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

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

3. **Minutes**  
Motion carried to approve 5-18-22, Planning Commission Regular Meeting Minutes as presented.

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

5. **Brief Public Comment – Non-Agenda Items Only**  
None.

6. **Consent Agenda**  
None.

7. **New Business**  
PC-18-31, Brown Road Hyatt House Site Plan Extension, located at unaddressed parcel at the nw corner of Brown Rd. and Huston Dr. (09-32-378-075)  
Motion carried to grant a 6-month extension.

PC-22-17, Conscious Senior Living Properties II dba Grace Senior Living Landscape Review, 985 N. Lapeer Rd. (09-02-126-007)  
Motion made to approve the landscape plan; failed due to lack of support.  
Motion made and then withdrawn to deny the landscape plan.  
Motion carried to conditionally approve the landscape plan.

Motion carried to conditionally approve a Lapeer Road Design Overlay standards waiver.  
Motion carried to conditionally approve the site plan.

8. **Unfinished Business**  
PC-21-90, Ridgewood PUD Concept, located at 625 W. Clarkston Rd. (Sidwell #09-15-226-007), the vacant parcel west of 625 W. Clarkston Rd. (Sidwell #09-15-226-006), and the vacant parcel east of 625 W. Clarkston Rd. (Sidwell #09-15-226-008)  
Motion carried to forward a recommendation to the Township Board of Trustees to approve the Planned Unit Development (PUD) concept plan with conditions.

PPC-2022-22, Township Initiated Text Amendment to Zoning Ordinance #78, Articles 19 (Industrial Complex-IC) and 27 (General Provisions)  
Discussion only.

PC-21-07, 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)
06-15-22 at 7:05 p.m. PPC-2022-22, Township Initiated Text Amendment to Zoning Ordinance #78, Articles 19 (Industrial Complex-IC) and 27 (General Provisions).

14. Chairman’s Comments
Some heard.

15. Commissioners’ Comments
None.

16. Adjournment
Motion carried to adjourn at 10:07 p.m.

Respectfully submitted,

[Signature]

Courtney Keisman
PC/ZBA Clerk
Charter Township of Orion