

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2019-33, OLD DETROIT BURGER BAR, SPECIAL LAND USE REQUEST
PUBLIC HEARING MEETING - WEDNESDAY, AUGUST 7, 2019**

The Charter Township of Orion Planning Commission held a Public Hearing Wednesday, August 7, 2019 at 7:05pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

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

PLANNING COMMISSION MEMBERS ABSENT:

Justin Dunaskiss, Chairman

CONSULTANTS PRESENT:

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

OTHERS PRESENT:

Jeff Heidisch	Denise Heidisch
Debra Walton	

PC-2019-33, Old Detroit Burger Bar, Special Land Use request for an outdoor café, located at 4313 Baldwin Rd., (09-32-126-015).

Vice-Chairman Gross invited the petitioner to make a presentation.

Ms. Denise Heidisch, at 4313 Baldwin Rd., Old Detroit Burger Bar, presented.

Ms. Heidisch stated they are there to seek an outdoor patio, which she believes will enhance the community.

Ms. Heidisch went through the presentation, showing that the fencing will be wrought iron. The music and TV levels will be conducive with indoor setting or bar/restaurant type dining. The enhancement is compatible with the Township plan, the adjacent businesses and the Master Plan. The proposed outdoor patio will add to and she believes will enhance the Master Plan of the Township, as it is appealing in a lot of ways. The walkabout approach lends to an outdoor dining and enjoying the community.

Ms. Heidisch added that they do have adequate public services, there is not going to be an impact on electric, water or disposal, they are really not adding a whole lot; they are just added some seating outdoors so there is really no impact on any of those public services.

Ms. Heidisch noted that the traffic will not have any more impact, they are not really going to be increasing any type of traffic; they will just be allowing people to sit outside and enjoy the outdoors in the spring and summer. They don't see any detrimental effect to the traffic.

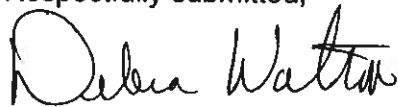
Ms. Heidisch stated that they believe that an outdoor patio enhances the community along with the goal and insight of the Township on creating the setting already in motion. They as a community want to be outdoors, walkabout have good food and good times and outside as much as possible when weather permits.

Ms. Heidisch said that there is no isolation of existing land use, the land is not going to change. It has a nice outdoor landscape drop in the back with a natural setting and nothing is going to be disturbed as far as the land is concerned. Their opinion is that the addition of the outdoor patio will only enhance the community in several ways. The outdoor dining on their patio will only enrich what the Township already

had a vision for. With nature type backdrop, the roundabouts, with the community crosswalks, they will be right there. They believe that their will be no detrimental effects to the community including but not limited to the sound the traffic the parking and or public services, none of that will be detrimentally affected.

Vice Chairman Gross stated that this is a pubic hearing for a Special Land Use request under the previsions of the Zoning Ordinance and opened it up to any public comments or questions. There were none. Vice Chairman Gross closed the public hearing at 7:12pm.

Respectfully submitted,



Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

August 21, 2019
Planning Commission Approval Date