

-CHARTER TOWNSHIP OF ORION PLANNING COMMISSION

******* MINUTES *******

REGULAR MEETING, WEDNESDAY, APRIL 3, 2019

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, April 3, 2019 at 7:00pm 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

Scott Reynolds, Commissioner
Joe St. Henry, Secretary

PLANNING COMMISSION MEMBERS ABSENT:

Justin Dunaskiss, with notice
John Steimel, with notice
Todd Garris, with notice

1. OPEN MEETING

Vice Chair Gross opened the meeting at 7:00pm

2. ROLL CALL

As noted

CONSULTANTS PRESENT:

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

OTHERS PRESENT:

Eric Haven	Patsy Snack
Nancy Haven	Lynn Harrison
Brenda Bamarito	Debra Walton

3. MINUTES

A. 3-20-19, Planning Commission Regular Meeting Minutes

Moved by Commissioner Walker, seconded by Commissioner Reynolds, to **approve both** the 3-20-19 Planning Commission Regular Meeting Minutes and the 3-20-19, PC-2019-06, Silverbell Point PUD, Joint Public Hearing as presented. **Motion carried**

4. AGENDA REVIEW AND APPROVAL

Moved by Commissioner Reynolds, seconded by Secretary St. Henry, to **approve** the agenda as presented. **Motion carried**

5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY

None

6. CONSENT AGENDA

None

7. NEW BUSINESS

PC-2019-08, Woodside Bible Church Benevolence and Thrift Store Special Land Use requested to be open 10am-6pm Monday Through Saturday, 6 days a week.

Vice Chairman Gross recessed the regular meeting and opened the Public Hearing for PC-2019-08, Woodside Bible Church Special Land Use Request for Unit #2, their benevolence and thrift sales operation to be open 10am-6pm Monday through Saturday, 6 days/week, at 7:05pm.

Vice Chairman Gross closed the Public Hearing at 7:15PM and reconvened the regular meeting.

Vice Chairman, Gross asked if they are looking for this to be a year around activity, 12 months out of the year?

Eric Haven stated 3 years ago they were approved with, restrictions. They didn't know how it was going to work out. They tried to abide by every good practice. They are subject to our discretion in terms of having observed them for the last 3 years. They think that they have been good citizens regarding to the specifications.

Mr. Haven added they have seen their supply increase. Their church is a sizable regional church with about 14 different locations in the area. They saw the church members having a lot of high quality, but not wanted goods, and a tremendous source of supply to meet a tremendous need. They established the ministry 3 years ago and put semi's in parking lots around their campus's. They now no longer need to do that, now that they got the word out to people, and the people have embraced it and started supplying them very generously. They have been able to maintain that internally but have gotten to the point where their supply is great, but the need is increasing as well. When you look at their financial numbers about 50-60% of the thrift low price sales goods is for reinvestment for ministering to people. The of 40% is for people that can not afford anything. So, 40% of their volume is simply helping people get back on their feet again. They are in ministry and the prices are very low. If people have need, they do not charge anything. Many of their people are very generous in terms of deploying the materials, they will delivery them and set them up. They are doing their best to be an asset to Orion Township.

Vice Chairman, Gross questioned if they are looking for any additional signage?

Ms. Pat Snack, Creative Giving Director at Woodside, stated if they were open on a regular basis, they would like to have a sign over the door, so people will know they are there. Ms. Snack commented, regarding supply and demand, inventory turnover and remerchandising are key to bringing people in. Since they have a huge demand out there, they can help control the inventory in that way. When they get more things, they remerchandise. She is not concerned of supply or demand, because it has been a natural thing that has evolved. They have found more ways to give things away than they have in the past. They donate to the Human Society with blankets for the animals. They also give things away at Christmas time. Everyone is looking for a handout, but they manage that well at the warehouse with their volunteers.

Secretary, St. Henry asked, you are operating 4 days a month, one day a week?

Ms. Snack answered they are open the second weekend of the month, Thursday, Friday and Saturday and then they do a pop-up sale, which is usually the 4th Thursday of the month to get their 4 sale days in.

Secretary, St. Henry questioned if they were afraid with the generosity of the community, that you can't turn the merchandise over quick enough, and concerned about the space, from an operational standpoint?

Ms. Snack replied they will have to turn things away if they couldn't do more than 4 days a month.

Ms. Snack added that would be a shame because today they provide services for people that can't afford to pay, and there are people that want to donate. With their pick-up truck they can control the traffic by picking up items and scheduling pick-ups, in routes. The demand has been generated by the public. They want to be able to come shop and can't when they are open just 10-4 during regular working hours, and they would like to have a Saturday.

Secretary, St. Henry asked about their sign above their door, so you are looking for something that is a little more permanent?

Ms. Snack answered yes.

Commissioner, Reynolds asked was this still to remain as a non-profit?

Ms. Snack stated everything they do, goes to outreach ministries. They do pay sales revenue on what they take in.

Commissioner, Reynolds asked if they were to be provided the opportunity for 6 days a week, do they foresee utilizing all 6 days, from 4 days a month to 6 days a week?

Ms. Snack answered they like to take slow steps and build up to that.

Commissioner, Reynolds asked if any of the hours are while church services are occurring?

Ms. Snack replied, no, they are not open on Sunday's or evenings. When events are going on Brenda is very careful to coordinate months in advance.

Secretary, St. Henry asked if this is the only location that they have?

Ms. Snack replied, yes.

Secretary St. Henry questioned you are collecting goods from all over?

Ms. Snack replied whoever wants to donate will call and ask if they would come and pick them up.

Secretary, St. Henry asked where do most of the customers come from?

Ms. Snack answered the shoppers primarily from the surrounding areas. The same type of people that go to Great Lakes Crossing. They have people that come up from Troy, White Lake and from Dearborn. They have heard about us and it has become a destination place, which is what was intended for Canterbury Village to begin with.

Commissioner, Reynolds questioned if they had a designated a drop-off location? He is aware they have added the truck to go and receive items. Do you have a designated area in the rear that is not seen, he knows that was a previous prevision, is that going to still be maintained?

Ms. Snack replied they schedule pick-up and deliveries, so when the volunteers and drivers come-in they unload in the garage area. If they have shoppers or donors come in and they have a box they want to donate, they will take it in right then. Usually people that come to drop-off, they are not bringing big things, they may bring clothing, dishes, housewares, toys and miscellaneous things, and those they unload quickly.

Commissioner, Reynolds asked if they foresee more frequency of people bringing things to donate their items?

Ms. Snack answered they will call, and they will ask for a pick-up, that is what typically happens.

Commissioner, Reynolds asked so you are steering people to have you, pick-up the items?

Ms. Snack replied, yes, we are.

Secretary, St. Henry questioned are the clothes and toys that people just drop off, is there a designated area where they drop those off?

Ms. Snack answered yes, they ring the back door and we have a volunteer there, where it is unloaded and brought in.

Commissioner, Walker asked is there a volunteer there when you are not open?

Ms. Snack replied they must schedule if they do. She stated that she doesn't live very far so if someone calls and has a need for something, she will meet them. Or if someone has only a specific time/day that they can donate. They try to get them there during their regular donation hours. Therefore, they need to open the days/times up.

Commissioner, Walker asked if people just drop thing off by the back-staging area and not tell you they are coming?

Ms. Snack said that has happened in the past, it is nothing big, but they immediately get a call from the facilities personal at the church. He will take care of it or he will call to take care of it.

Commissioner, Walker questioned so the church has a key to the store, to put the items away?

Ms. Snack replied there are six or seven of them that have a key. There is a big sign posted on the door that says not to leave donations, only during these hours it also says that this door is under camera surveillance and it is under surveillance. There is an outside light in the back, so it is very well lit and there are signs posted not to leave things.

Commissioner, Reynolds stated his only concerns were the drop off and the storage needs, he would be in favor of allowing a small amount of signage above the door, as they have asked for. Doug if you could weigh in on that, of how we could set that parameter because the whole thing is a PUD, is that correct?

Mr. Lewan replied that would be with Tammy Girling.

Tammy Girling answered, signs are not reviewed by the Planning Commission, signs are reviewed by staff. The reasons signs were brought up was because in the motion last time, even though you don't approve signs, you made it clear you did not want any signage. The main thing is whether you will not add that criteria this time saying that they can't have sign, and

then they would go through the normal business for a sign, what size it can be, where it can be located. It is just a matter of you not putting it in, if you so choose that criteria, that no signage is allowed.

Vice Chairman, Gross added otherwise it complies with the sign ordinance?

Ms. Girling replied, otherwise they go through the normal application process through staff in Planning and Zoning for sign approval.

Ms. Snack replied they would expect that.

Secretary, St. Henry asked how many people do you serve on a weekly basis?

Ms. Snack answered they have had as high as 150 people in a day coming through. When you only operate 4 days out of the month and you get one of the snow storms and the schools are closed, your weekend sale you might not get anyone. The cars are in and out or the pick-up trucks are in and out, but she would say that foot-traffic is up to 150 or more. She has seen people lined up on the door at 10AM on a good day, especially on a Thursday, because they want to get in and see the merchandise and be the first one there. They have a good reputation for having good quality items at an affordable price, so that also drives people in.

Mr. Haven stated the merchandising has done very well, people are very dedicated and dedicated to the department.

Secretary, St. Henry asked how many people do you employ or volunteer on your team?

Ms. Snack stated that she would have to ask Brenda.

Brenda Bamarito stated that they will have anywhere from 5-10 volunteers in a day.

Commissioner, Walker asked you have a sign in the back now?

Ms. Snack replied that the sign on the door in the back is not for drop-off. The sign in the picture is from the south parking lot, that is where the customers walk in.

Commissioner, Walker questioned that is the main entrance?

Ms. Snack answered, yes that is the customers entrance.

Commissioner, Walker asked, and you have a sign at the back door also?

Ms. Snack replied there is one that is posted on the back door, "Do not drop off donations, security surveillance in use".

Commissioner, Walker questioned the request for the signs today is for what?

Ms. Snack answered she would like to have a store front sign they could put out that is not temporary like the current sign is.

Commissioner, Walker asked you mean like the one we don't have a picture of?

Ms. Snack replied there is one above the door, but they would like to get with the signage committee and have a sign like any other small business.

Commissioner, Walker questioned, and you would leave the back-door sign as it is?

Ms. Snack stated, a sign stating not to drop items off sign, yes.

Commissioner, Walker asked what you are asking for today is for an update of that sign?

Ms. Snack replied, yes. We want people to know we are there and that we are open certain hours.

Vice Chairman, Gross stated that if there are no other questions a motion would be in order.

Vice Chairman, Gross added that relative to the Special Land Use request of Woodside Bible Church, for a benevolent and thrift store amendment from the previous approval in 2015, recommends approval subject to the following conditions:

- 1.) The operation not to exceed 6 days per week with hours not to exceed 10am-6pm.
- 2.) Outdoor storage of goods shall not be permitted and dropped off items shall be moved indoors within an 8-hour time frame.
- 3.) The display of indoor items shall comply with the Fire Marshal comments.
- 4.) Any signs shall comply with the sign ordinance

Vice Chairman, Gross added that the recommendation for approval is for the following reasons:

- 1.) The Church has been operating the benevolence and thrift sales at this location for 3 years under previous Special Land Use approval and it has not presented any problems to the area or the community.
- 2.) The hours and days of operation are consistent with the days and hours of the adjoining Canterbury Village.
- 3.) The proposal is not in conflict with Master Plan.
- 4.) There is no anticipated detrimental effect on traffic in the area.
- 5.) This is an overall benefit to the community.

Roll call vote was as follows: Walker, yes; Reynolds, yes; St Henry, yes; Gross, yes. **Motion carried 4-0**

Vice Chairman, Gross asked if there are any other comments from the Commission? There were not.

8. UNFINISHED BUSINESS

None

9. PUBLIC COMMENTS

None

10. COMMUNICATIONS

ZBA Minutes – Pomeroy Villas ZBA Minutes – No additional reviews needed

11. COMMITTEE REPORTS

None

12. PUBLIC HEARINGS

4/17/19 7:05 p.m: PC-2019-11, Firestone Complete Auto Care Center, Request to Conditionally Rezone 25 Indianwood Rd. and 545 N. Lapeer Rd (parcel #'s 09-02-177-013 and 09-02-177-014) from Restricted Business (RB) and General Business (GB) to General Business (GB) with conditions.

4/17/19 (immediately following PC-2019-11 Public Hearing): PC-2019-10, Stadium Ridge Commercial, Special Land Use request for drive-thru facilities, located at unaddressed at the NE corner of Stadium Drive and Lapeer Rd. (parcel # 09-14-400-025).

4/17/19 (immediately following PC-2019-11 and PC-2019-10 Public Hearings): PC-2019-09, Tommy's Car Wash, Special Land Use request for a car wash, located at 851, 861, and 871 Brown Rd. (parcel #'s 09-33-351-020, 09-33-351-021, & 09-33-376-010).

13. CHAIRMAN'S COMMENTS

None

14. COMMISSIONERS' COMMENTS

None

15. ADJOURNMENT

Moved by Vice Chairman Gross, seconded by Commissioner Reynolds to adjourn the meeting at 7:39PM

Respectfully submitted,



Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

4/10/19

Planning Commission Approval Date