Public Hearing at 7:05 p.m. for PC-23-22 Yatooma Oil Gas Station and Drive-Thru, Special Land Use request for a gas station, and a drive-thru restaurant, located on a vacant parcel at the northwest corner of Lapeer Rd. and Silverbell Rd. (parcel #09-26-300-015).

Public hearing (immediately following PC-23-22) PC-23-27, Black Cat Beanery, Special Land Use request for a cat café, located at 1192 S. Lapeer Rd. (parcel #09-14-201-025).

1. OPEN MEETING
2. ROLL CALL
3. MINUTES
   A. 7-19-23, Planning Commission Regular Meeting Minutes
   B. 8-2-23, Planning Commission Special Meeting/Workshop Minutes.
4. AGENDA REVIEW AND APPROVAL
5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY
6. CONSENT AGENDA
7. NEW BUSINESS
   A. PC-23-27 Black Cat Beanery Special Land Use request for a cat cafe, located at 1192 S. Lapeer Rd. (parcel #09-14-201-025).
   B. PC-23-20 WhiteWater Car Wash Site Plan, located at 1112 and 1140 S Lapeer Rd. (parcels #09-14-201-005 and 09-14-201-006).
   C. 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).
8. UNFINISHED BUSINESS
9. PUBLIC COMMENTS
10. COMMUNICATIONS
11. PLANNERS REPORT/EDUCATION
12. COMMITTEE REPORTS
13. FUTURE PUBLIC HEARINGS
   A. Public Hearing at 7:05 p.m. for PC-23-22 Yatooma Oil Gas Station and Drive-Thru, Special Land Use request for 24-Hour operation, located on a vacant parcel at the northwest corner of Lapeer Rd. and Silverbell Rd. (parcel #09-26-300-015).
   B. Public hearing (immediately following PC-23-22) PC-23-32, The Villages of Orion, request for a proposed amendment to a consent judgement and site plan, located at 823 N. Lapeer Rd. (parcel #09-02-126-020).
14. CHAIRMAN’S COMMENTS
15. COMMISSIONERS’ COMMENTS
16. ADJOURNMENT

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Township at least seventy-two hours in advance of the meeting when requesting accommodations.