

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION
SYNOPSIS – REGULAR MEETING – WEDNESDAY, APRIL 3, 2024, 7:00 P.M.

1. Open Meeting

Chairman Reynolds called the meeting to order at 7:00 p.m.

2. Roll Call

Members Present: Scott Reynolds, Don Gross, Joe St. Henry, Don Walker & Jack Lovat

Members Absent: James Cummings & Kim Urbanowski

3. Minutes

- A. Motion carried to approve 3-20-24, Planning Commission Regular Meeting Minutes as presented.
- B. Motion carried to approve 3-20-24, PC-23-32, Villages of Orion, Public Hearing Minutes as presented.
- C. Motion carried to approve 3-20-24, PC-24-04, Township Initiated Text Amendment Public Hearing 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 at 7:05 p.m. for PC-24-08, Kroger D649 Retail Fuel Center, request for a Conditional Rezone of one parcel, located at 3111 South Baldwin Rd. (09-29-126-039), from Office and Professional (OP) to General Business (GB) with conditions, in accordance with the concept plan depicting a fueling station with 8 dispensing columns that allow for 16 pumps, a 540 square foot transaction kiosk, and offer of additional conditions.

Chairman Reynolds closed the public hearing for PC-24-08 at 7:54 p.m.

7. New Business

A. PC-24-07, Pinball Social Determination of Use, 784 S. Lapeer Rd. (parcel #09-11-476-019).

Motion carried that the use is compatible for the use in Restricted Business (RB) & General Business (GB) as a use by right.

B. PC-24-08, Kroger D649 Fueling Station Conditional Rezone, 3111 S. Baldwin Rd. (parcel #09-29-126-039).

Motion failed to recommend denial of the Conditional Rezone to the Board of Trustees.

Motion carried to postpone the Conditional Rezone

C. PC-24-09, Burger King Renovation Site Plan, 1155 S. Lapeer Rd. (parcel #09-14-226-011).

Motion carried to approve a driveway setback waiver.

Motion carried to approve a greenbelt width waiver.

Motion carried to approve an interior parking lot island width waiver.

Motion carried to conditionally approve a parking lot adjacent to road tree count waiver.

Motion carried to approve site plan with conditions.

8. Unfinished Business

None.

9. Public Comments

None.

10. Communications

None.

11. Planners Report/Education

A. Discussion on Tree Ordinance

Discussion only.

B. Spring 2024 Citizen Planner via Zoom

Discussion only.

12. Committee Reports

None.

13. Future Public Hearing(s)

A. 4-17-24 at 7:05 p.m., PC-24-11, 1465 Brown Rd. Conditional Rezone, request for a Conditional Rezone of one parcel, located at 1465 Brown Rd. (09-34-300-010), from Office and Professional (OP) to Industrial Park (IP) with conditions, in accordance with the concept plan depicting a single story building, construction of a private access drive that services the existing property, renovation of existing building for a medical marijuana provisioning center and marijuana retail facility, or any other conditions offered by the applicant.

B. 4-17-24 (immediately following PC-24-11, Public hearing at 7:05 p.m.), PC-24-12, Orion Township Public Library, requesting Special Land Use approval for a library located at 825 Joslyn Rd. (parcel #09-09-452-020).

14. Chairman's Comments

None.

15. Commissioners' Comments

None.

16. Adjournment

Motion carried to adjourn at 9:31 p.m.

Respectfully submitted,

Debra Walton
PC/ZBA Clerk
Charter Township of Orion