

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2019-10, SPECIAL LAND USE FOR STADIUM RIDGE COMMERCIAL, PUBLIC
HEARING MEETING, WEDNESDAY, APRIL 17, 2019**

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, April 17, 2019 at 7:37pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

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

PLANNING COMMISSION MEMBERS ABSENT:

None

CONSULTANTS PRESENT:

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

OTHERS PRESENT:

Debra Walton	Michael Chirco
Michael Strole	Todd Hamula
Dan Webb	Kent Jacoby
H Griesser	Shamile Tripathi
Mario Izzi	Mike Starrs
Lisa Starrs	

Mr. Mario Izzi, 46600 Romeo Plank, Macomb Twp. stated they are only discussing the Special Land Use request portion of the of the site plan. They are not looking at the overall site plan request. This site plan has been before this body before, so a lot of this you have seen. They have spent a considerable amount of time tweaking, twisting and looking at traffic studies. They have a conditional rezoning on the property. Going back about 9 or 10 months ago this was in front of the Planning Commission and ultimately in front of the Board. They have since marketed the site as a commercial site; they have a letter of intent from a user Tropical Smoothie Café. They understood when they took on the Conditional Rezoning that each possible drive-through would have to go before the Planning Commission, it would not be a slam-dunk, it would depend on who the user was, look at the traffic patterns. He was here to let them know that they have a user. Tropical Smoothie Café would like to go in the first building right off Lapeer Rd., they have no entrances off Lapeer Rd., that has not changed. They have 2 entrances off Stadium Blvd. They are looking tonight to get the Special Land Use approval for that one and only drive-through, if they can. They showed worse case scenario for the overall site to indicate what the traffic patterns would be; and ultimately if they do get other future tenants that would be suitable for the site; and the community would embrace with a potential drive-through. They are not asking for 3 drive-thrus; they are asking for one. They would like ultimately to be able to move forward with engineering to get site plan approval, go through the engineering a permit process. They would go so far as to do all the site work, all the horizontal work. They would build the first building, building "A". The second building, building "B", they would probably hold off on that until they had tenants for it. How the second and the 3rd drive-throughs gets integrated ultimately, as far as how it gets constructed that is something they could work on through engineering and through preconstruction meetings. They are only looking to get the Special Land Use for the one and only drive-through for Tropical Smoothie

Café. They have had the ability to meet with the Township Engineer earlier this week. There are a few engineering items that they are going to have to work through. They must update their traffic impact study. They would be proposing a third lane on Stadium Dr., to benefit their other project, they have a residential component of the overall property. Right now, Stadium Ridge is 2 lanes they would be proposing a 3rd lane, that would go through Oakland County Road Commission. They would like to do the construction this summer. Just for the benefit and the safety of everyone that uses Stadium Dr., most importantly the children that go to school there. He would rather not do the project in the fall or the winter, he would like to do it this summer if they can. They are probably going to have to do some additional traffic signalization improvements on Lapeer Rd., to benefit right turn in and traffic coming south bound on Lapeer, that is something he thinks they can do the fall, the winter, the spring before this commercial project, hopefully, is ready to open. The 3rd lane construction, the widening on Stadium Dr. they would like to do that this summer; he would rather not miss an entire construction season if that can be helped. They submitted the architecture for the buildings, they have some sample boards, low maintenance materials. He believes that the materials are typical, the building facades are not so typical, building "A" that fronts along Lapeer Rd., it would have more display space along Lapeer Rd. to try to lure in customers but will have a back entrance as well. The way the site is laid out, it is a double frontage type building. They will have patrons come through the back façade and through the front as well, so it makes the building unique.

Mr. Izzi stated as far as the Planners comments, he believes that they are very realistic, and something they can work through with the engineering for the revisions they will need to make.

Trustee Steimel looked at the Special Land Use and he thought that it was all lumped in for 3 drive-through, now you say it is for 1 and he doesn't think that is clear in the current application, at least you mention it is for the "A" building but then is it the north one or the south one?

Mr. Izzi apologized that if they were not clear on the application, they should have been clearer. That is why he wanted to make mention of that specifically to the Planning Commission. They are not asking for 3 drive-through approvals tonight, it is only for the one on building "A" and it for the south side.

Secretary St. Henry asked if they were ultimately looking for 3 drive-throughs when this is fully built out?

Mr. Izzi said that is why they proposed it, they wanted to look at it worse-case-scenario, so everybody could look at what the traffic patterns could be, how they could impact. If that is something that the Planning Commission, the Engineer, the Township Planner, if we all agree that is a bad idea or it is trying to fit too much into a paper bag, then they will stop marketing the site that way and only market for one, which they have a letter of intent for one, they would like to do a 2nd one and potentially a 3rd. They don't believe that 3 drive-through lanes over burdens the site, they believe that the site is large enough, the design and site plan is innovative and that they have enough adequate stacking for the drive-through lanes. Ultimately it brings potentially 3 good tenants to Orion Township and the site.

Secretary St. Henry asked they had mentioned that they further traffic study work to be done, can you explain that?

Mr. Izzi stated that because of the updates that they made to the commercial site, their traffic impact study must reflect that, and it did not, when they submitted it. They are going to update that study and get it resubmitted to both the planner and to the engineer, specifically for Lapeer Road.

Secretary St. Henry questioned no evaluation of Stadium Dr. and the traffic load on Stadium.

Mr. Izzi replied, yes that is part of it but the proposed improvements he believes have to be updated more towards Lapeer Rd. and the left-hand turn lane coming southbound on Lapeer, and the timing for the light, and potentially looking at retiming of some other traffic signalization on Lapeer Rd.; so they need to do more of a broad study on that.

Secretary St. Henry asked if they were familiar with the School Districts plan to demolish most of the Community Education Resource Building and turn that into a parking lot.

Mr. Izzi replied, no sir.

Secretary St. Henry said he was just stating that because that may impact both of sides of your plans.

Mr. Izzi appreciated that.

There were no other comments from the public. Chairman Dunaskiss closed the Public Hearing at 7:48pm.

Respectfully submitted,



Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

5/1/19

Planning Commission Approval Date