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 & Derek Brackon

Members Absent: Jessica Gingell

3. **Minutes**  
Motion carried to approve 05-04-22, Planning Commission Regular Meeting Minutes as presented.  
Motion carried to approve 05-04-22, Planning Commission Public Hearing Minutes for PC-2022-16, Lava Mountain Coffee SLU as presented.

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

5. **Brief Public Comment – Non-Agenda Items Only**  
Some heard.

6. **Consent Agenda**  
None.

7. **New Business**  
**PC-2022-20, Uses Not Otherwise Included Within a District Determination, use of manufacturing/assembly square footage greater than 4,000,000.**  
Motion carried to approve the determination that the use is appropriate under IC as a Special Land Use.

8. **Unfinished Business**  
**PC-2022-08, Peninsula Development Site Plan, located on the north side of Silverbell Rd. just west of M-24 (09-26-300-014).**  
Motion carried to conditionally approve the site plan.

PC-2021-07, 5-Year Master Plan Update  
Discussion only.

9. **Public Comments**  
Some heard.

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 8:37 p.m.

Respectfully submitted,

[Signature]

Debra Walton
PC/ZBA Clerk
Charter Township of Orion