

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION
******* A G E N D A *******
REGULAR MEETING – WEDNESDAY, NOVEMBER 1, 2023 - 7:00 P.M.
ORION TOWNSHIP MUNICIPAL COMPLEX BOARD ROOM
2323 JOSLYN ROAD, LAKE ORION, MI 48360

Public hearing at 7:05 p.m. for PC-23-42 Sheetz, request for a Conditional Rezone of seven parcels, located at 681 S. Lapeer Rd. (parcel #09-11-430-004), 677 S. Lapeer Rd. (parcel #09-11-430-021), a vacant parcel immediately south of 681 S. Lapeer Rd. (parcel #09-11-430-005), 55 Golden Gate Ave. (parcel #09-11-430-014), 71 Golden Gate Ave. (parcel #09-11-430-015), a vacant parcel immediately north of 55 Golden Gate Ave. (parcel #09-11-430-006), and a vacant parcel immediately north of 71 Golden Gate Ave. (parcel #09-11-430-007), from Single Family Residential (R-3) and General Business (GB) to General Business (GB) with conditions, in accordance with the concept plan/application depicting a 24-hour fueling station, convenience store, and fast food restaurant.

Public hearing (immediately following PC-23-42) PC-23-43 Orion City Gate Rebuild, requesting Special Land Use approval for a Public Utility Gas Regulator Station located on an unaddressed parcel south of 4888 Joslyn Rd. (parcel #09-33-376-004).

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

- A. 10-4-23, Planning Commission Regular Meeting Minutes
- B. 10-4-23, PC-23-38, Township Initiated Text Amendment, Public Hearing Minutes

4. AGENDA REVIEW AND APPROVAL

5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY

6. CONSENT AGENDA

7. NEW BUSINESS

- A. PC-2019-06 Silverbell Pointe PUD Final, request for a site plan extension, located S. of Silverbell Rd. on the E. side of Joslyn Rd. (parcel #09-33-201-001, 09-33-128-001, 09-28-379-001, & 09-28-451-001).
- B. PC-23-42, Sheetz Conditional Rezone, located at 681 S. Lapeer Rd. (parcel #09-11-430-004), 677 S. Lapeer Rd. (parcel #09-11-430-021), vacant parcel #09-11-430-005, 55 Golden Gate Ave. (parcel #09-11-430-014), 71 Golden Gate Ave. (parcel #09-11-430-015), and vacant parcels #09-11-430-006 and #09-11-430-007, from Single Family Residential (R-3) and General Business (GB) to General Business (GB).
- C. PC-23-43, Orion City Gate Rebuild (Consumers Energy) request for Special Land Use and Site Plan for unaddressed parcel south of 4888 Joslyn Rd. (parcel #09-33-376-004).
- D. PC-23-46, PTV Self Storage Determination of Use, located on vacant land immediately west of 3020 Indianwood Rd. (parcel #09-05-301-016).
- E. 2024 Planning Commission Meeting Dates

8. UNFINISHED BUSINESS

9. PUBLIC COMMENTS

10. COMMUNICATIONS

11. PLANNERS REPORT/EDUCATION

- A. Jim Cummins report on Planners' Conference
- B. Open Meetings Act

12. COMMITTEE REPORTS

13. FUTURE PUBLIC HEARINGS

14. CHAIRMAN'S COMMENTS

15. COMMISSIONERS' COMMENTS

16. ADJOURNMENT

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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.