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

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

3. **Minutes**  
Motion carried to postpone approval of the 5-5-21, Planning Commission Regular Meeting minutes.

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 and opened the public hearing for PC-2021-45, Mountain Substation, Special Land Use request for an electrical substation, located at unaddressed parcel, 09-36-300-004 (a parcel north of 4879 Bald Mountain Rd.) at 7:05pm and closed the public hearing at 7:16pm.

7. **New Business**  
PC-2018-15, Stadium Ridge Site Plan Extension – Residential, located at unaddressed parcel 09-14-400-026, on the North side of Stadium Drive, West of Lake Orion High School.  
Motion carried to approve site plan extension for 6 months from May 19, 2021.

PC-2019-10, Stadium Ridge Site Plan Extension – Commercial, located at unaddressed parcel 09-14-400-025, at the NE corner of Stadium Dr. and Lapeer Rd.  
Motion carried to approve site plan extension for 6 months from May 19, 2021.

PC-2021-45, Mountain Substation, Special Land Use request for an electrical substation and Site Plan, located at unaddressed parcel 09-36-300-004 (a parcel north of 4879 Bald Mountain Road).  
Motion carried to grant special land use for an electrical substation with conditions.  
Motion carried to grant site plan approval with conditions.

PC-2021-42, FedEx Ground Parking Expansion, Site Plan Amendment, located at 1601 Brown Road (parcel 09-34-300-030) and vacant parcels, parcels 09-34-300-019, 09-34-300-020, 09-34-300-021, and 09-34-300-024 (parcels north of 1601 Brown Road).  
Motion carried to conditionally approve site plan amendment.  
Motion carried to approve dumpster waiver.

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)
None.

14. Chairman’s Comments
Some heard.

15. Commissioners’ Comments
Some heard.

16. Adjournment
Motion carried to adjourn at 8:21pm

Respectfully submitted,

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion