

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION PUBLIC HEARING MINUTES
PC-23-22, YATOOMA OIL GAS STATION AND DRIVE-THRU, SPECIAL LAND USE REQUEST
FOR A 24-HOUR OPERATION
WEDNESDAY, SEPTEMBER 6, 2023**

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, September 6, 2023, at 7:05 p.m. at the Orion Township Municipal Complex Board Room 2323 Joslyn Road, Lake Orion, MI 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Scott Reynolds, Chairman	James Cummins, Commissioner
Don Walker, PC Rep to ZBA	Don Gross, Vice Chairman
Kim Urbanowski, BOT Rep to PC	Jessica Gingell, Commissioner

PLANNING COMMISSION MEMBERS ABSENT:

Joe St. Henry, Secretary

CONSULTANTS PRESENT:

John Enos, (Township Planner) of Carlisle Wortman Associates, Inc.
Mark Landis (Township Engineer) of Orchard, Hiltz, and McCliment, Inc.
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:

Doug Kennedy	Conrad Schewe	Joseph McDaniel
Eugenia McDaniel	Dr. Mark Brett	Mary Brett
Jason Fleis	Vito Pamplona Jr.	Alan Green
Darey Jouprey (SP?)	Rebecca Majewski	Michael Majewski
Lori Paulik	Kevin Brandon	Richard McKenney
Brian Russel	Margy Russel	Christine Matt
Dia Bowen	Christina Griesser	Rob VanDyke
David Dedvukaj	Steven Wargo	Kenneth Johnson
Melanie Morris	Kevin Morris	Kathryn Kennedy

PC-23-22 Yatooma Oil Gas Station and Drive-Thru Special Land Use and Site Plan, located on a vacant parcel at the northwest corner of Lapeer Rd. and Silverbell Rd. (parcel #09-26-300-015).

Chairman Reynolds asked the applicant to state their name and address for the record.

Mr. Vito Pamplona with Pamplona Construction Management. He stated that he was with Jason Fleis with The Umlor Group, and Kevin Brandon the architect.

Mr. Pamplona said what they have in front of them is a gas station/convenience store with diesel. He showed the Commissioners the Red Barn Market which was one of many that had been built and in site plan in the area. It is a 9,000-sq. ft. building with a drive-thru Saroki's Pizza and Chicken. It is in the General Business (GB) district, and they are looking for 24-hour use.

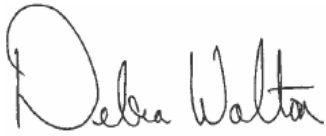
Chairman Reynolds asked if there were any citizens who would like to make a public comment. There were none.

Chairman Reynolds said that there was a letter from Laura Hart 210 Stratford Lane. She asked to take concern and consideration of the proposed use.

Chairman Reynolds asked if there were any comments or questions from the Planning Commission members. There were none.

Chairman Reynolds closed the public hearing at 7:08 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Debra Walton".

Debra Walton
PC/ZBA Clerk
Charter Township of Orion

September 20, 2023

Planning Commission Approval Date