

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2018-17, STADIUM RIDGE CONDITIONAL REZONING REQUEST
PUBLIC HEARING MEETING, WEDNESDAY, MAY 16, 2018**

The Charter Township of Orion Planning Commission held a public hearing on Wednesday, May 16, 2018 at 7:05pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Don Gross, Vice Chairman	Neal Porter, PC Rep to ZBA
John Steimel, BOT Rep to PC	Scott Reynolds, Commissioner
Don Walker, PC Rep to ZBA	

PLANNING COMMISSION MEMBERS ABSENT:

Justin Dunaskiss, Chairman

CONSULTANTS PRESENT:

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

OTHERS PRESENT:

Joe Lehman	Mario Izzi	Margaret Chaffee
Erin Wolff	Shamik Tripathi	Kim Murley
Christina Belanger	Don Harris	Joseph Peterson
Martina Nunnery	Martin Kaufman	Michele Chirco
Luke Ferguson	Denise Kaufman	Lynn Harrison
Don Hickmott		

Mr. Michele Chirco, a representative for MJC Companies presented and briefly explained what happened at the Planning Commission Meeting on April 4, 2018 where they asked for the subject property to be straight rezoned from RM-1 to R-3 and the small portion, from RM-1 to GB. At that meeting, from the deliberation, the applicants decided to postpone the request and to possibly come back with a Conditional Rezone Request. It was the general consensus of the Commissioners that GB was not a good fit for the small portion of the subject parcel.

Mr. Chirco said they are back today with a Conditional Rezoning application in order to prohibit certain of the more intense uses on the property that would be allowed in the GB district. This would be prohibiting automobile dealerships and used car sales, repair garages, service centers, bars, lounges (excluding restaurants with incidental alcohol sales), lumberyards, gasoline fuel service stations, car washes, large indoor recreational facilities and hotels/motels.

Mr. Chirco commented they submitted some conceptual site plans that demonstrates they are willing to restrict the development of the parcel to, as well, with certain modifications that would be altered during the site plan approval process. He particularly mentioned drive-throughs which they show on the GB conceptual plan. He noted a request for a drive-through would still be required to go through the Special Land Use approval process in order to operate on the site.

They have submitted their application and a cover letter dated April 18, 2018 which noted all of the conditions they are offering for rezoning.

Vice Chairman Gross asked if there was anyone from the public that would like to speak? There was not. Vice Chairman Gross closed the public hearing at 7:10pm

Respectfully submitted,



Lynn Harrison
PC/ZBA Recording Secretary
Charter Township of Orion

June 6, 2018

Planning Commission Approval Date