

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES  
PC-2019-09, SPECIAL LAND USE FOR TOMMY'S CAR WASH, PUBLIC HEARING  
MEETING, WEDNESDAY, APRIL 17, 2019**

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, April 17, 2019 at 7:48pm 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	

Jeff Schmitz, JS Capital, partner in the Tommy's Car Wash and developer/builder for the site. He has brought with him Katie York from Tommy's Franchise, Mark Collins with Nowak and Frous, and Scott Ward a partner an operator of the facility.

Mr. Schmitz stated that back in November 2018 they met with the Pre-Planning Committee on this site. They currently have site design with just 2 of the houses off Brown Rd. In November they took the issues that were presented to us as a develop team and they were asked that they try and obtain the 3<sup>rd</sup> house off Brown Rd. The concern was that council and the engineering team of the Township was worried what was left with this last house, which he believes was 75 foot of frontage and what could be done with it. They went back after Thanksgiving break and made an offer on the 3<sup>rd</sup> parcel to combine that with a larger development, based on the recommendation of the Townships team. They are proposing a new Tommy's Car Wash, along with a future development site of approximately 5,000 sq. ft. As of today, they received the Fire Departments approval, they had issues with the access. They also received an approval from the Department of Public Services as well as they have received a recommendation from Oakland County Road Commissions, that there were no issues with the access to the site. Currently they are waiting on a traffic study, that they have been asked to accommodate, he believes it was through OHM.

Mr. Mark Collins with Nowak and Frous, OHM requested the traffic study and Michael Abady is working on the traffic study at this time.

Mr. Schmitz noted they are asking for approval under a Special Land Use section they feel that the Car Wash really fits a need for the Township to eliminate those 3 houses. It would be across the street from a major shopping district, it just fits in with the culture of what they believe that Orion Township was trying to accomplish there.

Mr. Schmitz said they changed their Site Plan a little bit. What you have seen was 2 lanes of canopy, they have reduced that down to 1 lane so the fire trucks can get by, they shortened that up under the apt. sign, that is to be able pay with an apt, it makes traffic goes 2x's as fast as you see in most car washes. They cut the wait time down, typical car washes will do somewhere between 70-80 cars/per hour; with there new belt system and the technology here which is state of the art, they will be able to produce 130 cars/hour, to eliminate all the traffic back-up.

Mr. Schmitz stated they feel that they have answered most if not all the questions that were proposed to them, through the planning, OHM as well as Carlisle/Wortman with review of their notes. They have added a swirl into the back of the site and, they are working on the wetlands.

Trustee Steimel said that they were talking about their Site Plan, right now they are only talking about the Special Land Use during the Public Hearing and should we allow a car wash.

Mr. Schmitz said that they are asking for approval, they think that a car wash fits that site they have 5,000 sq. ft. proposed on the adjacent site. They don't have a use for it currently. They plan on coming before PC later for some type of use permit there.

There were no other comments from the public. Chairman Dunaskiss closed the Public Hearing at 7:55pm.

Respectfully submitted,



Debra Walton  
PC/ZBA Recording Secretary  
Charter Township of Orion

5/1/19

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Planning Commission Approval Date