

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION
PC-2019-01, PARCEL B-1 REZONE REQUEST
PUBLIC HEARING MINUTES
WEDNESDAY, JANUARY 16, 2019**

The Charter Township of Orion Planning Commission held a public hearing on Wednesday, January 16, 2019 at 7:05pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

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

PLANNING COMMISSION MEMBERS ABSENT:

Justin Dunaskiss

1. OPEN MEETING

Vice Chairman Gross opened the meeting at 7:04pm

2. ROLL CALL

As noted

CONSULTANTS PRESENT:

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

OTHERS PRESENT:

Bill Ballard	Matt Rama
Nathan Heatherly	Kellie McDonald
Dr. David M. Carr	Lynn Harrison

Ron Chiesa, RA Chiesa Architects, the architect for the proposed rezoning presented. He explained they have a 7.25 acre parcel they would like to rezone from R-1, its current zoning, to BIZ - they are trying to be consistent with what is in the area. With the new road improvements and the majority of this property being split off from another to be on Baldwin Road, it doesn't lend itself to single family anymore – based on the road being widened and the type of traffic that would generate. It was his opinion it would be tough to develop as traditional single-family homes.

Mr. Chiesa said they looked at the zoning across the street which retail/multifamily and felt that was compatible with something they would like to entertain. The subject property would also be an entryway to the Village Center, just like it is across the street. It was their opinion this request was the best rezoning for the property. He commented they have limited the Use Groups to A, B, and C and was not including any of the more intense uses that are in the D Use Group.

Mr. Chiesa then referred to their displayed rendering. He noted that according to the Future Land Use, the parcel is zoned Institutional. The subject parcel was split from an existing parcel which was circled on their presentation slide, the piece they want to rezone to BIZ. If approved, the subject parcel would be BIZ, to the west would be Institutional, and to the east would be BIZ. The BIZ piece to the east, going north, goes into the Village Center District as would their piece if rezoned. It was their opinion it is rezoning the subject property to BIZ is compatible. They didn't feel General Commercial was the way to go - de hoped the Commissioners agreed.

Vice Chairman Gross opened the public hearing for comments.

Matt Rama, 4579 Peppermill Ct., commented that his backyard is in the northwest corner that butts up against the church. He came tonight hoping to see more of a plan but knows the applicant is not obligated

to tell the Township what the development will be. He did not have too much concern with the request but would obviously like it to be residential because then it would flow with his neighborhood. However, he understands with the development on Baldwin Road, this makes sense. What he questioned was the additional piece of property the applicant showed they wanted to add on. That piece would cut more into the greenspace there now that they enjoy as buffer from Baldwin Road. There are some woods and trees there now and is a direct line from his backyard to Baldwin Road. He wanted to know what that additional piece of property was.

There were no other comments from the public.

Vice Chairman Gross closed the public hearing at 7:09pm.

Respectfully submitted,



Lynn Harrison
PC/ZBA Recording Secretary
Charter Township of Orion

February 6, 2019

Planning Commission Approval Date