

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2019-48, THE COTTAGES AT GREGORY MEADOWS (PUD)
ELIGIBILITY AND CONCEPT PLAN
JOINT PUBLIC HEARING WITH THE BOARD OF TRUSTEES
WEDNESDAY, OCTOBER 16, 2019**

The Charter Township of Orion Planning Commission held a joint public hearing with the Board of Trustees on Wednesday, October 16, 2019 at 7:05pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Justin Dunaskiss, Chairman	Don Walker, PC Rep to ZBA
Don Gross, Vice Chairman	John Steimel, BOT Rep to PC

PLANNING COMMISSION MEMBERS ABSENT:

Todd Garris, Commissioner Scott Reynolds, Commissioner
Joe St. Henry, Secretary

1. OPEN MEETING

Chairman Dunaskiss opened the meeting at 7:00pm.

2. ROLL CALL

As noted

BOARD OF TRUSTEE MEMBERS PRESENT:

Chris Barnett, Township Supervisor	Mike Flood, Trustee
Donni Steele, Treasurer	Julia Dalrymple, Trustee
John Steimel, Trustee	Brian Birney, Trustee

BOARD OF TRUSTEE MEMBERS ABSENT:

Penny Shults, Township Clerk

CONSULTANTS PRESENT:

Eric Fazzini (Township Planner) of Giffels Webster
Rodney Arroyo (Township Planner) of Giffels Webster
Mark Landis (Township Engineer) of OHM
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:

Jackson Belanger	Pat Lo	Martin Kaufman	Joelyn Beaver
Bryan Belanger	Julee Lo	Stephanie Atrimes	Craig Scavone
Christina Belanger	Todd Mack	Sharon Jasso	Jill Williams
Martina Nunnery	Marc Sites	Angela Debrincat	Ty Williams
Wes Brooks	Joseph Peterson	Colleen Kayl	Timothy Winter
Sam Ashley	Alex Pollack	Jeff Kayl	Lynnette Winter
Wendy Wroby	Misty Pollack	Brittany Jasso	Lori Lynch
Judy Ryan	Jenn Zielinski	Noah Stevens	Jerry DeMott
Jean Craighead	John Gobel	Karen Maynard	Mario Rosini
Robert Craighead	James Oliver	John Maynard	Shylah Rosini
Tim Teller	Don Hickmott	Luke Ferguson	Matt Rama
Jerrel Mays	David Barylski	Linda Rubarth	Michael Rich
Joshua Flood	Darren Dipetta	Judy Haffner	Daniel Edwards
Erin Wolff	Sharon Kupski	Dan Haffner	Deborah Peterson
Dawson Wolff	Rachel Zachariah	Tayler Hoover	Debra Walton
Matt Ries	Kim Murley	Alexas Hoover	
Jenny Ries	Chris Porleous	David Talaga	

PC-2019-48, The Cottages at Gregory Meadows, Request to Rezone 3537 and 3595 Gregory Rd. (#09-31-200-006 and 09-31-200-008) from Suburban Farms (SF) to Planned Unit Development (PUD).

Chairman Dunaskiss invited the applicant to make a presentation.

Mr. Joe Skore with Pulte Homes of Michigan, presented.

Mr. Skore stated that he had the Project Engineer Bill Anderson with Atwell-Hicks and the property owner Mr. Tolaga also present.

Mr. Skore gave a brief overview of Pulte's existing communities within the Township. Bald Mountain is the flagship of Pulte community within southeastern Michigan it was very successful it is 85-90% sold out and they are proud of that development. What is interesting about this development, The Cottages at Gregory Meadows, is they are proposing the identical product that they are currently selling at The Cottages of Bald Mountain, they are ranch home which is approximately 1,700 – 2,000 sq. ft. it caters toward a number of consumer groups, but felt it especially caters toward the move down buyer that is looking for a smaller home and footprint, lower maintenance, no maintenance, they are tired of shoveling the snow and cutting the grass and handling the landscaping. He felt it is that person that is in the larger 3,000 sq. ft. home that is looking to move down and looking for something that is more consistent with their lifestyle. He thought that the homes would sell for approximately \$400,000.

Mr. Bill Anderson with Atwell, presented.

Mr. Anderson stated that the project is located just west of Baldwin Rd., it connects to Gregory and Morgan to the south. It is located near shopping, restaurants, and it is next to the future Village Center Area. They have great proximity to the I-75 surrounded by similar zoning designations to the west and they have availability to municipal utilities.

Mr. Anderson added that looking at the site from a zoning perspective. The existing Zoning Map classifies it as Suburban Farms (SF). When they looked to the Townships Future Land Use it's identified as a single family medium high-density zoning classification and that classification corresponds to residential densities of about 3-5 units per acre, and it is adjacent to the Village Center along the Baldwin corridor. They have about 33 acres with steep slopes and it's a treed site. From the south end which is their connection point at Peppermill up to the mid-point of the project it rises about 60 ft. and then it falls back further to Gregory down another 50 ft. and is undulating in between. The plan has a nice boulevard landscaped access point off Gregory, and it comes down into a cut-de-sac that terminates into a nice vista and preserved area. There are a couple of amenity gathering areas proposed on the project; and they have a road connection to the south, Peppermill with some road movement toward the south. They are proposing 72 single-family for sale condominiums, maintenance free living is their proposal. Their density on the plan is 2.6 dwelling units per acre, that is a net density, which takes away almost 5 acres worth of right-of-way dedication. They have over 4 acres of woodland preservation proposed, 12 acres of open space if they include the ponds. Almost over a third of the site is proposed to be left open. They have nature trails throughout the wooded areas and sidewalks on both sides of the site. The Master Plan is medium high 3-5 their gross density is 2.2 dwelling units an acre 2.6 net. Their open space is at 12 acres 36% of the site is their open space calculation. When they looked at setbacks' comparative to some of the Master Plan zoning their perimeter setbacks exceed all those with 57 in front 30 to the side and 75 to the rear minimum. Their buildings setbacks, they proposed 25 ft. setback off the right-of-way, 20 ft. between the units and 70 ft. minimum rear to rear.

Mr. Anderson noted that the (PUD) eligibility part of article 30.03 to propose a (PUD) he needed to demonstrate recognizable benefits, density impact, its impact with the Township Master Plan, the economic impact, guaranteed open space and unified control. Recognizable benefits are the preserved woodlands, they have preserved steep slopes, they have over 4-acres of preserved preservation. The plan that was submitted, the grading plan that was submitted was probably the 4th generation of looking at different road configurations and grading configurations on how best to do it. The overall open space is

over 12 acres proposed. Access management and traffic patterns, they do have two points of connection, the primary entrance is off of Gregory Rd. and they have a connection into the Peppermill Lane so their development is proposing two roadway connections eliminating a dead-end that currently exists at the Peppermill Lane and have put nature trails, sidewalk connections, so they have improved circulation for the area with the proposed development. Astatic qualities, they are going to have native landscaping proposed and it will have professionally maintained landscaping. The HOA will be hiring a company to do the shoveling and the lawncare. He felt it did have a balance between their home's preservation and open space. The Architectural design, they do have this product in the community already, it is a single-story ranch design to meet the growing need of the demographic for the move down, two-bedroom product. They have multiple housing options available, floorplans and architectural design they have included several conceptual illustrations in the plan. This is really life tested homes, Pulte spends a lot of time on their floorplans, getting survey and feedback, walking customers through and quick to implement changes. Pulte Homes are experts at bringing people usable homes.

Mr. Anderson spoke to the density question, when looking at the Master Plan, single-family, medium-high, and it talks about a density of 3-5 units per acre and they are talking about the (R-1), (R-2), (R-3) zoning classifications generally. When they looked at a standard (R-3) design given the shape of the property with all appropriate infrastructure they yield about 93 units and that is about 3 ½ units per acre. When they took an (R-2) design on the same property providing the stormwater the road and all the appropriate things, it runs about 77 units. Their proposed plan again proposes 72 units, they are under the Township Master Plan density.

Mr. Anderson stated that the Township Master Plan, they are adjacent to the Village Center it is intended to be single-family, medium-high, proximity to Village Center he felt that they conformed to the Townships Master Plan and intent.

Mr. Anderson said as far as economic impact goes, Pulte is proposing to donate some funds to the Jordan Park, which is a development in near proximity on Pasadena Dr. support the development of local park construction. There are housing impacts, increased tax revenue and municipal fees for utilities, tap fees, and ongoing operations for the utility fund and tax base.

Mr. Anderson stated that the National Home Builder Association did a comprehensive study and they have identified that almost 20% of discretionary income from each household is spent locally in local goods, food and services; it is good to have homes near the local retail. It is also noted in the study that every home generates almost over 1.1 sustained jobs moving forward.

Mr. Anderson added guaranteed open space, over 37% of the site is open space, they have wooded open space they have viewsheds off their cult-de-sac, they are going to have two gathering areas proposed. He felt that they had a good development between the built and the natural environment. They spend a lot of time grading this and it is a complicated site and felt they had an attractive recreation through the project.

Mr. Anderson noted unified control, Pulte Homes is a founded in Michigan company, a national homebuilder they have secured interest in this land. They are also going to be the developer and the homebuilder which he felt was good for the community, they are going to be here, they are going to get it entitled, Pulte Homes will do the development of the utilities and the roadways and they will be there all the way until the last home.

Mr. Anderson said he thought there were folks from Peppermill Lane present, they do have a road connection down to them. He appreciates their concern they are 24 homes on a dead-end public road, and they are proposing that connection. It will increase traffic to Peppermill Lane and there is concern over the potential to speed down that road. He felt that connecting residential communities is a good thing and something they should do, and their home is a smaller home and will create less traffic. He did have a conversation with the Road Commission and there is the opportunity to install speed bump or speed hump that could be installed at the interface point or any point along the roadway as long as it is petitioned to the County and they would support that if the speed down that road becomes an issue.

Mr. Don Hickmott, 3731 Gregory Rd., stated that he has lived next to the Pulte's property for 49 years. The second sentence of Pulte's written presentation says, "the property is surrounded on all sides by single-family residential developments", but that is not true his property runs the whole length of Pulte's and it is zoned Suburban Farms (SF) just like theirs. There is about 1,800 ft. of farm fence along the property line, so it is obvious that it is not a development. Pulte spent no time on the existing (SF) zoning, the current zoning would allow 13 - 2 1/2 acre homesteads. Each home would be basically in the woods, lots of hills, walkout basements, wells and septic fields, all sand and he has had no problem with drainage, his well or sewer in that 49 years. There would be no need for groundwater runoff basins. The Township should look more like Oakland Township and less like Rochester Hills or Southfield. Due to the additional traffic and devastation to the land he is clearly against the rezoning, lets keep it to 13 new homes, it would make a very pleasant drive down the middle of such a development. The problem is Pulte would not make near as much money and the Township, County and school would not collect near as much in property taxes. It is rather ironic that four votes from the Township decide these rezoning matters and the Township has everything to gain by having lots of new houses. The Township can report issuing lots of new building permits and the property taxes roll in; you can see the direction this will tend to go. He has a birds-eye view of Pulte's Gregory Meadows, virtually all the 5,200 trees have been chipped up and hauled away. Nine earthmovers were brought into level the land, all the hills are gone and now it looks like a truly flat boring piece of property with a small clump of trees saved in the middle. Pulte did preserve 50 feet around the perimeter to stay natural and untouched and saved some of the trees in one corner. He has two questions for Pulte if they get a zoning change; will Pulte leave a 50-ft. natural area around the perimeter of the property like Gregory Meadows did? After cutting the trees and then bringing in earthmovers to remove the hills and fill in the valleys, will the building area look about like Gregory Meadows looks like today? Safety path today paid for by Pulte - today's traffic on Gregory is truly dangerous to any pedestrian traffic due in part of the closing of Maybee Rd. The walk for school children to the nearest bus stop must be across lawns, there is virtually no pedestrian traffic or bike traffic for good reason. With the ensuing developments coming online the detour traffic will be replaced by the new neighbors so there is no permanent relief in sight. The Township plans to build a walkup pocket park at the remaining small area left at the Sunoco at Gregory and Baldwin. For Gregory residents there is no safe way of getting to it only Baldwin walkers will use it. He did a survey of the folks on Gregory Rd. and there are 16 neighbors on the south side of Gregory Rd. that would be impacted by a safety path. He got responses from 15 of those residences and 12 of them are in favor of a safety path. The other part of the safety path would have been Rohr Rd. and there were 12 residents there.

Mr. Matt Roma, 4597 Peppermill Ct. wanted to address the concerns with the proposal here specifically from the neighborhood of Morgan Pines, Peppermill Lane residents. Their concerns obviously are the density but he felt a lot of people are going to address that so he wanted to focus more on how it impacts their neighborhood, they are a secluded 24 home (R-1) zoned area, actually it is (SF) but he thought they obviously safety and infostucture, he wasn't sure how many people were familiar with their area he didn't think that Pulte did a thorough job of explaining that their Peppermill Lane does not have sidewalks they do not have streetlights, a speed hump is not the answer for speed and safety. Due to the nature of a cult-de-sac and a dead-end their residents use their streets as playgrounds, there are basketball games, hockey activities, they have two wheelchair bound residents that use that road commonly. 72 homes times how many cars, he is not a civil engineer if someone can tell them how much more traffic that is going to impact that is a significant safety concern for their residents. They mentioned the undulations of the property water, sewer, runoff, they are all on privately owned and paid for wells and septic. They have a lot of concern on that runoff, they are at the bottom of that 46 ft. the way the land runs and they know where that water is going to go, it doesn't take an engineering degree to figure that out. They have a lot of concerned people about that water, including the proposed pond, and the maintenance of that. Finally, overdevelopment of the general area right now, Gregory Meadows they were there, he was at every meeting for Gregory Meadows he recalled they wanted to propose to tie in to Homestead Rd. and in there final efforts he saw that was denied, so he hoped there was a president here that they don't need to connect their neighborhoods, they are neighborly folks they can connect they can walk. He appreciated the gentlemen from Ann Arbors comment on his neighborhood, but he felt that the residents are

neighborly, and they just cannot afford another 100 plus cars going down Peppermill Lane, a sidewalk less, streetlight less pedestrian road.

Mr. Luke Ferguson, 3426 Gregory Rd., said that during the presentation one thing they mentioned was talk about traffic patterns, if this is a company that is for the community, they would also be analyzing community traffic patterns which they did not. They don't even know how many cars are going to be affected by this. Baldwin Rd. can not even handle the traffic, they need to redesign the intersection on I-75, it takes basic civil engineering they could learn on Utube to figure out that, that intersection was designed wrong. They talked about maintenance from the HOA fees will be monitored and done by businesses, they could have said local community businesses that are businesses located in this area, and that begs you to question are they connected to sister companies that they just want to scratch their backs. They completely raped the land on Gregory Meadows. They are basically faced with a two-faced business mentality from this company and they do not have respectful business practices by coming in and destroying the land when they said they were going to come in and preserve the land for trees and nature. How can anyone afford these properties if they want to downsize or starter homes regardless of this place or Gregory Meadows. He felt the only occupation that they could do this and afford to buy these homes is if they were in a land destroying occupation like these fellows here in this company. He didn't see the benefit to the community in here, they are taking away what everyone wants to move here to Orion Township. Not only the whole overview of the village district is also impacting negatively to their community it gives a bad taste in peoples mouth that are already living here to deal with the traffic and everything they have put them through. He is disgraced by the decisions made to move forward with these business developments especially with people coming in that do not even live in the community to make these changes.

Mr. Joshua Wroby, 3986 Morgan Rd., asked if they have drove past Gregory where they are proposing to put that intersection in? It is right on the top of a main road. Now they are building 100 plus new homes right down the street, that is going to be a service street to Baldwin Rd. for all that new traffic that is going to cutting through Peppermill Sub. He lives on Morgan; it is hard enough for him to make a right in the morning with the traffic coming down Baldwin to get back onto I-75 just to get to his job as it is. Adding all that new traffic is just going to be unbelievable and if they want to do it and do get zoned for it, they get wells, they shouldn't be hooking to city water and they shouldn't be hooking to city anything. The cut-out on the side he didn't know if they explained that to them but his buddy Ryan grew up in that house right there and as you can see on that map there are fitting nine (9) homes in the size of the property where there are two (2) homes currently, it is just kind of a disgrace to see the land that he grew up living around is going to this.

Mr. Todd Mack, 3464 Gregory Rd., stated that right now traffic on Gregory is a nightmare with the Baldwin Rd. construction. He doesn't see it improving with this development going in. The pocket park that is proposed, they can't walk to it, you walk along Gregory Rd. you are taking your life into your hands. 35MPH speed limit is a joke, it is not being enforced, sheriff cars seldom if ever do they see them on Gregory Rd., it would be dangerous for them to walk down to a pocket park. Pulte gave \$125,000 to the Township for getting out of doing safety paths and then it is thrown into a pocket park that will of minimal use, that money should be earmarked only for safety paths along Gregory Rd. If their paying to get out of putting safety paths in the money should only go to safety paths, not a pocket park that they can't walk to. He is afraid right now to walk his grandson down the road, he is 6 years old. They all know that developing companies, if they don't get their way, are going to throw it into litigation, that is a standard practice and a small community like Orion Township, they can't afford to have lengthy expensive litigation so they know that they are going to cave in. They caved in on Orion Meadows for the number of units, very upsetting and he did not want to see them cave in again.

Mrs. Alexas Hoover, 3536 Gregory Rd., said her house is directly across the street from the proposed entrance off Gregory Rd. Her husband and her purchased their home July 2018 because of the safety and security and the small town feel that Gregory Rd. had. Already with Gregory Meadows that is currently existing they are looking to sell their home. She has a 2 ½ year old and another on the way and it is extremely unsafe. There is zero enforcement of the speed limit it is an extremely unsafe road. Fourteen

out of the sixteen residence who would be affected by this pocket park and safety path put in, all were willing to have an encroachment onto their yard to allow for the safety path because of unsafe it currently is. It is important to every single person on this street. She didn't know what good a pocket park if they don't have access to it. How are they supposed to walk down a road that is unsafe? She will not get to enjoy that with her 2 1/2 year old and her daughter on the way, so she didn't see what the point of a park will do without a way to get to it for the residents if it is so called for the residents of her neighborhood. She is against The Cottages at Gregory Meadows and felt that the infostucture of their roads and the speed and the hills it is extremely unsafe, and it didn't seem practical for any of the residents. It is unfortunate that her and her husband came to Orion Township because of the large properties, she has an acre herself, and she knew that everyone else did too. These 72 homes on 30 acres is ludicrous to say that 12 acres is preserving the land is asinine and didn't make sense in her mind.

Mrs. Wendy Wroby, 3986 Morgan Rd., wanted to reinforce the point about the traffic on Morgan Rd. She knew that the main entrance was going to be off Gregory Rd., but she would predict that most of the people will not be exiting out of Gregory Rd., they will be going through the subdivision and entering out on Morgan Rd. which is already falling apart and is not built to accommodate a whole bunch of extra traffic. She wanted to understand if this proposal does go through what kind of accommodations will be made for Morgan Rd. Morgan Rd. is very unsafe she knows that people have mentioned that it is hard to walk down Gregory Rd., there is a 40MPH speed limit and it is used like a freeway. They already had one lady that got hit by a car, her dog killed, it is not safe. She has concerns about the effects to the wetlands behind her property there is going to be runoff, there is going to be extra fertilizer. What is going to happen to those who have wells in the area? Her husband and her build their forever home on Morgan 26 years ago and one of the contributing factors for building in the area was because it was zoned (SF) and she was looking forward to having that. She understands that progress is one thing but, it was mentioned that this if fitting the Township vision, but she thought that the Township vision was 2 1/2 acre parcels, that is what it is zoned and she thought that is what is community was going to be built around and was going to stay that way. She was hoping that they could make and keep the commitment of the founders who originally zoned all that area 2 1/2 acres and keep the community the way it is.

Mr. John Maynard, 4437 Peppermill Lane, stated that his wife Karen and he wrote a letter to the Planning Commission and delivered it last Wednesday and wanted to know if it was received and distributed? Chairman Dunaskiss replied yes; it was received and distributed and then after all the oral comments they will summarize those findings and tally those as well.

Mr. Maynard wanted to reiterate the five points he had, road safety, 72 new homes will typically when people have homes and he thought they would have 2 car garages, that is 140 extra cars potentially and they only have 24 homes and so do the math there is a lot of extra traffic that would be sitting on top of their head. With the width of their road Peppermill Lane, the lack of sidewalks and lighting he didn't feel that the speedbumps would really be the answer there. Oakland County Road is Peppermill Lane, they don't really maintain it so Morgan Pines subdivision goes and hires for snow removal, salt application in the winter time and crack repairs because they are not getting it from the Road Commission, that was for the use of Morgan Pines and then all of a sudden he realized it was a County Road, another 140 cars potentially are going to be degrading that road surface. He wasn't sure what the rest of his neighbors would think but they moved there two years ago and they know what they paid for their house and he wasn't sure if they wanted to sell tomorrow some development like this on top of their heads that they would get full value for their house, he felt it was a degrading situation that would effect the property values of all of the folks of Morgan Pines and the Gregory folks as well. Groundwater, they all have wells he wasn't sure what the impact of runoff and ground seepage and the water purification extra measures they might have to take if there is a disaster in the area and all of a sudden, they are not having as clean of water as they currently enjoy. Gregory Meadows, they have 103 houses with the proposed Cottages another 72, and he knew there was wildlife in those areas and that wildlife is going to move into residential areas and he felt it was going to be a nuisance. His first and foremost stand is on safety and he felt by putting it there it would be unsafe for his subdivision and also they did this a 1 1/2 ago and both the

Planning Commission and the Trustees agreed that it was not a good thing to do, he hoped that they maintain that stance going forward.

Mrs. Karen Maynard, 4437 Peppermill Lane, stated she is the lady that was on Fox, ABC, NBC news after her accident on July 25, 2018. She felt that she was talking for everyone that was there and she wanted everyone to picture if they living on their street and this was happening to them, because the things that are going on, on Baldwin, Gregory and Morgan is scary, and they have to stop it. Her husband and her walk all the time, everyone sees them with their new dog on Morgan, Baldwin and Gregory Roads, people are crazy, they are not paying attention to anything that is going on. She was walking her dog down Morgan Rd. 7am in the morning and when a car came all the way over came behind her and hit them from behind, the car took off and left her and fortunately good people on Morgan Rd. stopped, the Oakland County Sheriff and the ambulance came right away, but there was her dog dead in the middle of Morgan Rd., and all she was doing was walking down the road. This is before any of this additional housing that they are thinking of contemplating here. Her arm was severely broken, her dog was dead, and she had to regain 95% of her right arm, which she was able to do, but she is haunted by that accident every time they walk down Baldwin. Walking down Baldwin they have hawk lights that are up there now, but people are not stopping for them. You press the button, you wait, the white man comes up and the cars are going right through the intersection and she yells, stop, stop, they are supposed to be able to cross, but they don't stop. It is really a concern, she thought what would have happened if she was walking down Morgan Rd. and she was pushing a stroller with a baby in it or any of their kids were on their on bikes walking along there. Now they are proposing to add more cars and more craziness to their community. Since the accident her and her husband wore reflector vests when they are walking their new puppy. They now avoid Morgan Rd., and walk the new sidewalks that are on Baldwin, while they feel safer on Baldwin, they are amazed that everyone is so careless with their driving. They have seen people go around the round-about and they don't make it around the round-about. The one streetlight that is there at Judah has been knocked down twice because they are trying to go around too fast, one was a landscaping truck, and another was a drunk driver. They can't afford to make additional dense population in the area, they are asking to strongly urge the Orion Township Planning Commission to carefully weigh their letters and vote unanimously to deny approval for rezoning the property north of Morgan Pines for the purpose of building The Cottages of Gregory Meadows development, lets stop it now so they can enjoy the community. This is supposed to be the vacation place, lets keep it safe because she doesn't want what happened to her to happen to anyone else.

Mr. David Barylski, 3494 Pasadena, and 3500 Gregory, stated he had a high vested interest in this meeting today. Pulte Homes has not delivered on what is required of them, Section 30.03 of the zoning they did not present a plan for keeping the current zoning (SF) what that would look like and what that would entail, as most of them are requesting that they would present that, take a look at what that would like, they have not done that nor have they gone to what most of the homes in area are one acre or bigger lots. He just bought an acre he lives on a half-acre; they don't want to see the deceptive presentation they gave them of what winds up being quarter acre lots. They like to talk about 2.6 acres for the 27 acres that will be for the homes but that is not truly what they are they are quarter acre lots when you do the math and after viewing their presentation. How much home value is going to be lost on Peppermill Lane, those houses were built, paid for, mortgaged, people plan to sell based on living on a nice private dead-end street. He felt the same way when they were going to ruin Pasadena by coming through there, and again, no one in the community wanted it. They talk about the fact that this is the plan for the Township as the future plans, site changing it to a medium-high residential as well as a conveniently don't update as they have already changed the (SF) zoning for Gregory Meadows to 100 homes, stated by other people. The traffic study is required by the (PUD) no traffic study was presented, every single person has complained about the safety, it is terrifying to walk down those roads, he guarantees probably none of them have. He lives on Pasadena and he gets woken up by Pulte trucks rumbling up and down the street from Meadows taking out dirt and that is almost 1,000-ft. away. The area cannot support the traffic; there is zero runoff; he cannot walk down the street without getting hit by a car, at 5pm traffic you must walk off into a 4-ft. drop ditch; no sidewalks were presented. They talk about developing the downtown area and how this will be so great bringing this development, bringing all these people, there is no downtown there it is a forest, you don't have sidewalks going to it you cannot get to it you cannot use it. \$400,000 for a 1,500 sq. ft. house,

that is a deal, if anyone wants to buy one, he has one right now he will be selling. This doesn't make sense for anyone here, they have stated all the reasons why and they are expecting their support as their Board Township.

Mr. Alex Pollack, 3680 Gregory Rd., said he lives right across the western boarder of this development. Him and his wife moved there about 3 1/2 years ago and what attacked them and what attacks most people to Lake Orion is that you feel like you are in the country but you are close to a lot of the benefits of living in the city. All these high-density proposals are just going to ruin that, and it is not going to attack the same type of people to the Township which he enjoys living with. Him and his wife used to run everyday down Gregory Rd., they don't anymore because it is so unsafe. He thought initially he was opposed to having Pulte redo the road because of the horrible condition of the road keeps the speed down a little bit which is nice. He thinks that even if this were to go through as a development without any higher density proposal, that there should be safety paths put in even with one house per 2 1/2 acres as it is because it is so unsafe. He grew up in Orionville on a dirt road, Granger Road, it is a busy dirt road and it always felt safer running on the shoulder of that road when cars are going by at 55-60MPH then it did on the side of Gregory Rd. with cars going 30-35MPH; so, the safety path is he thought is a huge point that most people would want even if no higher density goes through for this development.

Mrs. Linda Rubarth, 4137 Gregory Rd., stated she lives right next to the new development. Her husband and her bought their property and built a house because they didn't want to be in a subdivision. They moved from St. Clair Shores where the houses were on top of each other and they wanted to get some elbow room. They wanted to have a natural tree line, so they planted trees, so they are actually one of the people on Gregory that don't want a widened road they don't want a safety path because those seedlings were planted over 15 years and now they are large trees, so if that is done she felt like they need to have land credit because they made sure that they planted the trees well beyond the easement, but if the road is widened their trees will be in jeopardy. Being right next to Gregory Meadows she felt like they all have already endured so much, and she would like to reduce or eliminate any further construction. This summer every weekend they were woken up by beep, beep, beep, the construction trucks waking them up and the dump trucks, it has been very difficult. In the height of the construction she felt like they were back in the 1930's and it was the dustblow, she didn't know if any of them remembered but dust was everywhere and because they were literally right next to it they were on her flowers, in her yard, her front porch, their cars and even the house, now the dust is gone, but she felt like it is an expressway down Gregory, and every morning she can hardly turn left out of her driveway, because she never wants to go past Gregory Meadows because it is so upsetting to her, so she goes around on Morgan but she can hardly turn out of her own driveway. At night when she is trying to get her mail, she is putting her life in jeopardy trying to get her mail from her street. This is definitely not what they had signed up for or what anyone else signed up for when they either built their homes or they bought property on Gregory, Morgan or Rohr, this was the Master Plan, but she realized that her comments really mean nothing because it is like day/aview, they all fought the original developer who was not Pulte and they won, it was voted down, but because the Township didn't want to go into litigation everyone decided to just rollover. She felt that the original developer that was in all those meetings was always so smug that something had to be prearranged, there was some deal. She felt the developer will win, Orion Township will get their additional tax dollars and all the homeowners are just pushed aside, the almighty dollars win once again. Why did Orion Township go into all the time, effort and tax dollars to create a Master Plan when they quickly just push it aside? Why couldn't the development create their new subdivision at the northwest corner of Baldwin and Maybee Rd. which has just been sitting there, it was a development gone wrong, it has been sitting there empty for at least 15 years that they have been there, it is a complete eyesore. Obviously, she is frustrated and really hope that they think of the homeowners when they vote.

Mr. Mario Rosini, 3890 Gregory Rd., stated that the last time they were there was for Gregory Meadows, and he remembered talking about that they were setting a precedence if they let them go for a (PUD), now he realized that the precedence had already been set, it was set along time ago. 90% of the developments in Lake Orion have been (PUD)'s in last 5 years. They are not seeing the Master Plan being upheld, they are not seeing the future being upheld. He liked the sound of it staying (SF), he could visualize the walk out basements he thought that is what people were moving here for. What he is seeing

up and down Gregory, because he lives right across the street from Meadows, is the people who have been loyal to this Township, paid the taxes for 50-60 years, they are moving. His neighbor was here for over 40 years and they just moved and their exact reasons to him was because of the traffic and the development and the overcrowding and all the stores encroaching and it is becoming a jungle and these people were loyal, they paid taxes to this Township for a long time and now they are letting developers have their way. In doing that he didn't think that they were there for any purpose except for maybe a concession of some sort. They get there way along the road, they go to litigation over this and they don't have the pockets to fight these people so in the long run maybe there should be foresight for laws being changed in the State level or the County level so for a developer like Pulte or anyone else just can't come in and do this. You guys are doing what is right they are turning it down, you stood besides them on all that, but it just goes to court and there is nothing they can do, so they are up there ranting about it and it is not going to do anything. The water table, chemical runoff, fertilizers, wildlife displacement, overcrowding, and one of the things that concerns him is he has a 9 year old boy in forth grade, and a 1 ½ year old daughter and at one point she will be in the county schools and they are crowded, he goes to Carpenter because of the new gerrymandering for the Township for the closing of the school and his is to the max, it was last year it will be the next year and he talked to someone in the Township on the phone about it and she said they are doing a complete remodel of a lot of the different schools. He believed that Carpenter in itself is getting a whole new classroom, he didn't even know about the one he was speaking about on Brown Rd. but did know about the Townhouses are already on Brown Rd., they have Gregory Meadows, they are going to get this one, there is Bald Mountain development and felt they were all in the Carpenter district so they were looking at one class being remodeled for who knows how many kids throughout the fifth grade. He didn't see how that is going to be obtainable for the schools.

Ms. Joelyn Beaver, 4580 Windmill Ct., stated she lived on Morgan Pines. One thing she wanted to say about the Township and the planning is that they have done some very nice things on the roundabouts it does look nice and progress happens. Regardless of whether their tax base will go down or it doesn't look great it comes back to be a safety issue. They live in Morgan Pines where the subdivision comes out to Morgan Road and what people may not realize there is a bus stop there, there is no lighting there is no sidewalks and there is also a bus stop right at the end. They have 72 homes coming through there, the only other thing they did not state was that will be the shortest route to I-75, so when people take that roundabout and they are looking directly south down Baldwin Rd. they are looking at jumping on the expressway in the morning and the only thing that they are concerned about is getting there as fast as possible, you cannot pull out any longer from Morgan Rd. Regardless of anything tax-based, deteriorating roads, it is just a simple logistics that they cannot have another 100 cars going through that subdivision at 6am when it is dark, they have kids at the end and they have no place to put them, there is no sidewalk to stand next to, they are standing basically on the side of the road. The Gregory Rd. people have the same issues with no sidewalks, and it is just absolutely a safety issue. Going forward with this would be sane they are ok with safety issue; they are ok with not protecting children or the residence and going for progress instead of safety.

Ms. Kim Murley, 3575 Gregory and her son lives at the acre behind her. She was curious how this even came about. She is voting for keeping the zoning as is. She understands that people have the right to sell their property, but the zoning should remain for the community the way it was. As far as the safety goes pulling out of their driveway now, it is a blind hill pulling out of that drive, she doesn't know how they expect a subdivision with all these homes to come out on a blind hill and shoot down Gregory. A safety path would be nice, but it is a blind hill as is, it will be on the south side of the street, what about bikers coming over that hill, how will they even avoid hitting them, or runners, they can't even have a delivery truck drive there. The water runoff, as it is today there is so much water that runs over down the street into her drive into the drive next to her that they have to actual shovel it out of their driveway at the end of the mailbox, today it is already an issue. When they put the waterlines in recently, they took several trees out all the up and down Gregory, which she was sure contributed to the water runoff. Now they are going to have all the trees removed it is a hill, her and her sons house is going to get flooded, the people next to her headed towards Baldwin will get flooded as well. As far as taking care of the land, spraying the grass, their wells, and how it is going to impact all of them. Why they needed watermains in there to begin with, all of them already have wells, they didn't need them, so it was put in for that new sub, it is flattened it is

nothing like what was proposed, there are no trees in these areas that were supposed to be set aside for them; how can they possibly believe that will happen this time? She has been living there for 24 years, there used to be horse that came down Gregory Rd. when she moved there. They bought it because they loved the land and the environment, community and the people, they are a Township that gets to know their neighbors as it is today, they don't need roads to get them to different subdivisions to know each other better. The sidewalks on Baldwin, she could have lived without those and keep her community the way it was, without the roundabouts and all those items, just to keep it in the nice county rural area that it was. Pulte states that there is just going to be 72 homes here, she was wondering about the little strip of land that right next to her driveway and her son's driveway, what is that going to be used for when they are doing this development? Hopefully it is only for 13 homes, but what is going to happen there? And how will they keep everyone safe on Gregory at all even with the safety path there is no way to be safe with an entrance coming out onto Gregory on a blind hill. Pulte reached out to their property and contacted her son and her and stated they were interested in developing this land and wondered if they were interested in it, they said they were going to be talking to the Township, and then they called them back and said that the Township talked with them and stated it is a lot of really hilly land it is probably not going to be something that is ever going to happen, this was last year, and now there are signs hammered to the left of them and to the south of them, that the land is being developed, with their small area left out. If it is supposed to be honest and true way that Pulte is coming to the neighborhood, doesn't sound very honest to her. She would like it to stay at the zoning it is today. For the safety path please consider how unsafe it will be, people coming over a blind hill because they will be going fast on bikes, they will be skateboarding and everything else.

Ms. Stephanie Grimes, 3811 Rohr Rd., stated that she was a single mom and she had to be to work at certain time and they had to walk to the bus stop. She was sure that there were several kids that must walk on these roads, that is scary. When she bought the place that is what she wanted, she wanted the yard, she wanted her kids to be safe in a township as a single mom. For the kid's sake they really need to look at that. She understands there is a lot of money to be made, but for them with how the buses are with the kids she doesn't think it was safe.

Mr. Matt Reis, 4490 Peppermill Lane, stated that he agreed that progress goes to the future, he guaranteed them that those condos will not sell for \$400,000. Their houses on Peppermill Lane are probably between 2,800-3,000 sq. ft. they are not selling for \$400,000. A 1,500 sq. ft. condo will not sell for that. The engineer said that there is a 60 ft. decline into Peppermill Lane, that is a lot of water runoff, their detention pond probably will not be able to handle any more as it is, which will then flow into Alan Lane, which is their neighboring street. They are not just affecting just Peppermill Lane; they are affecting Alan Lane as well. He knew in the past that they had issues a long time ago that they solved with funding of their own, that have solved the current water runoff for Alan Lane, to add a 60 ft. runoff of that size property they are just asking for more people to have more issues. If this does go through, that they need to require Pulte Homes to fund some sort of bond or something for future home owners down the road, that if they run into a flooding issue if they run into a mold issue if they run into any other kind of issues that they have it. He is one of the parents that do have kids that go to the bus stop, he specifically drives his youngest to the bus stop at Peppermill Lane. Watching cars driving down Morgan is an insane thing in the morning. To add another 72 houses here and 100 across the street, that will cut through from the other development to save a couple of minutes is not worth the time and effort for what this development needs to be. Pulte Homes does have some issues in other cities around the area that they have told the council that they were going to do something and then later on they change the plans and just did it anyway, so he did want them to at least research some of that. Don't take their word for it all the time they do have to learn their own thing. Please don't let this go through, he appreciates all the residents from Gregory, Peppermill, Alan and Morgan, don't let this go through.

Ms. Angie Debrincat, 4400 Peppermill Lane, said it was the dead-end of Morgan Pines subdivision. She missed the presentation by Pulte earlier, but she has concerns about the drainage. They built their home 20 years ago, they have experienced drainage issues with their detention pond going all the way over to Homesite, they had to clean out their pond on their dime. They have a walkout that faces the woods that are supposed to be developed. She had huge concerns about what that is going to do to her property.

She didn't know how it was going to be developed and not cause some drainage issues. She would like to keep it zoned the way it is and not putting the road through. She learned about this development about 4 weeks ago when she spotted two Oakland County Road Commission trucks at the end of her street, pointing at the road, so she went out and had a conversation and they pulled out plans and told her what was proposed. She hopes they can stop this and that they all vote "no" to rezone.

Mr. Shane Belanger, 4436 Peppermill Lane, said he was one of the kids on the street, he lives near down the end so, they like the dead end for playing on it during the summer. The pocket park across the street, he doesn't have a driver's license, he can't just drive there, he would have to cross Baldwin somehow, so he didn't see any use in that for him or any kid that lives on the street.

Ms. Erin Wolff, 4453 Peppermill Lane, stated they were three houses from where the tie in would be. Please don't rezone this parcel, and she wanted them to know about their Morgan Pines sub. She bought their home eight years ago; it was a little hidden gem. They all know each other, kids play in the street all the time, there is always a game going, it is like they are living as a vacation. The kids are being kids and with this tie-in they are not going to be able to kids. The road itself, they have maintained as their association, in the eight years she has seen one county snowplow truck come down, and it wasn't to plow the road it was to turn around in the cult-de-sac and go back out. The substructure of their street, they paid for it to get resealed just a couple of years ago, she didn't see the Township doing that. The substructure of the street is thin, she can't imagine the construction trucks that will be coming down and tearing it up. The drainage is a huge issue, her septic field is only 20 years and she had to put in a new one, and it is a problem. They have seen drainage issues just from the Baldwin removal of the trees and their property. The safety, that will be the direct crosscut through to I-75 through Morgan. 72 homes and cars going through there it is not going to be safe for anyone on their street. She has an 8th grader and a sophomore and once they rezone the schools, her kid's classes are maxed out, her 8th grader there are 31-32 kids in every class, his gym class has 52 kids. Please keep it to (SF) do not rezone it and if they do rezone it don't tie into their street, it is just a traffic safety hazard, let them keep their little sub their little gem.

Mr. Brian Belanger, 4436 Peppermill Lane, said what he looks at is what Lake Orion looks like. He knows that they represent Lake Orion, they are Lake Orion people and he was sure that there was a reason that they either came here or they decided not to leave. They know that Pulte is not Lake Orion and they have all seen where this is going, he saw it when he lived in Sterling Heights, he saw it with friends he has in Waterford and its once open space idyllic and then it gets packed and then it is Waterford. They called it starter homes, he had to buy a starter home in Sterling Heights that ended up looking like this. The neighborhood even at the height of the real-estate boom did not appreciate it was plat toed at best, when he got some money he got out. They are calling starter homes he doesn't believe that a \$400,000 home is a starter home and he doesn't think that they would sell for that either. He would like to keep Lake Orion, Lake Orion and move into the direction that they are trying to see with Baldwin Rd. a positive move and a positive direction.

Ms. Sharron Kupski, 3493 Gregory, said they themselves have been mainly impacted by all this change, her boyfriend's business was Gingellville Autobody and he lost his property because of the roundabout so they had to move the business to Pontiac now just down the road at Baldwin and Walton. Much like everyone was saying she is a runner, she will not run-down Gregory anymore, she is terrified when she sees her neighbors walking down, she sees people walking their dogs on it regularly and she is terrified for them. One of the things that they said was to put a question out there and it will be addressed; so, what are you going to do because this is ridiculous. It is going to take someone else getting hit, a child, a dog or a person, it is not safe anymore. She felt like everybody and what they said here they need to listen to them they are the people that are coming to them and begging them to keep their community the way it is, they don't need another 73 homes, there is going to be another 103 down the street already, the traffic as it is, is horrible because of all the shutdowns on Maybee and the traffic elsewhere coming through. She is begging them to please let them know what they plan on doing to help them, they are asking them to help them, they are coming to them saying this is a major problem for them. They live there, she didn't know where they live, but they may not live on these streets they have to deal with this every day and every

night, ongoing. She can't mow her lawn in the ditch without waiting for traffic to go by because nobody slows down, she can't get her mail without making sure that people are not coming down the road. She can't pull out of her driveway without somebody on her butt coming down the street, they will not slow down. The house issue is the main thing, but the traffic is bad enough now and it is only going to get worse with that; please take into consideration of; what are you going to do?

Mr. Dawson Wolff, 4453 Peppermill, said he used to walk to school everyday Wednesday just by himself and everyday he would walk down Peppermill and he would always have to check over his shoulder ever couple of seconds to see if there is a car coming because they don't pay attention. Ever since that incident that happened on Morgan, he must take precaution every day on Wednesday to walk down Morgan to check over his shoulder and it has happened almost four times of almost getting hit by speeding drivers. Now that he is a new driver he can see why, people don't pay attention, people go over the speed limit, they secluded to everything else going on. Adding more cars going down Peppermill is just going to increase the risk of safety; it is just an accident waiting to happen if this goes through.

Mr. Dan Hafner, 3517 Gregory, said he lives in the house just above the finger on the left, which is on the downhill side of Gregory Rd., and with all the heavy construction they are breaking and they are tearing up the road and the Road Commission is out there every other day. 35 years ago, he met his neighbor across the street, and they talked in the middle of the road without a car coming. Today starting about 4:30am they start getting traffic that wakes them up, by 6:30am it is one car a second until about 8:30-9am, then it lets up until people come home. He watched his little neighbor Sofia 6 years old trying to get to the bus stop, she had to get off the road three times while traffic cleared and he didn't know if they have ever walked Gregory, it is very narrow and there are no shoulders, maybe two feet at best and there are mailboxes in the way, otherwise they are walking in a ditch or on somebody's front lawn. She got to her bus stop four houses down the road and he was holding his breath, safety really is an issue here. With all the increased traffic, and he knew it would let up when Maybee is finished but with this and what is already going in, it is a real issue that they must address.

Mr. Dillon Ries, 4490 Peppermill Lane, said regarding the road with all the cars, him and his brother both play in the road all the time in the summer, they go biking and they never see a car come and when they do it is just easy to avoid but with so many new cars or people just trying to cut through to get a faster way there would be so much more to watch for and when they are playing in their front yard if someone accidentally misses a throw or a catch with a football then it could roll out into the road and they could not just notice something or someone could drive by and they could be in real danger. He felt it would not be beneficial to his summer vacation. When he would just want to ride his bike freely, he wants to not have to worry about a car over his shoulder every 5 1/2 seconds because someone else isn't watching.

Colleen Kayl, 3468 Gregory, said when the comment was made about Sofia, because she is at her bus stop with her Kindergarten, and it took them 4 minutes to cross the street just to get to the bus stop, and she is a Kindergarten and she had her three year old with her too and it is a safety hazard, it is terrifying. They make them stand back past the rock at the neighbor's house and just sit there and wait. Sometimes they wait in the car and this is in front of her house so, it is a safety issue. She is speaking on behalf of her kids to please consider not adding more traffic.

Cheryl Gosicki, 3454 Gregory Rd., said she wanted to stand in and show her support for everything that every resident has spoken here, please do not rezone.

Chairman Dunaskiss noted the citizen letters that were received. Vice Chairman Gross said that they received several written correspondences regarding this request. There was a survey that was submitted by 19 residents, 16 on Peppermill, 1 on Windmill Ct., 1 on Gregory and 1 on Alan Lane, all indicating their opposition to this request. There was a letter from John and Karen Maynard from Peppermill Lane, their letter was in opposition to the request relating to and identifying from their standpoint road safety, road repair, property value impact, groundwater and wildlife. The letter from Rachel Zachariah on Peppermill Lane being opposed with referencing the opening of Peppermill Lane to this property. A letter from Nikola

and Jelka Petrovic on Peppermill Lane also opposed referencing the opening onto Peppermill Lane. The petition from 14 residents from Morgan Pines stating their opposition referencing the Peppermill connection, the water and sewage runoff, conflict with the current land use plan and over development. Gregory Soul submitted a letter 3463 Gregory Rd., in opposition to this request. Michael and Erin Wolff, 4453 Peppermill submitted a letter in opposition to the request. Paul Raona, 4451 Alan Lane a letter in opposition of the request. The first speaker this evening was Don Hickmott and he submitted a survey regarding a potential safety path on Gregory Rd. as to the opposition or in support of a safety path on Gregory Rd. Those were the official letters that have been submitted in our copy to the file.

Chairman Dunaskiss asked if there were initial comments from the Commissioners during the public hearing portion. There was none.

Chairman Dunaskiss asked the Township Board for their questions and comments.

Supervisor Barnett questioned if there were any first timers here? Supervisor Barnett went through the process of the Joint Public Hearing.

Supervisor Barnett asked the Township Board if they had questions or comments that they wanted to add to the list that the petitioner would then have the opportunity to address.

Trustee Flood stated that he was a Gingellville boy too he lives on Rohr Rd., his family all his life has lived on Gregory Rd., Pasadena, Elmy and good friends on Morgan. He has seen the changes here, they don't like change, but Gingellville will never be the way it was. Their job is to abide by the law, he knows they don't like to be taken to court, it has happened in numerous places in this Township, they must protect the best interest in the Township and that is protect the taxpayers. Sometimes they win sometimes they lose, sometimes they must compromise. He guaranteed that the 36 square miles of this community those that have lived here long enough to know where they all live today might have been a consent judgement or a developer came in and developed the property. These two properties they are talking about right now, the one with the little finger that has the small driveway that is Stan Talgath's property, he knows Stan very well. The other property on top of the hill the old fam house that used to be Bill's Feed Store on the vacant property. What happens is they can sell to a developer, that is a legal right guaranteed under the constitution. He has the upmost faith in the Planning Commission doing their due diligence on tackling these hard problems. They are very serious when they listen to the public, sometimes they don't think they are, but sometimes they don't get exactly what they want or there might be some misinformation, they don't take their job lightly. The Planning Commission will make the recommendation to the seven-member elected board. The seven-member Township Board of Trustees has the final say, so you can hold them accountable. He wrote down a ton of notes here he wants to try to address them all for them. One thing that he wants to see under the (PUD) agreement, and this is where the Planning Commission with there great paid consultants, engineering, planning and attorney's; is what is the recognizable benefit on this (PUD)? What does the Orion Township residents especially in that small area right there, what are they going to benefit from this? He keeps hearing the safety concerns on those roads and they are right. Gregory Road is designed for a safety path it is in the Master Plan of the Park and Rec Master Plan it is designed to go on the north side of the road. Anyone that lives there knows that on the south side is where the utility poles are and that is how the drainage on that road runs. When his grandfather sold his property, the Township made him put an underground stormwater system in there, there is a cistron in there, because that runs into the Brown drain, so everything on that hill runs from the south to the north towards Baldwin. That is not the correct name on that pocket park, Jordan is down on Jordan and Baldwin that is the Gingell property right there on the corner of Pasadena and Baldwin. He can guarantee one thing you cannot make everyone happy with these tough decisions.

Trustee Birney stated that he hates this process, because what usually happens is, they get screwed. These (PUD)'s come across all of the time, some of them are good and some are bad, he is not antidevelopment he is not anti-Pulte every interaction he has had with Pulte has been upmost respectful and professional, there is no animosity at all, he knows they get beat up a lot in this town but not from him. They all have their stories, he moved to the community seven years ago, he grew up in Beverly Hills,

moved to Madison Heights after getting married, they outgrew that quickly everyone was on top of each other, they wanted a place with elbow room, nice community and kept finding themselves coming back here. Since he has already moved, he was a neighbor of them on Hidden Timber not too far away. The reason they moved was because of the unsafe conditions for their children, he has four young children and they had sidewalks. He gets what they are saying he understands he hears them; they get a lot of flak a lot when people say they are not listening to people. He can just talk about himself he is certainly listening. He is not saying that his decision has been made on this because there is still a lot of work and they obviously have the respect of the Planning Commission, but there is a lot of work to get done to get his vote for this. He does not see the point to continuing to cram in these houses in their area that wasn't meant to be. He felt that a lot of times people come to these meetings and everyone walks away saying they don't what is going to happen, because they don't really answer any questions. He is being real with them that it is a solid "no" for him if this is the exact plan that is going to come through. There is a lot of things that can be done, that is the beauty of a (PUD), they need to listen and understand, they need to recommend, and they need to make the final decision. Let your voices be heard the conversation doesn't stop tonight, they all have emails and phone numbers they all have time, make sure they voice their concerns and make sure that the needs are met. They have all been in a situation where he wouldn't be there if there wasn't a development on Hidden Timber, Lake Forest subdivision, that was 20 years old when they moved in, he wouldn't be there. Last week they had a similar situation with a (PUD), and Chris always says that he got involved because he was arguing against the development ironically it was the people that were arguing the last development for last week that he was arguing against, so these things happen. They have all been on that side of the fence saying we don't want this in our back yard, we don't want to look at this we want trees, we all get it, but we have to understand the process and they have to make their voices heard and hopefully they all do their job.

Trustee Dalrymple said one of the things that she listens to was the safety, she is a mom she has three small children and that is the first thing she thinks of when she hears that there are no sidewalks and getting to the bus stop. That is the kind of stuff that is important every day and that is what she wants to see about. Why would they not include sidewalks? It seems like something very simple that they should have. Why do they need the access to Peppermill so bad, can't they put something on the other side, why does that have to be the cut through, through this neighborhood if it is already there? If they are going to build something new and it is going to have an entrance on the other side, why can't it go on the other side. She knew it does not help the other side but just a thought on that too. If this new plan is going to have city sewer and water is that going to be offered to this other neighborhood as well if they would like to connect to the service if that is something they want? If they are going to bring the pipes all the way down that far down the road what is a little bit further if people wanted to connect to that too?

Trustee Steele said she is the Treasurer but she is also on the Safety Path Committee and Don Hickmott reached out to her for a couple times via phone and email regarding the path and as far as she is concerned, she thought they should have paths down every thoroughfare or major busy road just because they need safe passages for pedestrians. She new it was tight in there and she knew that there were drainage ditches and maybe there was a consideration of doing an alternative of maybe sidewalks instead of safety paths because they are not as wide and they have done that a little bit down Indianwood recently so she would certainly like to take a deeper dive on that one. Her concerns have always been with these rural pieces because they are all over the Township, they are down Walden Rd., Morgan Rd., Gregory and down Rohr Rd. and if they start doing this to every one of them then they start to lose their rural portion of Orion Township. Being on the Township Board you do have to look at both because you have to have both businesses and housing and so she is open minded to both, the people because she does live in the town too, and she likes the rural feel and she is not crazy about the density but she does know that people do want to live in Orion and so you want to provide housing for people within the Township as well. It is a very trepidatious path that they must walk upon. Those are her concerns and she really appreciate the planning portion from Giffels Webster she felt they put a lot of important points that this subdivision doesn't compare to the (R2) which is the (SF) they have compared it to the (R3) and that has to be looked at in comparison. They talked about the safety path, drainage and all the things that the people have said it has been addressed, not everything that has been said but it has been addressed in the planning writeup and she appreciated as they move forward going through each one of those points.

Supervisor Barnett said he had a couple of comments and questions. He did get involved about ten years ago trying to fight a development that was happening in his back yard he lives in the southeast part of the Township and that is accurate, two weeks ago they had another group in front of them and it was interesting because it was all the people that were there fighting the new development that he had unsuccessfully tried to lead a rebellion against in his neck of the woods a decade ago. He loves his job it is the most exciting and difficult job he has ever had in his career. He has met a lot of them in the room, everything that has been said tonight by his fellow Board members he echoes, they live here too, they have the fun task of trying to make decisions that are the best for their community and sometimes it is really fun when they are talking about pocket parks and things like that, when they are talking about peoples property rights it is difficult because inevitably they are going to disappoint some people. They try to weigh all the information they look to the ordinance for guidance and at the end of the day sometimes they are successful and sometimes they are not. Depending on how they look at it they might agree or disagree, so they must make the best decisions on behalf of most of their residents. Gregory Meadows was denied by the Planning Commission and the Township Board a lawsuit followed and they were not successful based on the advice and could share some of it with them that they were given. Some of the things that they must recognize and realize is that they do live in a wonderful community that they all call home; he does still believe they are living as a vacation. More than 40% of the land mass is lakes and parks and will always be because they are blessed with the Bald Mountain State Recreation Area, Orion Oaks County Park, and the five Township parks, they just added another 76 acres last year, and two pocket parks in the last 12 months. The two pocket parks will be at Pasadena and Baldwin and at Jordan and Baldwin. The Pasadena and Baldwin pocket park is on the west side of Baldwin, Jordan and Baldwin is at the southeast corner of Jordan and Baldwin. They do have the property at Gregory and Baldwin where the old Sunoco was but there is an easement for the carwash, there is a drive there so that is not going to be a pocket park but they will be able to do landscaping and things there to beautify that. He was proud of some of the things that they have done, they have invested over \$4,000,000 in the roundabouts and in the landscaping, they care about their quality of life and their home values. Had they done nothing they would have gotten five roundabouts that look like the roundabout at Gunn and Adams, it is a mound of grass. He is proud of all the landscaping and streetscaping that they are doing is because of the work that this Board has done. They understand the traffic concerns, the developer was not Pulte of Gregory Meadows, he knows that for a fact, they negotiated with the developer during the lawsuit process, Pulte was never involved in the process until later. He knew that the development was shopped to several other builders besides Pulte Homes because he was privy to some of those conversations. They did negotiate, \$125,000 and that was not in lieu of safety paths that was part of the public benefit of the development and he will not speak for the rest of the Board but he has never ever considered in the seven years he has served here increasing taxable values as a benefit to the Township because everything that has been stated costs money, traffic control and fire response that all cost money, so the taxes that are generated are generally are using those money for the additional services that they have to provide. That argument doesn't play with him. The Brown Road traffic they just received a grant that intersection starting in about a month from now through the end of the year will probably be one of the worst in the county, so they received a grant and they are doing a study to hopefully make some improvements, and they have some really great ideas that would work. One of the things that is unique about our Township is that we have two consecutive exits off of I-75, exit 83 Joslyn and 84 Baldwin that only happens a few times between the city of Detroit and us and if you look at the map you will see. If you start thinking about exits you have exit 67 is Rochester Rd. right in the busiest part of Troy the next exit is 69 two miles away, so they are kind of two or three miles apart most of the way through. When you look at planning and you look at the availability of sewer and water and that is what we are up against; and we have these corridors that do carry a lot of cars when people want to change that is why we haven't been real successful defending our (SF) zoning designation in the past. There is not one subdivision that has been developed in our Township that has developed a (SF) standards, not one, Heather Lakes is close but there is not one that has developed to the (SF) standards a subdivision that has been developed in the last 40-50 years. Some of them certainly live on larger parcel lots. That is the challenge they are up against. One of the things that he would tell them is that their ordinance is you can't have a cult-de-sac that is longer than 600 ft. the Fire Department will not allow it. That is why they are essentially being forced by our ordinance to connect to Peppermill if this should go through. Whether it is 13 homes or 72 homes or 130 homes there would

have to be a connection our ordinance requires it, is that the only place it could connect, he didn't know. There is obviously a piece of property that is the largest probably undeveloped right piece of property left in the Township and just so everyone in this room is very clear it will be developed. The parcel is owned by the Adler family that is on Baldwin Rd. will be developed. It is private property it is not zoned as a park and so that is some of the things that they try to do is and what he has learned in this job is it is impossible to make everyone happy but they do the best to listen to the concerns that is brought up. The safety path is a great idea if they can accommodate it. The good news that he heard tonight is 14 of 16 people are interested, guess what they need, they need easements from people if they are going to build safety paths and that is one of the jobs he has and Jeff Stout the Public Service Director literally knock on peoples doors as they are building out their safety path and sidewalk network telling people we would like to build a path we need their easement. We don't typically love to take people's property by intimate domain; the good news is in the last few years they have had a lot of great cooperation in that. We would love to build a safety path or a sidewalk down Gregory Rd. and Morgan Rd., but in order to do that they would need participation from the people that live there because their road-rights-of-way are generally narrower because the roads are extremely old. Some of the things they have done to try to assist, they did negotiate in the settlement of Gregory Meadows the resurfacing of Gregory between the fire station where the new road stops and Rohr Rd., the developer wanted to do that this year because it is the major detour for the road project they asked the Road Commission to not grant the permit, they agreed, so that will not happen this year. When the Baldwin Rd. project is complete which hopefully by next June or July, it is way behind schedule they have no control, it is the most frustrating thing he has to deal with, the road traffic on your roads will get back to somewhat of what they are used to, it will never be where they can have a ten minute conversation and no cars, but they know that there is so much additional traffic on your road right now because we have counted the cars. They will continue to listen to them and they appreciate their time in coming out. He was grateful to see that Mrs. Maynard is doing well, they were extremely concerned about her during that whole ordeal and our deputies are the best and they literally really worked hard to assist her. The owner of this property has the right to sell it and try to develop it they are working with this developer. In the seven years he has been there he has had a good working relationship with Pulte, they are not in our pockets they don't tell them what to do they don't have any control over them, but when we ask them to jump they have been responsive and most of the time that is through our engineering firm OHM when there is issues on sites when they have resident complaints they have been responsive. One of the reasons they are so strong anytime anybody develops, they must put up \$1,000,000 cash that we hold until they are satisfied that the development was done to what has been approved. Even though it seems that we are cold and not answering all these questions, they are going to have the opportunity to answer all these questions they are going to hear from their consultants, it is a long process and by all means if anyone has any questions or concerns about the process and don't feel like your questions are answered tonight they can reach out to him at his office, happy to meet with them, correspond via email they will try to get them the information.

Chairman Dunaskiss asked the petitioner to come back up and address the questions from the public as well as the Board of Trustees.

Mr. Anderson stated regarding the sidewalks at Morgan and Gregory he didn't have a response to that, there has been a lot of discussion about that and felt it would be good to have on there at some future point.

Mr. Anderson added regarding drainage, their projects have two significant ponds draining to the south of Peppermill, there is a large pond on the southwest corner, it will collect all the stormwater drainage and it will retain and discharge into the ground. They have done infiltration testing and they have good soils. That pond is significant enough to handle two one-hundred-year storm events. There are dry ponds now they are going to expand upon them later. There will be no discharge leaving the site heading south to Peppermill and conversely north to Gregory Rd., there is a similar pond, their design standards are two one-hundred-year storm events, that volume, so there is substantial size ponds they have had geotechnical engineers investigating them, they will certainly be reviewed and approved by the Township's engineering but preliminary all the drainage goes where it should be going and will be discharged

accordingly and again there is a long design process after this, but they were very comfortable that they are not going to create or exasperate any drainage issues north or south of them.

Mr. Anderson noted that there are some well properties out there and there is discussion about groundwater, all of the stuff they are talking about is surface impacts, something probably less than 10-15 feet, there will be no well or groundwater impacts based on their construction activity associated with this residential development. There are permitting processes about, grading so there is soil erosion that occurs, and they take a lot of those measures to keep down the dust design and monitor exposed property as grading occurs on the site. As far as the surface water goes, they would not anticipate any impacts to any of the neighboring wells.

Mr. Anderson addressed the traffic study, the ordinance speaks to a threshold for when a traffic study is needed, their anticipated trips did not meet those thresholds, which is about 1,000 trips a day or some number of peak so the traffic impact study is not necessary for this (PUD). There is a lot of construction capacity and developed around here, Baldwin Rd. is going to be substantially increased and Gregory is as well as part of those paving improvements. There is no impact to the road system based on this development.

Mr. Anderson replied to the compliance with the Master Plan, he felt the bigger issues was why they were there, there was discussion about why have a (PUD), this was once attempted to be a rezone as a straight (R-3) and an (R-3) is an appropriate use when they look at the Master Plan it talks about the vision of the Township and the vision of the Township for this area talks about Village Center retail uses along Baldwin Rd., and they are immediately adjacent to those Village Center, and if they are going to have density in the community this is the appropriate property for it. Clearly, if you go out there, Baldwin Rd. and having that activity and the density that is appropriate in this area as defined by the Master Plan is about 3-5 units per acre and they are proposing less than that. The (PUD) will give them a defined plan, the beauty of the (PUD) is not to get more density, because he has proven they are actually getting less density than what this is zoned for but it does give them the plan they are going to build and they can work together to define exactly what they are going to get, so he felt that the (PUD) is a great tool for these sensitive sites to talk about what they are going to get. They are going to get exactly what the put on the paper on this project, so a (PUD) is really the venue for that.

Mr. Anderson said regarding the road safety on Peppermill Lane, he offered up the ability to address the speed, but they are open to conversations. He thought that the Supervisor had indicated, generally they are going to tie their neighborhoods together with roads, so that is their proposal but are open to any further discussions or options on that.

Supervisor Barnet said knowing that, that parcel will either be developed due east for some future connections and then maybe that might be in one of the reviews. Regarding the roads, that was why he was so adamant when he lived on Roxsbury Ct. because he had a little spur that went off to the woods that his kids played basketball on and volleyball and they had all their block party's on. The reason Peppermill was designed like it was, not with a cult-de-sac at the end but at where it just stops was because the planner at the time when the sub was built knew that it needed to be able to connect to a future development, that is the way they require developments to go in the Township, that is by the ordinance. He does know, he knows exactly what they are talking about when they live right there because he was that person, unfortunately, something will connect there at some point, will it be the same density, will it be this development, he didn't know that, but at some point just be prepared that, that will be some reality.

Chairman Dunaskiss questioned about the buffer, would it be like the other development to the south or is there a buffer proposed between either side or any setbacks?

Mr. Anderson replied in the proposed plan the buffer varies significantly throughout the development and in a lot of cases they have hundreds of feet buffering and he thought that the minimum side yard was 30-35ft. on a couple of the side but most of the buffer they did not create a standard number and build out to it

much like they would on a standard lot plan, but they can look at what they can do in those buffered areas but in most cases they far exceed the 50-ft.

Chairman Dunaskiss said there was a lot of discussion about community benefits and they obviously heard a lot of the neighbors said they cannot access the proposed parks being contributed so maybe talk about the community benefits again.

Mr. Anderson answered the community benefit a lot of it is the proposed preservation with the plan they have. With the (PUD) and the product, they are proposing, again it is going to be a site condo. When you develop a lot of typical subdivisions, this could be 80-ft. lots, 80 x 150 and they could draw bigger squares and they would have ownership and it would fill up more of the property, they don't control that lot and they don't control the trees and the preservation. In this development they will be able to manage exactly where the grading limits are and the preservation limits and maximize preservation with this building condo development. None of the 72 homes will have the ability to go and cut additional trees because they decide they want a swing-set in behind their home. They have a substantial amount of preservation, over four acres, lots of pathways, they are proposing sidewalks on both sides, and quite a bit of trail systems, he felt they could increase their trail system around the retention pond which would be mostly empty minus a storm event, over and stub out to the south side of Peppermill, so there will be acres and acres of area that they could access. They do have sidewalks and trails, and 12 acres of open space and they get that through the (PUD) process. Those are the community benefits, the preservation, architecture, park donation at the Jordan Park.

Chairman Dunaskiss stated that there was a lot of discussion on the density and the (SF) farms plans was not submitted and the underlining zoning.

Mr. Anderson replied the underlining zoning is (SF) and again that was another comment that the Township Planner requested, he wanted to see what that plan produced and they generally don't do that they generally do a parallel plan consistent with the Master Plan, but they did create one, provided to the Township. The (SF) zoning is 2 1/2 acres it would produce 10 lots on this project, they have submitted that plan he has no problem sharing it, he thought there was a comment it might be 13, given the shape of this project it is 10 units. When they are looking at development, there was a comment made that there hasn't been a (SF) development in decades here, generally when people are coming in to do redevelopment, right now they have a home on 30-acres, if it is going to get redevelopment, what they do is they come into a community and read the community guidelines about what the property is intended to be in the future if they would change it. If they don't buy that one house on 30-acres what are they intending to do and the intent is from the Townships perspective, single family medium to high density 3-5 units per acre so those are the plans they created to be consistent with what the future plan is for this property. They created the (R-3) plan for this project and it creates 93 units. If he just wanted to be consistent with the Master Plan, he could request a (R-3) rezone and submit and he would get about 93 units, that is what was done before and there was a plan and it wasn't liked and it was denied. The (R-2) plan they created just to see what that looked like and that was a 77 unit plan and they are proposing 72 units, which is less than the Master Plan anticipated 3-5 units per acre and it is somewhere between the (R-1) and (R-2) Straight Zoning density.

Chairman Dunaskiss asked about the strip of land on the north side, any plans of that be decided?

Mr. Anderson answered that Joe Skore and himself spoke about that a couple of days ago, that is currently driveway access, he has another development that looks similar to this one, and there was talk about what to do with the odd strip, they are open to what to do with it, in the other situation they ended up deeding it to the adjacent parcel. Right now, as far they are concerned it is part of open space, they are not going to have drive access there, there is no road access. That little finger strip will not be used as part of the development.


Supervisor Barnett said they have the current zoning and then they have the Future Land Use. The Future Land Use is the not current zoning but what it is when they adopted the last Master Plan what they

were thinking and the mindset behind it was as they get closer to I-75 and Baldwin it is more dense, whether they liked it or not that was the thought process behind it. The difference between a (PUD), the lots they are proposing are not (R-2) or (R-3) lot sizes they are smaller, but the concept of a (PUD) and why it is not just popular in Orion but really around the state is it allows whether they see it as a benefit a pro or a con, he just wanted to tell them what the difference is, instead of piecing it all out where everyone has the same size lot and they own that, they have smaller lots and they have larger open space that is deeded open space to the association. Some people would see that as a benefit because it is an opportunity to save more of natural features, to have some community benefits like a trail system. He just wanted to explain it to them in a different way because it was not clear to him for awhile either. If they just came in for a rezone for what the Future Lane Use plan is defining which is medium high density that falls between (R-2) or (R-3) which would divide it all up. The other benefit of a (PUD) if they see it as a benefit is that it is as part of the (PUD) process not tonight but if it moves forward they would get architectural approved, the sign for the sub and the landscaping plan, so the Township is able to require a lot higher standard than what is just required per the zoning ordinance of (R-2) or (R-3). That is why a lot of the developments go (PUD) and this Board some of them have been very good some of them have been applauded by the neighbors because they are able to, not in all cases, but they are able to require some of those things that their ordinance does not allow them to require. Some people might not see that as a benefit but that is the difference and that is why they are saying in the presentation that if it was just rezoned to (R-2) or (R-3) that would be the number of units that they could potentially get. Therefore a (PUD) is used and why sometimes it is seen as a good thing because they can require different things.

Trustee Flood stated that for nine years they tried to get Gregory Rd. repaved, finally with the development and the court judgement they got it done. Originally the developer only wanted to go down to his entrance on that road, he wasn't going to go through the swamp where the road fell apart over the winter, he was going to go up to Rohr Rd. Pulte put that new pavement in there on the swamp, Code Enforcement went out and got ahold of them and told them when they detoured the traffic around, and that was when they were putting in the sewer line in down through Sherstone, so Pulte did put that in there, the Road Commissioner should have done that 20 years ago. For those folks that just moved here recently we paid for Gregory, Rohr, Maybee and Morgan, to be paved, the residents took up a ten-year S.A.D, that was about 20 plus years ago. Now you see the conditions of the roads now, the County is not maintaining them, they know that and that is why he felt sorry for the folks on Peppermill. One thing he is looking for in this development is what is the recognizable benefit, he hears it time and time again, the safety on Gregory Rd., there is no pedestrian safety on Gregory Rd. Having sidewalks put in on both side of their development, he thinks that is fantastic, it is to go back and do what they didn't do when they developed Morgan Pines, because now they are left with no sidewalks. When he sees they are preserving property, which is good, for the people that live there, they have sidewalks and trails, he imagines they are going to put a safety path on Gregory Rd. along their property line, so as far as he knows Gingellville now is Gingellville Village Center overlay district, it is supposed to be a walkable community. They have safety paths down Baldwin both sides of the roads, they have a new pocket park that is going to be built at Pasadena, it is great that they are going to give them a cash contribution for the pocket park on Jordan, which is about a mile away, but to him the recognizable benefit is that for these 73 units, when these people what to go to Gingellville which is supposed to be a walkable, they will just dump them out on Gregory Rd. like they do today, to him that his not a recognizable benefit. They need to address Pulte putting in that safety path down to Baldwin Rd., that is going to be the best bang for the buck for the residents.

Chairman Dunaskiss closed the public hearing for PC-2019-48, Gregory Meadows (PUD) joint public hearing at 9:18pm.

Respectfully submitted,



Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

November 20, 2019
Planning Commission Approval Date

