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

2. Roll Call
Members Present: Don Walker, Joe St. Henry, Scott Reynolds, Kim Urbanowski, Don Gross

Members Absent: Garrett Hoffman and Jessica Gingell

3. Minutes
Motion carried to approve 06-02-21, Planning Commission Regular Meeting Minutes as presented.
Motion carried to approve 06-02-21, PC-2021-47, Orion Village Center Special Land Use Public Hearing 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

Chairman Reynolds recessed the regular meeting and opened the public hearing for PC-2021-49, M-24 Rezone request, to rezone 2410 S. Lapeer Rd. (parcel 09-23-301-005) and vacant parcels 09-23-301-012 & 09-23-301-013 (both south of 2410 S. Lapeer Rd.) from Office Professional (OP) to Multiple Family-2 (RM-2) at 7:05 pm.

Chairman Reynolds closed the Public Hearing for PC-2021-49 at 7:18 pm and reconvened the regular Planning Commission meeting.

7. New Business
PC-2021-49, M-24 Rezone Request, the request is to rezone 2410 S. Lapeer Rd (parcel 09-23-301-005) and vacant parcels 09-23-301-012 & 09-23-301-013 (both south of 2410 S. Lapeer Rd.) from Office Professional (OP) to Multiple Family-2 (RM-2). Motion carried to recommend conditional approval to Township Board of proposed rezone.

PC-2021-51, Kay Industrial Site Plan, located at 50 Kay Industrial Dr., parcel 09-35-400-033 Motion carried to deny, to allow applicant to seek variances from the Zoning Board of Appeals and return to Planning Commission on a later date.

PC-2021-52, Kay Industrial Site Plan, located at unaddressed parcel 09-35-400-044 (a parcel south of 100 Kay Industrial Dr.) Motion carried to deny, to allow applicant to seek variances from the Zoning Board of Appeals and return to Planning Commission on a later date.

8. Unfinished Business
PC-2019-04 Orion Storage Site Plan, located at 1761 W. Clarkston Rd., parcel 09-16-226-001 Motion carried to approve parking calculation waiver.
Motion carried to deny, to allow applicant to seek variances from the Zoning Board of Appeals. If variances received, then site plan deemed approved.

9. Public Comments
None.
10. Communications
None.

11. Planners Report/Education
Discussion Only.

12. Committee Reports
None.

13. Future Public Hearing(s)
7-7-21 at 7:05p.m., PC-2021-50, Township Initiated Text Amendment to Zoning Ordinance #78, Assemblies.

14. Chairman's Comments
Comments heard.

15. Commissioners’ Comments
Comments heard.

16. Adjournment
Motion carried to adjourn at 9:08 pm.

Respectfully submitted,

[Signature]

Courtney Keisman
PC/ZBA Recording Secretary
Charter Township of Orion