

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION
******* MINUTES *******
REGULAR MEETING, WEDNESDAY, SEPTEMBER 19, 2018

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, September 19, 2018 at 7:00pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Justin Dunaskiss, Chairman	John Steimel, BOT Rep to PC
Don Gross, Vice Chairman	Don Walker, PC Rep to ZBA
Joe St. Henry, Secretary	Scott Reynolds, Commissioner

PLANNING COMMISSION MEMBERS ABSENT:

None
Vacancy – 1

1. OPEN MEETING

Chairman Dunaskiss opened the meeting at 7:00pm.

2. ROLL CALL

As noted

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:

Andrew DeHaan	Noah Bradley
Stephanie DeHaan	Paul Tulikangas
Robert Cliffe	John Hester
Donna McLeod	Lynn Harrison
Carolyn Sanger	

3. MINUTES

- A. 9-5-18, Planning Commission Regular Meeting Minutes
- B. 9-5-18, PC-2018-35, Special Land Use Public Hearing Minutes

Moved by Vice Chairman Gross, seconded by Commissioner Reynolds, to **approve** the above minutes as presented. **Motion carried**

4. AGENDA REVIEW AND APPROVAL

Moved by Vice Chairman Gross, seconded by Trustee Steimel, 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-2018-40, DeHaan Orthodontics Site Plan, located at vacant parcel #09-07-477-029, east of Baldwin Ct. and north of Clarkston Road

Mr. Robert Cliffe with MGA Architects, 4351 Delemere Ct., Royal Oak, presented. He and his associates were proposing an orthodontic office building development on the south side of Baldwin Road, north of Clarkston Road. Also, with him tonight was Dr. DeHaan; his wife, Stephanie DeHaan; Paul Tulikangas, the consulting engineer; John Hester with Freund & Associates; and Noah Bradley with Carr Healthcare Reality.

Mr. Cliffe explained they are proposing a 5,350 sq. ft. orthodontic office - brand new construction on an existing parcel of land that is vacant. They also would like the option to allow for a future development of a 7,800 sq. ft. medical office building.

The applicant is proposing a new driveway access onto Baldwin Road in addition to utilizing the existing driveway access on the adjoining property to the east. They are proposing a detention basin sized for this development and the future development as well as an appropriately sized septic field. The parking lot will be sized for phase I which will allow for enough parking for Dr. DeHaan's practice but can be expanded in the future. There will be additional features such as a pathway along the property line along Baldwin Road and other amenities required for the practice such as dumpsters, sidewalks, a transformer, etc.

Mr. Cliffe commented that their goal is to construct a building that is a "focal point", stands out in a crowd, is unique for Dr. DeHaan's practice – and a marketing tool for the practice.

Mr. Cliffe noted that one of the great things about this property is that it faces north which allows them to put the orthodontic bay on that north side where there will be a lot of windows. They are proposing that those windows will not have blinds. The doctor is looking at six orthodontic chairs in the orthodontal bay, an additional private room, and all the axillary functions that go with the practice including a two-car garage for the doctor's use.

Mr. Cliffe showed a video of the proposed building which circled around the outside of it and then went through the inside showing the reception and waiting room area and the orthodontic bays. He noted one of the focal points patients would see would be the park which is across the street. The video also showed what the building is intended to look like at night.

Planner Lewan went over Carlisle Wortman's review dated September 13, 2018. He noted that the proposal is for a professional office within the RB zoning district which is a use permitted by right. If the applicant and their engineer meet the Township's minimum standards, the Township is required to approve it.

It was noted that the applicant submitted a second set of plans date stamped received September 13, 2018 to address the concerns the consultants had with the plans date stamped received August 24, 2018. Also noted, was that Site Plan sheet C-1 was revised and date stamped received September 18, 2018. The items that remained that needed to be addressed by the Planning Commission from the Planner's review were:

- Provide a County Health Department review and approval of proposed on-site septic system.
- The applicant must seek cross-access easement with adjacent property owner to the east of the parcel.
- A technical review of the road alignment and acceleration/deceleration lanes to be reviewed by the Township Engineer and the Road Commission for Oakland County.
- Fire Marshal comments regarding access and circulation.

- Add septic system to all applicable plan sheets to avoid any conflicts between site features.
- Consider extending the evergreen buffering along the western property line to the south.
- Re-affirm the height of the trash enclosure gate.
- Confirm height of style D, pole-mounted lights; they are a little taller than the 20-ft. maximum.

Engineer Landis went over OHM's review dated September 10, 2018. He reiterated that a revised set of plans were received addressing the majority of concerns from that review. The remaining items were minor and Engineer Landis said could be taken care of during engineering. Those were:

- The overall property description on the topographic survey shall be revised to include the legal description of joined parcel # 09-07-477-029 along with proximity to section corner.
- The current zoning of surrounding parcels shall be indicated on the site plan.

Engineer Landis noted that the site can be serviced by water. There is a 16" watermain on Baldwin Road, the applicant is proposing to extend an 8" waterline into the site which will provide them with adequate hydrant coverage which they didn't have initially. This waterline will provide for future planning and service for a phase II development. Currently there is no sanitary sewer available within a reasonable distance, the applicant is proposing septic fields and are pre-planning for both phase I and II. Preliminary calculations have been provided for stormwater management also for both phases and appear adequate.

Engineer Landis confirmed that the latest plans received did address the concern with the turning movements of an Orion fire truck by the Fire Marshal.

Engineer Landis said, having seen the revised plans and with everything being addressed, they find that the plans are in substantial compliance with Township Ordinances and Engineering Standards.

Chairman Dunaskiss asked the applicant if they already had a cross access agreement? Mr. Cliffe said that he believed there has been a preliminary discussion; it is in the process.

Chairman Dunaskiss then asked if they will have in issues bringing the noted light poles down to the maximum height requirement? Mr. Cliffe responded, that will not be a problem.

Chairman Dunaskiss inquired about extending the landscape buffer to the south as noted by Planner Lewan.

Mr. Paul Tulikangas with Nowak and Fraus replied, that in general, the idea was to do this project in phases and thought that the screening they were providing with the evergreens was sufficient for phase I. He noted there is a "thick" screening of mixed trees already there. He further explained they were trying to establish reasonable grading construction limits for the site and why they stopped the new landscaping plantings where they were.

Vice Chairman Gross went over the Site Walk Report. He said the Committee members noticed that there is nothing directly across the street from this property; there is a street that abuts the property but there is no access to it; and the site is fairly heavily wooded along the southern portion. He commented, to add additional landscaping may require removing some of the existing foliage to supplement for it. Also, in the report, it noted there is a fairly large setback

from the property line of the road to the parking lot; although there are no new evergreens shown in that area, there is existing natural foliage there.

Chairman Dunaskiss asked Mr. Tulikangas if he felt there would still be sufficient screening there when phase II is developed? Mr. Tulikangas replied, he believed phase II would be subject to a separate site plan review and at that time adequate screening would have to be shown.

Chairman Dunaskiss asked the applicant if he had a particular tenant in mind for phase II?

Dr. DeHaan, 3027 S. Baldwin, responded, that after his office is built, there will still be enough room for another office building. He has no particular tenant in mind, just something for the future and has no plans for developing that phase anytime soon.

Trustee Steimel said he understands the idea of trying to keep what is there in regards to foliage but wants to see that noted on the plans. He commented that usually developers will add a line of demarcation to mark what is to remain. Then during construction, stakes are put in so that the bulldozers don't go too far. Mr. Tulikangas replied that the landscape plan does show a tree protection fencing line. Trustee Steimel reiterated that the demarcation line be clear on the plans. If for some reason more is removed, the Township can then go back and make the applicant put something back in. Mr. Tulikangas said, that would not be a problem.

Trustee Steimel noted that it is an interesting building and hasn't seen one like it. He did have a concern about there being a lot of glass and referred to the Township's lighting ordinance which probably did not take something like this into consideration. It is the intent of the ordinance to have "dark skies at night". He wasn't sure with all the openness, if they were trying to keep it lit all night. He asked that it be dimmed down in the spirit of what the Township is trying to do with its lighting ordinance – otherwise that building would be like a "beacon" for the whole neighborhood.

Mr. Cliffe responded that the inside of the building was more of the illumination factor than the outside. They kept the exterior lighting down to basic parking lot lights. They can easily put a dimming system in and usually they put things on timers. They can find ways to lessen the impact of the lighting on the local area. They do want to have something noticeable there but not too imposing.

Commissioner Reynolds commented as being part of the Site Walk Committee, based on the trees indicated to stay on sheets L-1 and L-2 of the plans plus the added trees, he did not see any need to increase the buffer Planner Lewan spoke of. It was his opinion there is a significant buffer provided and a ditch that provides separation from Baldwin Ct.

Commissioner Reynolds then spoke to Trustee Steimel's concern about the lighting – there is a new energy code in effect that requires a lot of the things discussed by Trustee Steimel and Mr. Tulikangas by default which should address a lot of the concerns.

Commissioner Reynolds noted the issue the Fire Marshal had about there not being an adequate number of fire hydrants available, he asked if that had been addressed in the recently revised plans?

Engineer Landis responded that the initial plan lacked adequate hydrant coverage on the south side of the building and why they encouraged the applicant to extend the watermain into the site which they did. They added additional hydrants on the south side of the building looping into

the main to the east. He believed he saw correspondence that the Fire Marshal was ok with that coverage now.

Chairman Dunaskiss noted that a traffic study was also provided.

Board Member Walker commented then when he read the initial reviews, he asked himself “why is the Planning Commission reviewing this”, looking at the amount of work that needed to be corrected. He was surprised to see that within a week, the applicant was able to have the plans revised and most of those items “went away”. He thanked the applicant for being cooperative.

Vice Chairman Gross commented that it isn’t very often that they see a site plan that meets all the ordinances and doesn’t need variances, he therefore made the following motion:

Moved by Vice Chairman Gross, seconded by Secretary St. Henry, that the Planning Commission **grants** site plan **approval** for PC-2018-40, DeHaan Orthodontics site plan, located at vacant parcel 09-07-477-029, east of Baldwin Court and north of Clarkston Road for plans date stamped received 9/13/18; based on the following facts: this plan satisfies all of the zoning ordinance requirements and is consistent with the objectives of the RB zoning district.

Discussion on the motion:

Trustee Steimel asked if the motion needs to include the remaining comments from the Engineer’s review dated September 10, 2018, items 14 & 15? Engineer Landis said those could be addressed now or they can be taken care of during engineering.

Planning & Zoning Director Girling commented that the approval should also be based on the revision to Sheet C-1, date stamped received 9/18/18.

Vice Chairman Gross amended the motion, Secretary St. Henry re-supported, to include subsequent Sheet (C-1) from Nowak & Fraus dated September 18, 2018 be included as part of approval.

Roll call vote was as follows: Walker, yes; Reynolds, yes; St. Henry, yes; Steimel, yes; Gross, yes; Dunaskiss, yes. **Motion carried 6-0** (1 vacancy)

8. UNFINISHED BUSINESS

None

9. PUBLIC COMMENTS

None

10. COMMUNICATIONS

None

11. COMMITTEE REPORTS

Site Walk Committee Site Walk Report for PC-2018-40, DeHaan Orthodontics Site Plan

12. PUBLIC HEARINGS

None

13. CHAIRMAN’S COMMENTS

Chairman Dunaskiss commented he was looking forward to the conference this weekend.

15. COMMISSIONERS' COMMENTS

Commissioner Reynolds concurred.

Commissioner Walker commented on the book sale going on at the library, that he is working it, and all proceeds go to the library; he also noted a show on PBS that is featuring the 100 favorite books in America.

16. ADJOURNMENT

Moved by Commissioner Reynolds, seconded by Vice Chairman Gross, to adjourn the meeting at 7:38pm. **Motion carried.**

Respectfully submitted,



Lynn Harrison
PC/ZBA Recording Secretary
Charter Township of Orion

October 3, 2018

Planning Commission Approval Date