

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2019-25, SILVER BELL BIO TECH CONDITIONAL REZONE
PUBLIC HEARING MEETING - WEDNESDAY, JUNE 19, 2019**

The Charter Township of Orion Planning Commission held a Public Hearing Wednesday, June 19, 2019 at 7:14pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

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

PLANNING COMMISSION MEMBERS ABSENT:

Don Gross, Vice Chairman

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	Chris Marcus
John N. Smith	James Rutkowski
Jenn Zielinski	

PC-2019-25, Silver Bell Bio Tech Conditional Rezone Request, Request to Conditionally Rezone 8.703 acres of unaddressed parcel at the northwest corner of Lapeer and Silverbell Roads (09-26-300-011) from Office Professional (OP) to Industrial Park (IP) with conditions.

Chairman Dunaskiss invited the petitioner to make a presentation.

Mr. Brian Milosch owner of Palace Chrysler Jeep with his brothers at 3800 S. Lapeer Rd., presented.

Mr. Milosch stated that the property in question is 16 acres that they own around the dealership. The first part of it is they want to develop the back piece, by the dump there, there is actually a little peninsula of land that is about 4 acres that is isolated by a small wetland and stream, they have build a bridge to it already to comply with the DEQ permit about 7-8 years ago. It is an isolated piece of property, there is no way to get to it except through that bridge; it is a perfect location either for a parts wholesale facility because they are going to have to do some expansion with that in the near future or a CBD processing facility. There is a type of plant called hemp that is very similar to cannabis plant that produces THC and you can grow it anywhere now in the state of Michigan and there is going to be a big shortage of processing plants to process this drug called CBD which doesn't have any THC in it which is what gets you high on the cannabis plant. His parents both used it when they were dying of cancer, he used it on his elbow and his wife uses it on her knee, it is a fantastic drug, he just foresees huge potential in the future for this and to have a processing facility right there it would be a perfect spot for it. It is isolated and safe and that is why they are trying to go for the Industrial Zoning on that corner. It seems to be concurrent with the Master Plan. They don't have any neighbors back there except for them and the dump and neither one of them are going to care. It may be more tax dollars for the Township and State, so it seems like a no loose situation for everybody and they get to use a piece of land that they have been trying to sell now for about 10 years. He has a whole bunch of different little things in there if they have any questions if they have had a chance to look at this at all.

Chairman Dunaskiss reminded them that his is a public hearing portion so they will have them go ahead and give a presentation to the Board, they will have a chance to deliberate in a little bit. So, if there is

anything else from the viewing public or, they will give the public a chance to give a response if any and then there will be action on it after. This is a public hearing portion so any overview of the request for the Conditional Rezoning on the zoning changes or anything else that they wanted to add, if not they will open it up to the public.

Mr. Milosch replied that when they do build a facility it will be about 45,000-sq. ft. and they will not need any variances they will stay with all the setbacks. They will have a larger greenbelt than they need just because of the stream and valley that surrounds the whole piece, it will be a unique development and is excited to get moving on it. It will stay within all the regulations no variances.

Ms. Jenn Zielinski representing Milosch Leasing and Rental Incorporated on behalf of Dunaskiss Consulting and Development, presented.

Ms. Zielinski added that the Milosch family has owned this piece of property for approximately 15 years. The property has been listed with several various realtors on and off during the duration of their ownership and obviously has yet to be sold. Some of the complications in proposals they have seen throughout the years have been part and part due to the zoning of this particular property. This request is not only to rezone this parcel of property but also to divide it into two different opportunities here for the Township that correlate significantly with what is already written into the Master Plan and identified in the Future Land Use map. The existing use of the property, which is vacant land right now, as it is developed does not appear in this development to have any detrimental uses to the surrounding property or the natural surroundings thereof. It is consistent with the existing land use of the broader land use to the north. They have Office Professional (OP) where they see Bosh Automotive located to the south, they have some vacant land as well as another office building. To the east they have some General Business (GB) which is the Milosch's Dealership and to the west they see an industrial area where they have Eagle Valley. The Milosch's are very committed to developing this site to be compatible with the surrounding uses and the natural resources that are given on the property. The building is planned to be situated far enough back placed on the property so that it is not predominately visible to the neighbors or the passer byers. Building design will be completed by AKR Architech and they will incorporate several of the design requirements that they see within the Lapeer Overlay District. Throughout the Site Plan review phase, further details on the proposed facility and building will be provided. As Mr. Milosch spoke to, they are considering getting into the hemp industry here in Michigan which has been rolled out by their State Legislator as well as adopted at the congressional level. Details regarding a hemp facility would be presented in front of them, however, if they decide it is not the avenue which they want to steer their resources they are looking at possibly putting up a part warehousing facility to support their existing business. What this property will do between the land-fill and the General Business (GB) that is currently existing for the Milosch Dealership as well as the proposed parcel "A" as they have referred to it which is the next hearing which they will see for General Business (GB), what this parcel here by rezoning it Conditionally for (IP) will create a nice buffer between the land-fill and the commercial business that they see along the frontage of M24. The zoning is consistent with the broader existing of the land use in the area. Natural resources they understand are an item that this parcel does contain and in the site plan review for whatever opportunity they choose to go with a natural resource analysis would be comprehensively conducted and provided during that stage. The impact of traffic and site access to this facility would also be provided. Given the two development proposals and the impact of the adjacent road raise they believe that this proposal will have a minimal impact on traffic conditions and flow given that the ingress egress to the proposed facility will be off west Silverbell Rd. Access to west Silverbell Road is governed by a light at M24 that has recently in 2016 been redeveloped and traffic flow through there is optimal with a 2-5 lane route guidance or lanes there. The surrounding land around this establishment has quite an opportunity for further development not only Industrial Park (IP) but it also has several areas that are also zoned for Office Professional (OP) and some scattered General Business (GB). In this Conditional request they discussed what type of items they would not prefer to see obviously the Milosch's have a vested interest given that this parcel backs up to their dealership. In their consideration they don't want to see any intense industrial uses such as printing plants, tool & die & gauge machine shops. These two items have been offered up conditionally for the Planning Commissions review. They have also looked at health clubs and exercise establishments as

well as private indoor recreational facilities, hotels and motels and churches. The idea behind excluding some of these further items besides having such an intense use is that based on the size of the property the design of the property and the impact on traffic for the other types of uses that have been excluded didn't seem to make sense with the lot size and or location of the property. Should the Planning Commissioners thoughts on the land uses for this property be an opposition to what the Milosch's have proposed they are open to having conversations and either adding or excluding items that are listed here. She had a list of the current Industrial Park (IP) land uses.

Chairman Dunaskiss noted that his is the public hearing portion so they have a copy of that and there will be a copy on record for folks as well. Anything else for general for the public, if not they will let them come up and give their comments as well.

Ms. Zielinski added that either proposed development whether it be a cannabis facility and or a parts warehousing facility they do feel is inconsistent with the adjacent uses and the surrounding property as well as the further surrounding area of the Lapeer Overlay district. This area has seen minimal development for many years in this community, so what they are hoping to do is highlight this corner piece of property not only as new development in Orion Township but to further encourage other developments to start sprouting up along west Silverbell Rd. Relative to public services there will be in this proposed plan access for police, fire and other emergency vehicles. There are utilities services there, public water, sewer and private utilities they are adequately available. All these essential services and facilities would be reviewed extensively during the site plan review stage.

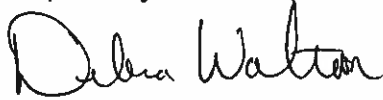
Chairman Dunaskiss invited members from the public to come up and make their comments. He asked them to state their name and address for the record.

There were no comments or written correspondence from the public received.

Chairman Dunaskiss then asked if there were any comments from the Planning Commission members at this time? There were not.

Chairman Dunaskiss closed the PC-2019-25, Silver Bell Bio Tech requesting a Conditional Rezone Public Hearing at 7:28pm.

Respectfully submitted,



Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

7/17/19

Planning Commission Approval Date