

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION
******* MINUTES *******
REGULAR MEETING, WEDNESDAY, NOVEMBER 6, 2019

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, November 6, 2019 at 7:00pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Joe St. Henry, Secretary
Don Gross, Vice Chairman

Don Walker, PC Rep to ZBA
John Steimel, BOT Rep to PC

PLANNING COMMISSION MEMBERS ABSENT:

Justin Dunaskiss, Chairman
Todd Garris, Commissioner
Scott Reynolds, Commissioner

1. OPEN MEETING

Vice Chairman Gross opened the meeting at 7:00pm.

2. ROLL CALL

As noted

CONSULTANTS PRESENT:

Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:

John Maynard
Debra Walton

3. MINUTES

- A. 10-16-19, Planning Commission Regular Meeting Minutes
- B. 10-16-19, PC-2019-48 The Cottages at Gregory Meadows Public Hearing Minutes

Moved by Secretary St. Henry, seconded by Trustee Steimel to **postpone** the approval of above minutes as presented. **Motion carried**

4. AGENDA REVIEW AND APPROVAL

Moved by Secretary St. Henry, seconded by Commissioner Walker, to remove items 3 A. & B. and item 11 from the agenda. **Motion carried**

5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY

Mr. John Maynard, 4437 Peppermill Lane. Asked what the status of The Cottages of Gregory Meadows was. Planning & Zoning Director Girling stated that the case appeared in front of the Planning Commission and that evening the case was postponed and has not received any updated plans.

6. CONSENT AGENDA

None

7. NEW BUSINESS

A. PC-2019-49, Peninsula Agriculture, LLC Ordinance #154 Application, located on the north side of W. Silverbell Rd. on the west side of Lapeer Rd. (unaddressed parcel 09-26-300-012 formerly known as 09-26-300-011.

Vice Chairman Gross Asked Planning & Zoning Director Girling for an update.

Planning & Zoning Director Girling stated the reason that there are two parcel numbers is because when they came in with a Conditional Rezone and a Straight Rezone, they needed to separate the two parcels. They have gone through the formal division, that is why there is a new parcel number. The parcel ending in #012 is the piece they are looking for which is behind the dealership between the back of the dealership and the landfill. Planning & Zoning Director Girling said that she did a review of the case per the Ord: #154, it is for a Class "C" grow. She reviewed it for the location requirements. There were two location requirements they did not meet which was the ingress and egress on a road with a certain traffic count that it didn't exceed it and the distance to residential. The ordinance does allow the applicant to go to the Township Board in extreme cases with some criteria that the Board of Trustees is to use to determine they can give a waiver. It did go to the Township Board on October 21, 2019 and they did issue both of those waivers. With those two waivers they application does meet all the location requirements.

Vice Chairman Gross noted that they have either complied with all ordinance requirements or received the necessary waivers and variances to comply. Planning & Zoning Director replied, correct.

Secretary St. Henry asked if this was just for a license for a grow facility permit? Planning & Zoning Director Girling answered; correct, that is the only use they are asking for in the application they currently have.

Trustee Steimel added that they approve the facility and then as the petitioner get tenants then the tenants will have to come in also.

Planning & Zoning Director Girling said this is a location, if approved, that is allowed for a Class "C" grow license.

Secretary St. Henry said the applicant is going to operate this building similarly to the other ones where there are tenants. Planning & Zoning Director Girling stated that they could be the only tenant.

Moved by Trustee Steimel, seconded by Commissioner Walker, that the Planning Commission **grant approval** of the application, as required under Ord. #154, for PC-2019-49, Peninsula Agriculture, LLC, for a Class "C" growing facility, located on a parcel formerly known as 09-26-300-011 now know as 09-34-300-12 for the following reasons: they have met all the criteria for a 154 facility; and that the applicant meets all applicable Township Ordinances and promulgated standards of the Township and, prior to opening, shall demonstrate to the Township that it meets the rules and regulations promulgated by the State Medical Marihuana Licensing Board; the Facility location conforms to all standards of the zoning district in which it is located.

Discussion on the motion:

Planning & Zoning Director Girling pointed out a typo on parcel #09-34-300-12 should be parcel #09-26-300-012.

Trustee Steimel **amended** the motion, Commissioner Walker re-supported, to change the motion that the parcel is now known as 09-26-300-012.

Roll call vote was as follows: St. Henry, yes; Steimel, yes; Walker, yes; Gross, yes.
Motion Carried 4-0

8. UNFINISHED BUSINESS

None

9. PUBLIC COMMENTS

None

10. COMMUNICATIONS

Memo from Planning & Zoning Director Girling Regarding Administrative Review for PC-019-44, Menards Adm. Review Site Plan adding an order pick-up lane.

11. PLANNERS REPORTS

Removed from the agenda

12. COMMITTEE REPORTS

None

13. PUBLIC HEARINGS

None

14. CHAIRMAN'S COMMENTS

None

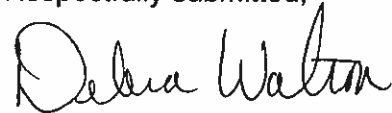
15. COMMISSIONERS' COMMENTS

Comment was given regarding the new Commissioner at the next meeting.

16. ADJOURNMENT

Moved by Trustee Steimel, seconded by Commissioner Walker, to adjourn the meeting at 7:10pm. **Motion carried.**

Respectfully submitted,



Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

November 20, 2019
Planning Commission Approval Date

