

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION  
SYNOPSIS – REGULAR MEETING – WEDNESDAY, MAY 4, 2022, 7:00 P.M.**

---

**1. Open Meeting**

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

**2. Roll Call**

Members Present: Joe St. Henry, Scott Reynolds, Don Gross, Jessica Gingell, Derek Brackon, Kim Urbanowski & Don Walker

Members Absent: None

**3. Minutes**

Motion carried to approve the 4-6-22, Planning Commission Regular Meeting Minutes as presented.  
Motion carried to approve the 4-6-22, Planning Commission Public Hearing Minutes for PC-2022-10, The River Church Special Land Use for a Church.

**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 7:03 p.m. and opened the public hearing at 7:05 p.m. for PC-2022-16, Lava Mountain Coffee Special Land Use for a Drive-Thru, 100 Casemer Road, 1472 S. Lapeer Rd., 1480 S. Lapeer Rd., 1488 S. Lapeer Road parcel 09-14-100-074, and 1476 S. Lapeer Rd. 09-14-100-073.

Chairman Reynolds closed the public hearing for PC-2022-16 at 7:10 p.m. and reconvened the regular Planning Commission meeting.

---

**7. New Business**

PC-2021-43, Orion Lakes Community Center, request for extension of a revised site plan approval, 47 Bluebird Hill Dr., 09-35-300-001.

Motion carried to grant a conditional one-year site plan extension request until 4/26/2023.

PC-2022-16, Lava Mountain Coffee Site Plan & Special Land Use for a Drive-Thru, 100 Casemer Road, 1472 S. Lapeer Rd., 1480 S. Lapeer Rd., 1488 S. Lapeer Rd. parcel 09-14-100-074, and 1476 S. Lapeer Rd. 09-14-100-073.

Motion carried to postponed for up to 6-months.

**8. Unfinished Business**

PC-2021-78, The Woodlands Planned Unit Development (PUD) Concept Plan, located on a vacant parcel located east of 310 Waldon Road, (Sidwell #09-23-351-024) and 3030 S. Lapeer Road, (Sidwell #09-26-101-021).

Motion carried to forward a recommendation to the Township Board of Trustees to deny the Planned Unit Development (PUD) concept plan.

PC-2021-12, Planning Commission By-Laws Amendment

Motion carried to approve with clerical modifications and forward to the Board of Trustees for approval.

**9. Public Comments**

None.

**10. Communications**

Memo Regarding Brandon Twp. Draft Master Plan

**11. Planners Report/Education**

None.

**12. Committee Reports**

None.

**13. Future Public Hearing(s)**

None.

**14. Chairman's Comments**

Some heard.

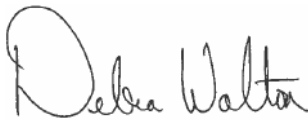
**15. Commissioners' Comments**

Some heard.

**16. Adjournment**

Motion carried to adjourn at 9:42 p.m.

Respectfully submitted,



Debra Walton  
PC/ZBA Clerk  
Charter Township of Orion