

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2019-26, SILVER BELL RETAIL REZONE
PUBLIC HEARING MEETING - WEDNESDAY, JUNE 19, 2019**

The Charter Township of Orion Planning Commission held a Public Hearing Wednesday, June 19, 2019 at 7:28pm 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-2019-26, Silver Bell Retail Rezone Request, Request to Rezone 7.75 acres of unaddressed parcel at the northwest corner of Lapeer and Silverbell Roads (09-26-300-011) from Office Professional (OP) to General Business (GB).

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 they have had this piece of property for sale for a long time. It is consistent with the Master Plan to designate this a (GB). They have had some people back off a few years ago because they didn't think that they could get it to (GB). It is Office Professional (OP) right now which is not going to happen. If they could get it designated (GB) which it probably would be anyway, he was sure anyone who bought it would put a conditional on any purchase agreement and they are going to want it (GB) it would help them out to sell that piece and would help the Township out taxable wise too, so that is really what belongs there a Taco Bell or a gas station, Tim Horton even talked about coming down there but they were scared of the Office Professional (OP), that is what the corner calls for right there. The other piece behind it would be (GB) too they would break it up - another piece. Silverbell really doesn't have any traffic right there, it is wide open, they are there all day it is a five-lane highway that has less than a one lane use. If there is some General Business that goes there it would be welcome the road could use the traffic.

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

Ms. Zielinski said this parcel as they see in its current state is one parcel, they are proposing a lot split, the portion to the west would be the Conditional Rezoning from Office Professional (OP) to Industrial Park (IP). The corner she is going to speak to now is to the east and this is from Office Professional (OP) to General Business (GB). They have owned this property of several years, they have had it listed with various realtors a hand full of offers coming through and slipping through the cracks. This rezoning request does seem to fall in line with what is already written into the Master Plan as well as the Future

Land Use map so they feel very comfortable that the surrounding businesses won't feel a detrimental impact to that as well as keeping it inline with the vision for the Townships future. The adjacent properties to the north they have the dealership to the south they have a piece of vacant land zoned Office Professional (OP) and an office building a little bit further to the west; to the east they have some Restricted Business (RB) and General Business (GB) zoning the gas station on the corner and to the west they have the proposed Industrial Park (IP) and potential cannabis facility and or parts warehousing. Natural resources again on this parcel given that the Milosch's don't necessarily have intentions to develop that property would be forthcoming from a potential developer for their review. The impact on the traffic for this site, they did look at this especially with consideration that they are looking at rezoning this for General Business (GB). Given that the redevelopment of Lapeer Rd. from M-Dot in 2016, there has been a significant improvement of the flow of traffic through that intersection, it is obviously timed and lighted with 2-5 lane routes provided. It provides optimal assess ability from either access point on Lapeer Road or additional access points on west Silverbell. She had a list of accompany uses for either Office Professional (OP) and or General Business (GB), however, they did take a look at the two types of land uses and what they discovered in overlapping those two is that many of the Office Professional (OP) that don't overlay into the General Business (GB) are not necessarily something that would fit into this lot even if they didn't split and rezone it. Some of the uses in Office Professional (OP) just wouldn't need the retail coverage for a corner lot with such high traffic volumes. There is still a decent amount of opportunity for office and professional developments along south Lapeer Road and Silverbell Road. Given that the Milosch's own and operate the business just to the north of this location this piece of property they don't have any real desire to see a strip mall or a strip plaza developed there. In that, it is difficult to maintain full tenancy and it can become an unsightly eyesore if they don't have consistent businesses maintaining frontage there. Due to the intersection with the dealership on the corner proposed industrial opportunity behind it, to put a strip mall in there might have implications with the traffic flow in and out of Lapeer Road and west Silverbell Road. General Business (GB) can blend harmoniously with the Master Plan, Future Land Use as well as the other areas contained within this broader area. The site is boarded by the same designation as the Master Plan to the north and the west. With this area in Orion Township they have seen minimal development here. The Milosch's are hoping to encourage not only for their own development but to encourage other new developments by rezoning this in a manner that is going to be more suitable to the marketability of the property. Public services are reliably available, and all essential facilities would be reviewed during the site plan phase for whomever may choose to develop this property.

Mr. Milosch stated that this is a fairly challenging piece to sell and especially to an Office Professional (OP) and maybe even a fast food. If they take a drive by there someday on a nice hot 85-degree day with a nice west wind and they could smell the diapers just festering in the dump. That doesn't help their cause at all but the (GB) would help them.

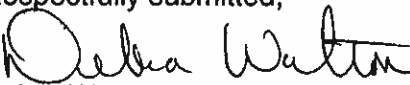
Chairman Dunaskiss invited members from the public to come up and make their comments. He asked them to state their name and address for the record.

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-2019-26, Silver Bell Retail requesting to Rezone Public Hearing at 7:36pm.

Respectfully submitted,


Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion



Planning Commission Approval Date