

Cory Johnston

From: Cory Johnston
Sent: Wednesday, April 23, 2025 8:57 PM
To: David Goodloe
Subject: RE: Questions on Buildings/Code Enforcement

Thank you for the response.

Based on the April 15, 2025 DDA meeting, there was approval for over \$441,000 in work consisting of new roofing on several buildings and new windows at the old office building. Hardly minor. This does not include the cost of the large amount of demolition already done. Based on available public information, there has been no assessment of these buildings for structural adequacy especially considering the change from existing warehouse/storage to public use and assembly. My reading of the bids for the work does not indicate any such assessment has been made or even provisions for basic replacement of damaged sheathing and framing if required. As such, it also does not say who, if anyone, will make this required assessment and determination. As you are aware, an architect or engineer of record is required for any commercial work of this value. I would think it even more important for work done with public tax dollars and for public use. Given the proposed change of use, it is unknown if these buildings are adequate for ANY use and it is unknown who, if anyone, is responsible for making that assessment. It would be good to know this prior to the spending of public tax dollars.

Cory Johnston

-----Original Message-----

From: David Goodloe <dgoodloe@oriontownship.org>
Sent: Wednesday, April 23, 2025 8:40 PM
To: Cory Johnston <cory@johnstondesign.org>
Subject: Re: Questions on Buildings/Code Enforcement

Hello, there is a permit, but only for minor work, windows and exterior. At this time we have no other applications.

Sent from my iPhone

> On Apr 23, 2025, at 6:45 PM, noreply@revize.com wrote:

>

> textarea-1719434523272 = 215 S Broadway, Lake Orion, MI (Former Lake

> Orion Lumberyard

> text-1719434568872 = Cory

> text-1719434571009 = Johnston

> text-1719434599113 = cory@johnstondesign.org

> text-1719434653578 = 2488777442

> textarea-1719434677103 = Has a permit been issued for the work currently being done at this property?

> If so, who is the architect and/or engineer of record as required for commercial development?

> If they exist, are the plans and applications available for review by the public?

no response

> If a permit has been issued, does the approval consider the change in use from existing storage/warehouse to proposed public assembly, office, commercial, and other uses?

Cory Johnston

From: General FOIA Inbox (Orion Township, MI) <OrionTownshipMI@request.justfoia.com>
Sent: Tuesday, July 22, 2025 7:54 AM
To: Cory Johnston
Subject: Re: RE: RE: Orion Charter Township - FOIA-2025-194 - Notice of Extension

I will check on the minor permit.

Julia

On Mon, Jul 21, 2025 at 5:22 pm, Cory Johnston wrote:

Thank you again for the response. I guess this is not going to be as easy as I thought it would be.

While I don't want to make a battle out of this, it seems either work is being done without a permit or for some unknown reason someone decided a permit was not necessary as there is definitely major work being done, as documented by the DDA Director and by anyone who looks.

As for my previous request, it was not a formal FOIA request, just a query on the Building Department section of the Orion Township website. I suppose it could be considered a FOIA request, but again, I'm not looking for a battle.

As shown below, Mr. Goodloe responded that there was a permit for "minor work, windows and exterior." My concern now and then is that the work being done is far from minor with no record of anyone meeting basic permit and design requirements. I understand that is not your problem to solve but there also seems to be no attempt by anyone to do so and based on what has been provided to you, and forwarded to me, some serious questions about what is going on.

FYI, this is the email response I received from David Goodloe on April 23, 2025 and my reply back. I have received no further information since then and why I decided to file a formal FOIA request:

Thank you for the response.

Based on the April 15, 2025 DDA meeting, there was approval for over \$441,000 in work consisting of new roofing on several buildings and new windows at the old office building. Hardly minor. This does not include the cost of the large amount of demolition already done. Based on available public information, there has been no assessment of these buildings for structural adequacy especially considering the change from existing warehouse/storage to public use and assembly. My reading of the bids for the work does not indicate any such assessment has been made or even provisions for basic replacement of damaged sheathing and framing if required. As such, it also does not say who, if anyone, will make this required assessment and determination. As you are aware, an architect or engineer of record is required for any commercial work of this value. I would think it even more important for work done with public tax dollars and for public use. Given the proposed change of use, it is unknown if these buildings are adequate for ANY use and it is unknown who, if anyone, is responsible for making that assessment. It would be good to know this prior to the spending of public tax dollars.

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> checkbox-group-1719434718090[] = option-1 Client IP = 172.58.124.134

Cory Johnston

From: General FOIA Inbox (Orion Township, MI)

Yes, that is why I would like you to contact (call) the Building Department. The response I received from the Building Department was word for word what I put in the extension letter, which covers the whole FOIA including viewing the pending permit. So right now I don't have a permit number or date of issue. I also don't know if they currently have the architect/engineer on the application. Once the permit(s) has been issued I will definitely provide the copies electronically through this portal. As far as viewing at the counter, yes, after filling out a FOIA request which you have done, you are allowed to view issued permits.

You mentioned a previous FOIA submitted to the Building Official that was not answered. If it was in the last 366 days I should have a record of it. In searching my database, it looks like it was never submitted to me. If it was for a prior time, unfortunately per Freedom of Information Act 442 of 1976 15.233 Sec. 3. (2) "A freedom of information act coordinator shall keep a copy of all written requests for public records on file for no less than 1 year." So requests are purged according to the State of Michigan General Retention Schedule #25 for Township Clerks. I purge a year and a day from closing out a FOIA.

Again, I can only provide what the Building Department provides me.

I'm sorry that I can't be more help at the moment.

Regards,

Julia

On Mon, Jul 21, 2025 at 11:53 am, Cory Johnston wrote:

Thank you for the response.

Even if no permit has been issued, which seems odd given the work that has been observed being done and the monthly reports issued by the DDA Executive Director, is there no permit number assigned to this? Additionally, if there is at least an application, there must be an architect or engineer of record which is part of my request.

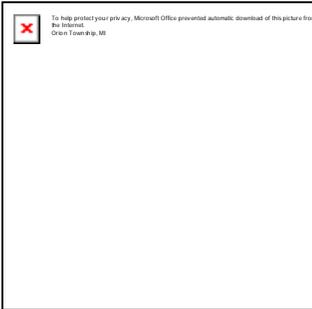
Finally, I had asked in this FOIA request and my previous request to the Building Official if permit application information can be viewed at the Township Offices and not received an answer.

It seems that the general information must be known regardless of the status of the permit, and at least some of the specific information known and readily available if a permit has been applied for.

Thank you again. I am just trying to understand the process in Orion Township, as well as the status of a prominent project in the Village of Lake Orion.

Cory Johnston

From: General FOIA Inbox (Orion Township, MI)



Dear Cory Johnston

We are extending the date to respond to your FOIA request for no more than 10 business days, until Monday August 4, 2025. Only one extension may be taken per FOIA request.

Estimated Time Frame to Provide Records: 10 business days

The time frame estimate is nonbinding upon the township, but the township is providing the estimate in good faith. Providing an estimated time frame does not relieve a public body from any of the other requirements of this act.

"Please provide the permit number(s), date(s) of issue, and the architect and/or engineer of record for work currently being done at the former Lake Orion Lumberyard property, previously addressed as 215 S. Broadway Street, Lake Orion, Michigan. An electronic copy of the permit application(s) or permit(s) is acceptable if it contains the requested information. A previous request in April of 2015 to the Orion Township Building Department was not fully responded to. Additionally, if not available electronically, is the permit application, plans, related submittals, and approval able to be viewed at the Orion Township offices? "

The Building Department reports permits for 215 S Broadway St are still pending and have not been issued. I am keeping your request open and extending it for the additional 10 business days. If you should have any questions, please contact the Building Department directly.

Regards,

Julia Steimel | Records/FOIA Coordinator

Clerk's Office
2323 Joslyn Road
Lake Orion, Michigan 48360

(248) 391-0304 ext. 4005

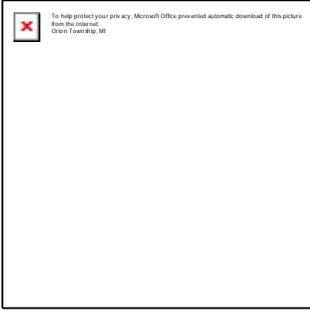
FOIA@oriontownship.org

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Cory Johnston

From: General FOIA Inbox (Orion Township, MI) <OrionTownshipMI@request.justfoia.com>
Sent: Wednesday, July 23, 2025 8:02 AM
To: Cory Johnston
Subject: Charter Township of Orion, MI. - Records Request FOIA-2025-194 Granting in part and Denial in part
Attachments: FOIA Procedures Guidelines Summary JF.pdf



Dear Cory Johnston

RE: Record Request [Request Number: FOIA-2025-194](#) Submitted on: 7/14/2025

Please use the Record Request Number link above and refer to the JustFOIA Notification of submittal "do not reply" email sent 7/14/2025 for your **security key** to access your responsive documents.

"Please provide the permit number(s), date(s) of issue, and the architect and/or engineer of record for work currently being done at the former Lake Orion Lumberyard property, previously addressed as 215 S. Broadway Street, Lake Orion, Michigan. An electronic copy of the permit application(s) or permit(s) is acceptable if it contains the requested information. A previous request in April of 2015 to the Orion Township Building Department was not fully responded to. Additionally, if not available electronically, is the permit application, plans, related submittals, and approval able to be viewed at the Orion Township offices? "

Your FOIA Request has been granted for the following records you requested:

permit application(s) including demo and plans have been provided for work currently being done at the former Lake Orion Lumberyard property, previously addressed as 215 S. Broadway Street, Lake Orion, Michigan

This includes everything the Township has on file for that address.

Part of your request for records has been denied:

permit number(s), date(s) of issue, and the architect and/or engineer of record for work currently being done at the former Lake Orion Lumberyard property, previously addressed as 215 S. Broadway Street, Lake Orion, Michigan

no architect or engineer is listed on the application, permits have not been issued

You are entitled under Section 10 of the Michigan Freedom of Information Act, MCL 15.240, to appeal this denial to the township board or to commence an action in the Circuit Court to compel disclosure of the requested records if you believe they were wrongfully withheld from disclosure. If, after judicial review, the court determines that the township has not complied with MCL 15.235 in making this denial and orders disclosure of all or a portion of a public record, you have the right to receive attorneys' fees and damages as provided in MCL 15.240. (See the *Public Summary attachment for additional information on your rights.*) Appeal forms are available at the Township office or at www.oriontownship.org

Regards,

Julia Steimel | Records/FOIA Coordinator

Clerk's Office

2323 Joslyn Road

Lake Orion, Michigan 48360

(248) 391-0304 ext. 4005

FOIA@oriontownship.org

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