1. **Open Meeting**  
Chairman Reynolds called the meeting to order at 7:01 p.m.

2. **Roll Call**  
Members Present: Scott Reynolds, Don Walker, Kim Urbanowski, Don Gross & Jessica Gingell

Members Absent: Joe St. Henry & James Cummins

3. **Minutes**  
3-1-23, Planning Commission Regular Meeting Minutes  
3-1-23, PC-23-02, Lapeer Rd. & Silverbell Rd. Rezone public hearing minutes  
3-1-23, PC-23-03, Lapeer Road Burger King Rezone public hearing minutes  
3-1-23, PC-23-04, Orion Ridge Major PUD Amendment public hearing minutes  
Motion carried to approve all 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**  
Motion carried to approve the consent agenda as presented.

Chairman Reynolds recessed the regular meeting at 7:05 p.m. and opened the public hearing for PC-2021-65, Township Initiated Text Amendment to Zoning Ordinance #78. 2022 Zoning Ordinance Updates, Articles II, III, IX, XI, XIV, XVI, XVIII, XIX, XX, XXI, XXII, XXIII, XXIV, XXVI, XXVII, XXIX, XXX, XXXIV, and XXXV.

Chairman Reynolds closed the public hearing for PC-23-02 at 7:09 p.m. and reconvened the regular Planning Commission meeting.

7. **New Business**  
Motion carried to grant a 1-year site plan extension.

8. **Unfinished Business**  
PC-22-29, Baldwin Village Final PUD, located at 4410 & 4408 S. Baldwin Rd. (parcel 09-32-301-001), an unaddressed parcel 09-32-301-014 located at the NW corner of Morgan and S. Baldwin Road, an unaddressed parcel 09-32-151-020 located north of 4408 S. Baldwin, and 4292 S. Baldwin (parcel 09-32-151-021).  
Motion carried to forward a recommendation to the Board of Trustees to approve the PUD final plan with conditions.

PC-2021-90, Ridgewood Final PUD, located at 625 W. Clarkston Rd. (parcel 09-15-226-007), the vacant parcel west of 625 W. Clarkston Rd. (parcel #09-15-226-006), and the vacant parcel east of 625 W. Clarkston Rd. (parcel #09-15-226-008).  
Motion carried to forward a recommendation to the Board of Trustees to approve the PUD final plan with conditions.

PC-22-37, Stadium Ridge Apartments Site Plan, located at 101 Stadium Dr. (parcel #09-14-400-025) and unaddressed parcel east of 101 Stadium Dr. (parcel #09-14-400-026).  
Motion carried to approve the site plan with conditions.
PC-2021-65, Township Initiated Text Amendment to Zoning Ordinance #78, 2022 Zoning Ordinance Updates, Articles II, III, IX, XI, XIV, XVI, XVIII, XIX, XX, XXI, XXII, XXIII, XXIV, XXVI, XXVII, XXIX, XXX, XXXIV, and XXXV.
Motion carried to forward a recommendation to the Board of Trustees to approve and adopt the text amendment.

9. Public Comments
None.

10. Communications
None.

11. Planners Report/Education
RRC Virtual Academy for Local Officers
Discussion only

12. Committee Reports
None.

13. Future Public Hearing(s)
4-5-23 at 7:05 p.m., Platinum Toy Vault Luxury Boat and RV Storage, Special Land Use Request for Special Storage, located west of 3020 Indianwood Rd. and east of 3200 Indianwood Rd. parcel #09-05-301-016.

14. Chairman's Comments
Some heard.

15. Commissioners' Comments
Some heard.

16. Adjournment
Motion carried to adjourn at 8:58 p.m.

Respectfully submitted,

Debra Walton
PC/ZBA Clerk
Charter Township of Orion