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,

[Signature]

Debra Walton  
PC/ZBA Clerk  
Charter Township of Orion