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

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

3. **Minutes**
4-5-23, Planning Commission Regular Meeting Minutes.
4-5-23, PC-23-13, Platinum Toy Vault, Luxury Boat & RV Storage Special Land Use Public Hearing Minutes.
3-22-23, Township Board of Trustees, Planning Commission, Zoning Board of Appeals & Corridor Improvement Authority Joint Meeting, Special Meeting Minutes.
Motion carried to approve all three sets of minutes.

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

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

6. **Consent Agenda**
Motion carried to approve the consent agenda as presented.

7. **New Business**
PC-23-39, Hudson Square Final PUD Plan, located at 3030 S. Lapeer Rd. (Sidwell #09-26-101-021).
Motion carried to recommend conditional approval of the Final PUD plan.

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)**
5-17-23 at 7:05 p.m., PC-23-15, Lapeer Road Burger King, Special Land Use Request for a Drive Through, located at 1155 South Lapeer Road (Sidwell #09-14-226-011).

14. **Chairman’s Comments**
Some heard.

15. **Commissioners’ Comments**
Some heard.

16. **Adjournment**
Motion carried to adjourn at 8:30 p.m.

Respectfully submitted,

[Signature]

Debra Walton
PC/ZBA Clerk
Charter Township of Orion