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, Garrett Hoffman

Members Absent: None

3. Minutes
Motion carried to approve 05-19-21, Planning Commission Regular Meeting Minutes as presented.
Motion carried to approve 05-19-21, PC-2021-45, Mountain Substation SLU Public Hearing Minutes as presented.

4. Agenda Review and Approval
Motion carried to approve amended agenda. (Moved Item 7A to 7E).

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-2021-47, Orion Village Center, Special Land Use request for an outdoor café, located at 600 S. Lapeer Rd., parcel number 09-11-428-015 at 7:05pm.

Chairman Reynolds closed the Public Hearing for PC-2021-47 at 7:06pm and reconvened the regular Planning Commission meeting.

7. New Business
PC-2021-47, Orion Village Center, Special Land Use request for an outdoor café and amendment to Site Plan, located at 600 S. Lapeer Road, 09-11-428-015.
Motion carried to recuse Chairman Reynolds.
Motion carried to grant special land use for an outdoor café.
Motion carried to conditionally approve the site plan.

PC-2021-48, Kohls/Sephora Minor PUD Modification (sign addition), located at 4872 Baldwin Road, 09-32-351-020.
Motion carried to approve the Minor PUD amendment.

PC-2021-50, Township Initiated Text Amendment to Zoning Ordinance #78, Assemblies
Motion carried to receive and file the proposed text amendment.

PC-2018-31, Brown Road Hyatt House Site Plan Extension, located at an unaddressed parcel #09-32-378-075 just south of 4930 Huston Dr.
Motion carried to grant site plan extension for 1 year from June 2, 2021.

8. Unfinished Business
A. PC-2021-07 Master Plan Update Discussion

9. Public Comments
None.
10. Communications
None.

11. Planners Report/Education
Discussion Only.

12. Committee Reports
None.

13. Future Public Hearing(s)
None.

14. Chairman’s Comments
Comments heard.

15. Commissioners’ Comments
Some heard.

16. Adjournment
Motion carried to adjourn at 7:49pm.

Respectfully submitted,

[Signature]

Courtney Keisman
PC/ZBA Recording Secretary
Charter Township of Orion