1. **Open Meeting**
Chairman Reynolds called the meeting to order at 7:00 p.m.

2. **Roll Call**
Members Present: Joe St. Henry, Scott Reynolds, James Cummins, Kim Urbanowski, Don Gross & Jessica Gingell

Members Absent: Don Walker

3. **Minutes**
Motion carried to approve 2-15-23, Planning Commission Regular Meeting Minutes as presented.

4. **Agenda Review and Approval**
Motion carried to approve the agenda as presented.

5. **Brief Public Comment – Non-Agenda Items Only**
None.

6. **Consent Agenda**
None.

Chairman Reynolds recessed the regular meeting at 7:05 p.m. and opened the public hearing for PC-23-02, Lapeer Rd. & Silverbell Rd. Development, requesting to rezone vacant land north of and surrounding 4285 S. Lapeer (Parcel #09-35-200-032) from Office Professional (OP) to Limited Industrial (LI).

Chairman Reynolds closed the public hearing for PC-23-02 at 7:07 p.m.

Chairman Reynolds opened the public hearing for PC-23-03 at 7:07 p.m., Lapeer Road Burger King Rezone Request, located at 1155 S. Lapeer Rd. (Parcel #09-14-226-011) from Office Professional (OP) to General Business (GB).

Chairman Reynolds closed the public hearing for PC-23-03 at 7:18 p.m.

Chairman Reynolds opened the joint public hearing at 7:20 p.m. for PC-23-04, Orion Ridge Major Planned Unit Development (PUD) Amendment, located on a vacant parcel at the NW corner of Maybee and Baldwin Roads (Parcel #s 09-29-104-001 through 09-29-104-051).

Chairman Reynolds closed the joint public hearing for PC-23-04 at 7:41 p.m. and reconvened the regular Planning Commission meeting.

7. **New Business**
Motion carried to forward a recommendation to the Board of Trustees to approve the rezone.

PC-23-03, Lapeer Road Burger King Rezone Request, located at 1155 S. Lapeer Rd. (Parcel #09-14-226-011).
Motion carried to forward a recommendation to the Board of Trustees to approve the rezone.

8. **Unfinished Business**
None.
9. Public Comments
None.

10. Communications
None.

11. Planners Report/Education
None.

12. Committee Reports
None.

13. Future Public Hearing(s)
03-15-23 at 7:05 p.m., PC-2021-65, Township Initiated Text Amendment to Zoning ordinance #78, 2022 Zoning Ordinance Updates, Article II, III, IX, XI, XIV, XVI, XVIII, XIX, XX, XXI, XXII, XXIII, XXIV, XXVI, XXVII, XXIX, XXX, XXXIV, and XXXV.

14. Chairman’s Comments
None.

15. Commissioners’ Comments
Some heard.

16. Adjournment
Motion carried to adjourn at 7:56 p.m.

Respectfully submitted,

[Signature]
Debra Walton
PC/ZBA Clerk
Charter Township of Orion