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, Garrett Hoffman & Jessica Gingell

Members Absent: None.

3. Minutes
Motion carried to approve the 04-07-21 Planning Commission Regular Meeting Minutes, as presented.

Motion carried to approve the 04-21-21, Planning Commission Workshop Meeting Minutes, Regular Meeting Minutes, Public Hearing Minutes for PC-2021-37, Meijer SLU, & Public Hearing Minutes for PC-2021-39, Lake Orion Schools Rezone, 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
PC-2021-43, Orion Manufactured Home Community, Site Plan Amendment to add a community center, located at 47 Bluebird Hill Dr. (Sidwell #09-35-300-001).
Motion carried to grant Dumpster Waiver.
Motion carried to grant Open Space Waiver.
Motion carried to grant Parking Lot Landscape Waiver.
Motion carried to approve Site Plan with conditions.

B. PC-2021-07, Master Plan Update
Discussion only.

8. Unfinished Business
None.

9. Public Comments
None heard.

10. Communications
None.

11. Planners Report/Education
None.

12. Committee Reports
None.
13. Future Public Hearings
5-19-21 at 7:05 p.m., PC-2021-45, Mountain Substation, Special Land Use Request for an electric substation located at unaddressed parcel 09-36-300-004 (a parcel north of 4879 Bald Mountain Road).

14. Chairman’s Comments
Some heard.

15. Commissioners’ Comments
Some heard.

16. Adjournment
Motion carried to adjourn at 8:11 p.m.

Respectfully submitted,

Debra Walton
PC/ZBA Clerk
Charter Township of Orion