duane Smith	Eugene Caverly	Lisa Tucker
Darren Di Petta	Sandra Parker	Heather Bielecki	Daniel Haffner
Damien Victory	Sharon Hills	Jim Bielecki	Judy Haffner
Kevin Newby	Jay Hills	Kim Meerley	Alex Pollack
Cara Newby	Bryan Youngpeter	David Dedvukos	Angela DeBrincat
Joe Fornwall	Carol Youngpeter	Don Hickmott	Jerry DeMott
Grant Fodor	Dave Romps	James Oliver	Christina Belonger
James Burt	Lori Lynch	Jeremy Dean	Todd Mack
Carol Thurber	Bobby Adler	Jim Colvin	Wendy Wroby
Adrienne Hassberger	Michael Stark	Mario Rosini	Birgit McQuiston
Ty Williams	Brian Brodsky	Shylah Rosini	Al Daisley
Jill Williams	Christina Dutton	Roberta Meyer	Rick Knoth
Shane Majesky	Jay Dutton	Ron Yang	Lynn Harrison
Charley Goodell	Mark Jones		

1. OPEN MEETING

Vice Chairman Dunaskiss opened the meeting at 7:00pm.

2. ROLL CALL

Ms. Lynn Harrison, Recording Secretary, took roll call for the Planning Commission; all were present.

Mr. Chris Barnett, Township Supervisor, called their Special Meeting to order at 7:00pm and Ms. Donni Steele, Township Treasurer, took roll call for the Board of Trustees; Clerk Shults was absent with notice.

3. ELECTION OF OFFICERS, REPRESENTATIVE TO THE ZBA, AND SITE WALK COMMITTEE ANNUAL APPOINTMENTS

Moved by Trustee Steimel, seconded by Commissioner Porter to move this item to New Business 8.C. **Motion carried unanimously**

4. MINUTES

A. 12-21-16, Planning Commission Regular Meeting Minutes

B. 12-21-16, PC-2016-35, Laurels of Lake Orion PUD, Joint Public Hearing Minutes

Moved by Trustee Steimel, seconded by Commissioner Walker to approve the 12-21-16 Planning Commission Regular Meeting Minutes and the 12-21-16, PC-2016-35, Laurels of Lake Orion PUD, Joint Public Hearing Minutes, as presented.

Motion carried unanimously.

5. AGENDA REVIEW AND APPROVAL

Moved by Commissioner Porter, seconded by Trustee Steimel to approve the agenda as amended. **Motion carried unanimously.**

6. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY

None heard.

7. CONSENT AGENDA

None

Vice Chairman Dunaskiss recessed the regular meeting and opened the joint public hearing with the Board of Trustees for case PC-2017-01, Gregory Meadows Planned Unit Development (PUD) Eligibility and Concept Plan at 7:05pm.

Vice Chairman Dunaskiss closed the PC-2017-01 public hearing at 8:49pm and called a 5 minute recess.

Motion carried by the Board of Trustees to close their Special Meeting at 8:49pm.

Vice Chairman Dunaskiss reconvened the Planning Commission regular meeting at 8:54pm.

8. NEW BUSINESS

A. PC-2016-04, Ponds of Orion, request for site plan extension

Mr. David Dedvukaj, the applicant, presented. Mr. Dedvukaj asked that their site plan be extended which expires February 17, 2017. They are asking for the extension because they are waiting for final engineering plans and because they have been doing some projects across the country; they have been very busy this last year.

Vice Chairman Dunaskiss asked the applicant if the extension is granted, when does he propose starting the project?

Mr. Dedvukaj replied they plan on starting in the summer of 2017. They are seeking just a few months extension so they can finalize engineering. Vice Chairman Dunaskiss asked if 2 months is realistic? Mr. Dedvukaj said he believes it is; they are in the final stages of approval now.

After further discussion, Mr. Dedvukaj asked for a 6 month extension.

Moved by Commissioner Gross, seconded by Commissioner Porter that the Planning Commission **approve** the site plan extension request for PC-2016-04, Ponds of Orion Site Plan for an additional six (6) month period.

Roll call vote was as follows: Walker, yes; Zielinski, yes; St. Henry, yes; Steimel, yes; Gross, yes; Porter, yes; Dunaskiss, yes. **Motion carried 7-0.**

B. PC-2017-01, Gregory Meadows, Planned Unit Development (PUD) Eligibility & Concept Plan
Vice Chairman Dunaskiss asked for the Planner's review dated December 27, 2016.

Planner Lewan explained that a PUD, Planned Unit Development, is a project that is tied to a site plan. When a PUD is approved by the Township, only what is on that plan can be built. It is a very specific approval that allows the Township flexibility in regards to setbacks, lot sizes and number of other issues. The PUD requirements also allow the Township to consider density increases which is what the applicant is proposing in this case. The PUD process is rather lengthy and the concept stage is the first step. After the Planning Commission acts, since it is a recommending body, the project would then go onto the Township Board for a decision. After the concept stage gets approval, the developer would come back with a full detailed site plan. That site plan would likely address a number of comments and issues that were brought up by residents pertaining to storm water drainage, roadways, sidewalks, etc.

Planner Lewan noted some of the high points of his review.

Regarding the Eligibility Criteria, there are 6 the applicant needs to meet. They were listed on pages 2 through 5 of his report. Planner Lewan noted that the Planning Commission needs to discuss the findings of recognizable benefits, the density impact, consistency with the Master Plan, and the proposed plan's lack of open space.

Pertaining to Residential Density/Zoning – Planner Lewan provided three tables in his report that compared Adjacent Zoning, Residential Densities and Residential Densities for Nearby Properties to the proposed PUD plans. The project as noted does not currently meet the underlying zoning designation or the underlying Master Plan designation. The applicant, as required, did provide two parallel plans. One showing a parallel under the current zoning which indicates the developer could get approximately 20 lots. The other parallel plan depicted what density would be with the proposed R-3 density, a 172 lots. Planner Lewan then commented on the review's comparison to Residential Densities for Nearby Properties which indicated that the closest density to this proposal was the Rolling Meadows subdivision, north of the proposed development. Planner Lewan noted, however, that the applicant's proposed density is higher than the average net density of the Rolling Meadows subdivision.

Regarding consistency with the Master Plan – the proposed density is inconsistent with the future land use designation for the site, but is consistent with density ranges planned for properties to the south and northwest.

With regard to Natural Resources – Planner Lewan noted that a lot of these details would be addressed in the final PUD plan if this moves forward. In the summary of this section it was noted that the western portion of the site contains a wetland area which presents limitations for residential development. Also, a more detailed woodland/tree preservation plan will need to be provided for the final PUD review.

Lot Size and Setbacks - Planner Lewan found that the proposed building envelope setbacks/lot sizes do not meet those required for keeping with the Master Plan. The Planning Commission, however, may permit setback and lot size deviations for PUDs. Planner Lewan added that typically when these kinds of deviations are met, there is some recognizable benefit provided to the Township. As mentioned by the applicant, the primary benefit they are proposing is the paving or improvement of a portion of Gregory Road.

Regarding Site Access and Circulation – Planner Lewan said that Engineer Stevens would talk more about this during his analysis. However as mentioned by the applicant's traffic engineer, there would be no decrease in the Level of Service (LOS) of adjacent roadways.

Safety Paths and Sidewalks – Planner Lewan noted there was some information from the Safety Path Committee in the meeting packet recommending that sidewalks be installed, if not, the Planning Commission and Township Board does have the ability to approve a payment from the developer in lieu of sidewalks.

Essential Facilities and Services – again more detail of these will be addressed at the final PUD stage and Engineer Stevens may comment more on these later in the meeting.

Regarding Landscaping, Floor Plans and Elevations – these too are final PUD issues. He commented that sometimes superior architecture can be viewed as a benefit and noted that additional open space will need to be provided as mentioned during the public hearing.

On pages 13 and 14 was a summary of his findings regarding the proposed PUD. Primarily the Planning Commission has to determine if this project can meet eligibility criteria and associated with that determination, is the proposed density consistent with the Master Plan and is a density bonus warranted based on the plans submitted.

Engineer Stevens went over his review dated December 27, 2016.

With regards to the Township's water supply and sanitary sewer system – there is an existing 12" stub on Gregory Road near Baldwin. The applicant is proposing to extend that water main to the project site. The system will be looped internally; the DPW Department made a recommendation of either looping that to the stub at Sherstone or to the stub at Rohr. They inputted the subdivision's information with the Township's water system model and it showed there are adequate pressures and flows to handle the development.

Regarding Sanitary Sewer – the applicant has proposed a public sanitary sewer system that will be serviced by a proposed pump station which would discharge out to Baldwin Road. The site, through a previous installed sanitary sewer main, was intended to head north through the Rolling Meadows subdivision; the applicant is now proposing to head that to the Baldwin Road corridor to the east. He did run calculations through the Township's sanitary sewer model to ensure that district has adequate capacity to service this development and any adjacent properties that a sewer extension might serve.

Pertaining to Storm Water Management – as has been stated, this is conceptual so a lot of information regarding this did not have to be provided. The applicant did however show proposed detention ponds designed to a 100-year storm. The discharge rate was noted in their preliminary calculations at .2 CFS per acre. Because this will be within the Dry Run drainage district, that discharge coefficient needs to be .1 CFS per acre. Because of that CFS rate, the basins would need to increase in size. Also because the discharge will be within the Dry Run Drain district it is under the jurisdiction of the Oakland Country Water Resource Commissioner which will require a detailed drainage review.

Paving – the site is proposed to be paved with internal roads, 27 ft. wide. The applicant indicated that they are pursuing public roads. There is no internal sidewalks shown on the concept plan. There isn't any pathway shown along Gregory Road frontage or off site, pathways should be shown on the plans. Also any improvements to Gregory Road will need to be permitted through the Oakland County Road Commission's office.

Engineer Stevens noted a traffic impact study was provided. OHM's traffic department reviewed the study and concurred with the study's summary. The traffic department requested that the applicant provide some of the supporting geometric input data for the round-about analysis so they can confirm that it utilizes the latest round-about geometrics at Gregory Road. Engineer Stevens wanted it noted that Level Of Service (LOS) is what they use to dictate how a development will impact traffic. In the guidelines there are Level of Service A, B, C, D and E. D is considered acceptable, E is considered failure. He pointed out that the current trips on Gregory Road today at am peak hours is about 99 and in the pm it is about 115. When adding the proposed development, am trips go to 228 trips and pm trips goes to 285. Although the levels of service per traffic engineering standards are acceptable, traffic will either double or be 2½x more than what is being experienced today.

Regarding wetlands – there are wetlands located on the site, approximately 5 acres. The applicant is proposing to leave the wetlands undisturbed. However if the project moves forward, the Township may want to have a Wetland Review performed to verify the limits of the wetlands are accurate on the plans.

Woodlands – again this is at the concept stage and there was somewhat of a tree survey provided. If the project moves forward, all of the trees should be noted on the plans. Also, any improvements along Gregory should have the trees shown and surveyed as to what trees will be removed to facilitate the paving or the installation of public utilities.

In conclusion, with regards to the infrastructure, the Township has adequate infrastructure to support the proposed development. However the Township needs to determine if the proposed PUD meets eligibility standards to move forward. A couple minor comments that should be addressed if this moves forward is road geometry, future cross access, a temporary cul-de-sac and other pedestrian related facilities.

Vice Chairman Dunaskiss asked the applicant if he wanted to address any of the consultants' comments?

Mr. Furnari said he does have a wetland survey that was verified with the MDEQ. They are proposing internal sidewalks on both sides of the road and a sidewalk on Gregory Road in front of the project or he would be willing to contribute to the Safety Path Fund.

Mr. Furnari commented on the open space concern by the Planner. He said they are willing to meet or exceed the requirement. He noted they are trying to achieve a similar development to that of Rolling Meadows in terms of their density calculations.

Vice Chairman Dunaskiss asked if Mr. Furnari had anything further to add regarding the traffic study? Mr. Furnari responded, not at this time.

Vice Chairman Dunaskiss asked for questions or comments from the Planning Commission.

Trustee Steimel asked about the sanitary sewer discharging to the Baldwin Road corridor, Engineer Stevens indicated there was capacity for it, but will there be for future development in that area? Engineer Stevens said there would still be capacity and explained how they calculate that.

Trustee Steimel said he knows in the PUD ordinance, there are reasons or guidelines why the Planning Commission can go beyond zoning density? Planner Lewan said there is a density credit and read from the PUD ordinance regarding this. The applicant has to provide no less than two of the following elements: a high level of cluster development where at least 20% of the site is common usable open space, provides perimeter transition areas or greenbelts around all sides of the development that are at least 100 ft. in depth, the proposed plan is designed to enhance surface water quality and ground water quality, provisions and design that preserve natural features, donation or contribution of land or amenities that represent significant community benefit and other similar elements as determined by the Planning Commission and Township Board.

Commissioner Porter asked Engineer Stevens about his finding that the sewer line had capacity for the development but on what density did he base that decision on? Engineer Stevens said they look at the Master Plan or the existing zoning, whichever is denser. Commissioner Porter was concerned if capacity is based on this proposed density and then surrounding properties are approved for similar densities, how will that affect capacity? Engineer Stevens replied that when they run their calculations, they make assumptions relative to the area and district in which the density is proposed. If asked to go outside that, they would have to rerun the analysis.

Commissioner Porter had concern about the proposed 5ft. side yard setback on the one side of some of the building envelopes (15 ft. on the other side), he believed that would not be enough room to maintain a house.

Commissioner Porter noted that on the south side and on the east side, the developer is proposing small lots up against the larger lots of adjacent property owners. It was his opinion the developer needs a setback in those areas - berm, tree line, etc..

Regarding front facing garages, Commissioner Porter asked the developer how many he was proposing? Mr. Furnari replied they will meet ordinance percentages.

It was also Commissioner Porter's opinion that one boulevard outlet for this size development will not be sufficient but also does not agree with the density where it's at. However, if density is cut, one outlet may be enough. Commissioner Porter commented that from what he sees, the density on this project has to be reduced drastically. Mr. Furnari responded that he believes they are filling a need in this community and in the market with this proposal and that paving Gregory Road and bringing down water and sewer is a substantial community benefit. Commissioner Porter said he did believe this is a sellable project and repaving a portion of Gregory Road will be a nice benefit for about 6 to 8 years but the Planning Commission has to look beyond that. If approved, the development will be around a lot longer than the road improvements .

Commissioner Porter noted that the developer will have to tear up Gregory Road to put in water and sewer and believed the cost to add a safety path to Baldwin Road along with that construction would be minimal – something the developer should look at.

Commissioner Walker commented he heard everything that was said tonight but to him the “elephant in the room” was the density and a big concern. Mr. Furnari said that in order to meet the open space requirement, to save landmark trees and natural features, he believes the density will come down.

Commissioner Gross said that he is having a difficult time identifying this as a PUD, he sees it as a relatively small lot subdivision plat. He does not see the intent of a PUD here. It took many years to develop the recent Master Plan and this proposal is totally inconsistent with that. In his opinion, the concept plan does not meet eligibility requirements, density impact, it is in conflict with the Master Plan and there is insufficient open space – he believed this doesn’t belong here.

Commissioner Zielinski asked if Rolling Meadows was a PUD? He asked if the applicant had looked at those minutes and what was filed for that project? Commissioner Zielinski said he can understand both sides of this and that Rolling Meadows is very germane to this process.

Brian Youngpeter, 3744 N. Oaks Court, cited some statistics on original lot sizes and density of Rolling Meadows that he found in the HOA documents. Basically it began with 95 lots on 64 acres.

Again, Mr. Furnari said he believes they can get closer to that as they increase open space, save landmark trees and increase buffers. Commissioner Zielinski said what he was looking at was that there is something similar up the road and was allowed; the development of that subdivision could provide some guidance.

Commissioner Porter said matching Rolling Meadows would not be acceptable to him, it would still be far too dense for this area. He would be more in favor of a Suburban Estates zoning and density.

Secretary St. Henry commented that the Planning Commission spent a significant amount of time working on the Master Plan, specifically in this area of the Township. He noted that as a group they decided not to make any changes to the zoning in that area of the Township and were comfortable with the larger lot patterns there. The Planning Commission recognized there was a need for those size lots – both for current residents who live there and for future residents. Secretary St. Henry said he looks at the footprint of this and how it will affect other roads in the area besides Gregory. He agreed with Commissioner Walker that the density is significantly too high for that area. With that density he believes there will be some impact on drainage. Regarding repaving a portion of Gregory Road, more than that portion needs to be done. Secretary St. Henry referenced Engineer Stevens’ comments about increased cars during am and pm peak hours, to him, that is not acceptable. These issues are all driven by the density.

Vice Chairman Dunaskiss noted correspondence that was received from other residents. Secretary St. Henry and Commissioner Walker helped read those into the minutes as follows:

An email from Erika Proctor dated December 30, 2016 which indicated she understands there will be development but that it’s important not to take away Lake Orion’s charm. Putting in these size lots with these size homes will look cookie cutter and suburbanite.

An email from Joe Fornwall dated January 4, 2017, which listed a number of questions and concerns he had regarding the proposed development.

A letter from Mr. & Mrs. James Vigne, 3435 Gregory Road, dated January 3, 2017. They too had several questions and concerns.

Mr. Furnari said he believes he can address most of the concerns brought forth tonight in a resubmittal and understands that density is an issue and will look at reducing that.

Moved by Commissioner Porter, seconded by Trustee Steimel, that the Planning Commission **postpone** action on PC-2017-01, Gregory Meadows Orion Planned Unit Development Concept and Eligibility plan for parcel 09-31-200-001 for plans date stamped received December 6, 2016 to give the developer the opportunity to revise the plans to allow open space as per ordinance and to bring the density more in line with the Master Plan and zoning.

The Board discussed whether or not the motion should be amended to include the density be reduced to Suburban Estate specifications or to another zoning district. Planner Lewan noted that SE is the underlying zoning district as referenced in the Master Plan. It was decided not to amend the motion.

Roll call vote was as follows: Zielinski, yes; Gross, no; Porter, yes; Walker, no; Steimel, yes; St. Henry, yes; Dunaskiss, yes. **Motion carried 5-2**

Trustee Steimel commented that in regards to the Master Plan, he did believe the density level for this area was increased one level. He also noted for the applicant that improving Gregory Road was not seen by all as a benefit to the community as a whole, just to those who would be living in the immediate area.

Commissioner Gross commented that if this goes through, that the improvements to Gregory Road should be the last thing that is done. There will be sewer construction and home construction - Gregory Road improvements could be as far away as 5 years.

C. Election of Officers, Representative to the ZBA, and Site Walk Committee Annual Appointments

Vice Chairman Dunaskiss opened the nominations.

Commissioner Walker nominated Justin Dunaskiss for Chairman of the Planning Commission for 2017. Being there were no other nominations:

Moved by Trustee Steimel, seconded by Secretary St. Henry to close the nominations and cast a unanimous ballot for Justin Dunaskiss as Chairman of the Planning Commission for 2017
Motion carried unanimously.

Trustee Steimel nominated Don Gross for Vice Chairman of the Planning Commission for 2017. Being there were no other nominations:

Moved by Trustee Steimel, seconded by Commissioner Walker to close the nominations and cast a unanimous ballot for Don Gross as Vice Chairman of the Planning Commission for 2017.
Motion carried unanimously.

Vice Chairman Gross nominated Joe St. Henry for Secretary of the Planning Commission for 2017. Being there were no other nominations:

Moved by Trustee Steimel, seconded by Commissioner Walker to close the nominations and cast a unanimous ballot for Joe St. Henry as Secretary of the Planning Commission for 2017. **Motion carried unanimously.**

Chairman Dunaskiss nominated Commissioner Zielinski, Vice Chairman Gross and Secretary St. Henry as members of the Site Walk Committee. Being there were no other nominations:

Moved by Trustee Steimel, seconded by Commissioner Walker to close the nominates and cast a unanimous ballot for Commissioner Zielinski, Vice Chairman Gross and Secretary St. Henry for the Planning Commission Site Walk Committee for 2017. **Motion carried unanimously.**

Trustee Steimel nominated Commissioner Walker as Planning Commission Representative to the ZBA for 2017. Being there were no other nominations:

Moved by Trustee Steimel, seconded by Vice Chairman Gross to close the nominations and cast a unanimous ballot for Commissioner Walker as Planning Commission Representative to the ZBA for 2017. **Motion carried unanimously.**

9. UNFINISHED BUSINESS

None

10. PUBLIC COMMENTS

Brian Youngpeter, 3744 N. Oaks Court, pointed a few more things as far as comparing Gregory Meadows to Rolling Meadows – the developer is planning 72 more lots on only 3 more acres; making the roads public, Rolling Meadows has public roads and the HOA still has to pay for plowing and they have to provide their own salt; tree service has to be considered, in Rolling Meadows it is the responsibility of the homeowner; with only one entrance, there will only be one bus stop serving approximately 250 children; and flooding should also be a concern in that area.

Larry Smith, 4155 Rohr Road, also commented on the comparison between Gregory Meadows and Rolling Meadows – Rolling Meadows has a clubhouse, tennis courts, a pool; they are a community in itself. With the density proposed for Gregory Meadows, where will those kids play? He believed this will be a safety issue. Regarding Rohr Road, Mr. Smith noted that residents had to pay a portion to get that repaved, is everyone using Gregory Road going to pay a portion to repave that? Also, he doesn't see paving Gregory Road as a benefit since it will have to be replaced anyway after adding water and sewer lines and construction of the proposed development.

Daniel Haffner, 3517 Gregory Road, asked if residents will have a chance to vote on the Gregory Meadows proposal? Chairman Dunaskiss said, no, and explained the state statute.

Jim Vigne, 3435 Gregory Road, gave his experience and opinion on round-about.

Judy Haffner, 3517 Gregory Road, commented that the 35mph speed limit on Gregory Road is too fast; asked the Board to consider the development going in on Maybee Road and what kind of impact that will have (*it was noted that development is in Independence Township*).

11. COMMUNICATIONS

RCOC's Road Commission 4th Quarter Report for 2016

12. COMMITTEE REPORTS

The Site Walk Report from the Site Walk Committee regarding Gregory Meadows.

13. PUBLIC HEARING

A. 1/18/17 at 7:05pm - Joint Public Hearing with Township Board of Trustees: PC-2017-02, The Preserve at Baldwin PUD Request, located at vacant parcels on the east side of Baldwin Rd., south of Indianwood Rd. (parcels 09-08-100-002, 09-07-226-002, and 09-07-226-009).

14. CHAIRMAN'S COMMENTS

Chairman Dunaskiss said he looks forward to serving as the new Chair; thanked everyone from the public who came out tonight; looking forward to a prosperous 2017.

14. COMMISSIONERS' COMMENTS

Commissioner Zielinski said his first year on the Planning Commission has been amazing, is learning something every day and hopes that he is contributing; is looking forward to 2017 with everybody; was glad to have Mr. Porter on the Commission.

Trustee Steimel welcomed back Mr. Porter to the Commission; congratulated the new officers and thanked them for their service; commented that Chairman Dunaskiss did a good job chairing the meeting tonight; enjoyed being on the Site Walk Committee when he was a member of it.

Commissioner Porter said that he knows most of the Commissioners and is looking forward to working with them, he respects them and believes this will be a pleasant experience.

Secretary St. Henry welcomed Commissioner Porter.

Commissioner Walker also welcomed Commissioner Porter.

Commissioner Gross welcomed Commissioner Porter.

Planner Lewan wished everyone a happy and healthy 2017.

15. ADJOURNMENT

Moved by Trustee Steimel, seconded by Commissioner Porter to adjourn the meeting at 10:27pm. **Motion carried unanimously.**

Respectfully submitted,



Lynn Harrison
PC/ZBA Recording Secretary
Charter Township of Orion

January 18, 2017

Planning Commission Approval Date