1. **Open Meeting**
   Chairman Reynolds called the meeting to order at 7:11 pm

2. **Roll Call**
   Members Present: Don Walker, Joe St. Henry, Scott Reynolds, Garrett Hoffman, Kim Urbanowski, Don Gross, Jessica Gingell
   Members Absent: None

3. **Minutes**
   Motion carried to postpone approval of the 4-15-21, Planning Commission Regular Meeting minutes.

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 and opened the public hearing for PC-2021-39, Lake Orion Schools Rezone Request, a request to rezone a portion (approx. .648 acres) of parcel 09-16-200-002, located at 1013, 1135, 1155, and 1255 Joslyn Road, from Suburban Farms (SF) to Limited Industrial (LI) at 7:17 pm and closed the public hearing at 7:24 pm.

Chairman Reynolds then opened the public hearing for PC-2021-37, Meijer ORI, Special Land Use Request for a Large-Scale Retail Establishment equaling 90,000-sq. ft., located at 1025 S. Lapeer Rd. (Sidwell #09-14-226-008) & unaddressed parcel 09-14-226-001 (surrounded by parcel 09-14-226-008), at 7:24 pm and closed the public hearing at 7:29 pm.

7. **New Business**
   PC-2021-37, Meijer ORI, Special land Use request for a Large-Scale Retail Establishment and Site Plan, located at 1025 S. Lapeer Road (Sidwell #09-14-226-008) & unaddressed parcel 09-14-226-001.
   Motion carried to approve Special Land Use.
   Motion carried to conditionally approval Site Plan.

   PC-2021-39, Lake Orion Schools Rezone Request, a request to rezone a portion (approx. .648 acres) of parcel 09-16-200-002, located at 1013, 1135, 1155, and 1255 Joslyn Road, from Suburban Farms (SF) to Limited Industrial (LI).
   Motion carried to recommend approval the Township Board of proposed 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)
None.

14. Chairman’s Comments
Some heard.

15. Commissioners’ Comments
Some heard.

16. Adjournment
Motion carried to adjourn at 8:47pm

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion