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

2. **Roll Call**  
Members Present: Don Walker, Don Gross, Scott Reynolds, Kim Urbanowski, & Joe St. Henry

Members Absent: Garrett Hoffman & Jessica Gingell

3. **Minutes**  
Motion carried to approve the 03-17-21 Planning Commission Workshop Meeting Minutes & 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 heard.

6. **Consent Agenda**  
None.

7. **New Business**  
A. PC-2021-38, Canterbury Village, Modify Existing Site Condominium, located at 2359 Joslyn Ct, (parcel 09-21-251-004).  
Motion carried to deny the amended Canterbury Village site condo for a variance, however, if variance is approved PC-2021-38 is automatically approved without the need to go back in front of the Planning Commission.

B. PC-2021-40, API Consulting Office Addition Site Plan, located at 339 W. Clarkston Rd., (parcel 09-14-100-008).  
Motion carried to conditionally approve an off-street parking setback waiver.  
Motion carried to approve a landscaping greenbelt waiver.  
Motion carried to approve a covered trash area waiver.  
Motion carried to approve site plan with conditions.

8. **Unfinished Business**  
A. PC-2018-49, Hills of Woodbridge Planned Unit Development (PUD) Final Plan, located on a vacant parcel 09-26-451-004 north of 3805 S. Lapeer, vacant parcel 09-26-402-020, and vacant parcel 09-26-402-021 (both west of 40 Hi-Hill Dr.)  
Motion carried to approve the wetland permit.  
Motion carried to forward a recommendation to the Township Board to deny PUD final plan.

9. **Public Comments**  
None heard.

10. **Communications**  
None.

11. **Planners Report/Education**  
None.

12. **Committee Reports**  
None.
13. Future Public Hearings
4-21-21 at 7:05 p.m., PC-2021-39, Lake Orion Community Schools Rezone Request, to rezone a portion (approx. .648 acres) of parcel #09-16-200-002, located at 1013, 1135, 1155, and 1255 Joslyn Rd. from Suburban Farms (SF) to Limited Industrial (LI)>

4-21-21 PC-2021-37 (immediately following the PC-2021-39 Public Hearing at 7:05 p.m.) Meijer ORI, Special Land Use Request for Large Scale Retail Establishment equaling 90,000-sq. ft. located at 1025 S. Lapeer Road (Sidwell #09-14-226-008) & unaddressed parcel #09-14-226-001 (surrounded by parcel #09-14-226-008).

14. Chairman's Comments
Some heard.

15. Commissioners' Comments
Some heard.

16. Adjournment
Motion carried to adjourn at 9:20 p.m.

Respectfully submitted,

Debra Walton
PC/ZBA Clerk
Charter Township of Orion