The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, July 5, 2023, at 7:00 p.m. at the Orion Township Municipality Complex Board Room, 2323 Joslyn Road, Lake Orion, Michigan 48360.

**PLANNING COMMISSION MEMBERS PRESENT:**
Don Gross, Vice-Chairman
Don Walker, PC Rep to ZBA
Joe St. Henry, Secretary
Kim Urbanowski, BOT Rep to PC
Jessica Gingell, Commissioner
James Cummins, Commissioner

**PLANNING COMMISSION MEMBERS ABSENT**
Scott Reynolds, Chairman

1. **OPEN MEETING**
Acting Chairman Gross opened the meeting at 7:00 p.m.

2. **ROLL CALL**
As noted.

**CONSULTANTS PRESENT:**
John Enos, (Township Planner) of Carlisle Wortman Associates, LLC

**OTHERS PRESENT:**
David Tank
Danielle Reyes

3. **MINUTES**
A. 6-21-23, Planning Commission Regular Meeting Minutes

Moved by Commissioner Cummins, seconded by Commissioner Gingell, to approve the minutes as presented. **Motion carried.**

4. **AGENDA REVIEW AND APPROVAL**
Moved by Secretary St. Henry, seconded by Commissioner Cummins, to approve the agenda as presented. **Motion carried.**

5. **BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY**
None.

6. **CONSENT AGENDA**
A. PC-22-39, Hudson Square PUD Final Plan, Plans Date Stamped 04-12-23 Approval of Destruction of Documents.

B. PC-21-90, Ridgewood Final PUD, Plans Date Stamped 11-21-22 Approval of Destruction of Documents.

C. PC-23-17, Edgar Development Administrative Review, Plans Date Stamped 05-01-23 Approval of Destruction of Documents.

D. PC-22-37, Stadium Ridge Apartments Site Plan, Plans Date Stamped 10-6-22, 11-30-22, 01-26-23 Approval of Destruction of Documents.

E. PC-23-15, Lapeer Road Burger King Site Plan & SLU, Plans Date Stamped 04-11-23 Approval of Destruction of Documents.
Moved by Liaison Urbanowski, seconded by Commissioner Walker, to approve the consent agenda as presented. Motion carried.

7. NEW BUSINESS
A. PC-23-23, Black Cat Beanery, Determination of Use/Uses Not Otherwise Included Within a District Request.

Acting Chairman Gross asked if the applicant was present. He asked the applicant to come up and present their project and state their name and address for the record.

David Tank from 44378 Apple Blossom Drive Sterling Heights, MI was present.

Mr. Tank stated that he had an additional document that answers what the Township Planner brought up. Mr. Tank explained that a cat café is a coffee shop with cats. Overseas, they let the cats mix and mingle with the customers. The health codes here are a little bit more strict. The best you can do here in the States is have a food license and the cats in one area and the food in another area separated by a wall, separate HVAC things like that. We tried to get that with Oakland County Health, but they will not go for it. We will not have a food license, but we are still going to try to preserve the concept of a café. We are going to have the best possible self-serve coffee we can, and our own beans. It will be a Keurig; it will be self-serve, but we will try to have treats and coffee and still preserve the café experience. The cat room will be separated by walls and a vestibule. It will hold ten to fifteen cats, it will vary up and down with adoptions and rescues coming in. The idea is if you want to hang out and be around a lot of cats and have a coffee, you can do that. The cats are also available for adoption. The overarching mission is to find these animals homes and it is a unique way for people to interact with them. He thought that it was better than going to a normal rescue or shelter because you get to see them in a relaxed environment. Some people just want to be around cats and have a coffee.

Mr. Tank emphasized that there would not be other cats and dogs allowed in the building. We would have the resident cats on site. They would live there until they are adopted out, then we bring another rescue in. He pointed out that they had identified a location as a target. The relevant point is we are using 64 square feet per cat as a rule of thumb to not have too many; both for the comfort of guests and the cats. When we have a cat area, that is the rule we are going to use to limit ourselves. On top of that, we are going to have three or four people and we need to do record-keeping and health checks. We are going to be limited by staffing and what we can do to care for the cats. That is why the ten to fifteen number is our target for living on-site. There will be three areas: the cat public area, the cat back area, and the café area. The cats will be provided by a nearby rescue. It is Pawsitive Cause up in Holly. They will be providing the animals. They will be providing all veterinary care. They are a rescue and a low-cost veterinary clinic. When the cats come to us, they will be neutered, spayed, vaccinated, microchipped, and eligible for adoption right away. Cats will rarely be coming or going from the building, only when they move in or move out, and occasional medical care that they will need. When that happens, we will take them in our private vehicles. In the meantime, they will be able to roam inside the cat area at all times. If there are any exterior facing windows, we are going to put black-out shades or something so people do not congregate when we are closed and knock on the glass.

Mr. Tank said they are still hoping to get the food license and keep that dialogue open with Oakland County Health. He was not counting on it anytime soon. We are doing our proposed build-out in a way that would maybe leave that door open in the future to have a license to be a true coffee shop like you would expect from a Starbucks. As it is, we will do self-serve coffee, some pre-packaged nice little cupcakes, cookies something to make it worth the while and
visitors pay a set fee between ten and twenty to spend time in the cat room and then have the free food and beverage. He shared a personal story regarding his father when he lived in a senior center. Mr. Tank knew that they love to have animals around and have pets. He was looking forward to having them come in and just enjoy and spend time with animals that normally can’t at home. This is a very personal mission for himself and his partner. We want to do something that most importantly finds homes for the animals but also it is a positive place. People are always happy in a cat café. There are generally not a lot of unhappy people there. It is an important project for us.

Mr. Tank explained each of the seven questions and conditions that were to be discussed in a handout that he provided. He re-emphasized that yes, the cats would be spayed, neutered, and vaccinated by the time they come into the café. We are going to be partnered with a low-cost clinic. Any medical care they need will be taken care of through them. The MDARD regulations state they must be spayed or neutered to be adopted out. It is an absolute must for our mission. He pointed out in his PowerPoint presentation the proposed floor plan for the unit that they have a tentative agreement on. The darker orange area would be the public cat space. The dark yellow is the public area, that is where the public will interact with the cats. The lighter yellow is the back area which is not for the public; it is for employees only. Litter boxes, food, and storage will be back there. The cats can come and go through little doggie doors but the public cannot only us, the employees. In that room is where the litter boxes will be. We have about 200 feet that will be a back room, the public cannot go back there. We will have litter boxes, we guessed five. We have since been in contact with MDARD. We are going to have more, probably close to ten or fifteen one per cat is what we are going to shoot for. We will have to get creative with space use but that is what we will do. The boxes are going to be cleaned hourly when we are open. When we are closed, someone will still come in once a day. We have enough boxes that once a day should be okay to get the cat stuff out of there. We will be using a pine-based litter. It does pretty well with odor prevention. We are going to have an electrician install exhaust fans above where the boxes are to help get the airflow out. We will have a hemp filter with the HVAC; both for the animal’s health and for the public’s perception. We do not want anything to smell other than clean. We will have a sealed container for the refuse and then we will take it out to the dumpster whenever that is full. There is a dumpster right behind our back door.

Mr. Tank pointed out the hygiene requirements are pretty strict in the State. MDARD is going to be very specific on what we need to do and we need to honor that to maintain our license and be in good standing. For the build-out we are having quoted, we have to take all of this into account. The floors, the ceiling, the walls everything has to be sanitized, nothing that is porous. The build-out will take all of that into account. We will be cleaning daily, both for the comfort of the visitors and the health of the cats.

Mr. Tank touched on the maximum number of cats on the premise briefly. We will be happy to honor any restriction that the Planning Commission sees fit. The calculation that we had done ourselves is 64 square feet per cat. With this layout that we have, we have 944 feet between the back room and the public and the cats will go freely back and forth, fourteen give or take. If we have a good week and two or three cats get adopted, it goes down. If there are going to be some rescues that are two or three siblings that need to stay together, it might go up a little bit. That is what we are going to shoot for.

Mr. Tank addressed the question of whether the animals would be removed at night. He stated that no they would not be removed at night. That was not the plan. Cats do not go well with transportation. They will live on-site until they are adopted out. If they need medical care, they will be moved out, but they will live there. He said that regarding health department approval, as far as he knew, he had a lot of back and forth with OCHD on the food license. He does not
think they have official jurisdiction. He knows that MDARD likes to know that they are included and they are aware. The applicant is coordinating that documentation, but as far as he knew, they know what they are doing. The Health Department told the applicant that it has to be self-serve, nothing refrigerated and that is the input we have gotten from them.

Mr. Tank talked about the last question the Township Planner had about if the cats be sold or adopted free of charge. He said there would be an adoption fee but that is entirely a way to subsidize the rescue. We will charge between 100 to 200 dollars but that will go directly to Pawsitive Cause or Care. It will not even touch our books. The money will go straight there. The general idea is that admission fees are what will subsidize our cost of housing and care for the cats and the lease, the utilities, insurance, and everything else. All the adoption fees go straight to the rescue to subsidize them being able to provide the animals to us and provide medical care.

Mr. Tank provided a location update. We have a pending lease agreement. It is the Orion Marketplace Center across from the new Meijer just south of Clarkson on Lapeer. It is currently zoned Restricted Business and the landlord is excited about having a unique possible draw to the space. Contract terms are aligned, we are holding off until we have a better idea of how the city will handle it.

Mr. Tank gave an update on the shelter status. Nicole from MDARD came out. She was out last week and gave the pre-review and pre-approval. She said that as long as we do the things she suggested, we are going to be okay to go ahead and gave us our status as an animal shelter so we can house the cats here.

Mr. Tank thanked Orion Township. He stated that to get to this point, he had interfaced with a few municipalities and Orion Township has been by far the most informative and cooperative. He introduced his business partner, Danielle Reyes. She works with Pawsitive Cause and has a lot of experience with animal care and she will be my partner. Either one of us can answer any questions you might have.

Acting Chairman Gross thanked the applicant and turned it over to the Township Planner for his comments.

Township Planner Enos read through his review date stamped June 16, 2023.

Secretary St. Henry assumed that the public space would be supervised at all times.

Mr. Tank replied that it will never have less than two people on site. One person in the cat area, and one person on the outside to handle people coming in the refreshment area.

Secretary St. Henry presumed that there would be age restrictions in the public area. You cannot have a bunch of young kids in there.

Mr. Tank mentioned that they tentatively talked about having no one under 16 without a parent and no one under a certain age, maybe 4 or 5. We do not want little kids in there pulling tails. Without being too restrictive, we do want to keep small children out.

Secretary St. Henry wondered where the cats would go at night. Are they caged or are they running around?

Mr. Tank responded think of it like a big living room with a bunch of beds that they would live in. We will have one, two, or three kennels in the back, which will be mostly for new cats that are
not quite socialized yet, and not comfortable. They will live there until they are comfortable, then they will be out. Once they have assimilated the population, they will have free roam of that area. If it does not work, some of them may have to go back to the rescue. There are some that we are going to try and get their most adoptable. We have already coordinated with them that owner-surrendered are the best candidates for this. They were just in a home, and we can find them another home very quickly maybe.

Liaison Urbanowski stated that the applicant answered all the questions she had, and the question Secretary St. Henry had was the additional question she had. She did point out that she Googled it. Liaison Urbanowski said that she has two young adult daughters at her house, and when she mentioned Cat café, they both lost their little minds. She went to look it up because she was interested in what it was all about. There was one that was in Ann Arbor and one person complained on Google about a 4-year-old in there doing things. Her question was what are we doing to prevent people from being rough with the cats?

Mr. Tank empathized with what Liaison Urbanowski was saying. He said that he was sure that they will have an upset parent who then leaves a review like they kicked me and my 3-year-old out because they were a little angel. We will handle it the best we can.

Liaison Urbanowski explained that she was the Chamber of Commerce Director here in Orion for four years and she also owned a small business here. She thought this was a really neat situation. Liaison Urbanowski wondered what Oakland County will have to do. This is becoming more prevalent. In Japan, she knew that they have a lot of this stuff and it has moved over here; that is for them to decide. She has been to the Oakland County Fair and she has been in the animal feeding area, feeding them carrots while she was eating a funnel cake. She did not understand what the problem was with having coffee.

Mr. Tank stated that there are two cat cafés in Michigan that have a food service license. One is in Lansing and one is in Grand Rapids. Ingham County and Kent County have said if you have permanent walls and a vestibule, if the animals never come and go from the public entrance, they have a separate entrance and discreet HVAC, so the air cannot be the same. If you meet those requirements, they will grant you a food license. We were counting on that. We budgeted separate HVAC and everything. He called Oakland County; they got back to us a week later and they said I’m sorry, we did everything we could. He got the feeling that some people at one level were okay with it. Mr. Tank asked them how is this safe in Ingham County but unsafe in Oakland County? They replied Sir, that is how we interpreted it.

Liaison Urbanowski agreed that it is interesting and a very unique thing so she thought because we are talking about live animals and things like that she would be in favor of a Special Land Use. She did not think it was a general business thing. There are some contingency things that we should be keeping an eye on. She was glad the applicant added the spaying, neutering, vaccinated, and microchipping in there too.

Acting Chairman Gross wondered how an operation like this is financed.

Mr. Tank responded it is all his money. He explained that he had a consulting business and it was doing okay, his dad got sick at the beginning of 22. He shut it down to help his father out and he thought that it would be temporary, his father ended up passing away in June. He took some time and thought what am I going to do next? I am doing okay, my father left some stuff behind and I thought this is the best way to honor his legacy and do something positive. As of now, we are not a 501c3, I might seek it. It might make my life easier for insurance purposes. It is privately funded and we have a business plan. He was hoping that people show up and we
can break even and keep providing the service. He is committed to fund it for at least two years. If no one comes in, he will pay for the shelter for a couple of years.

Acting Chairman Gross asked if his admission fees would pay for the operating costs.

Mr. Tank explained that if they could hit 130 to 140 people a week, we would be okay. We will pay all the bills and we will pay the staff. Less than that, we go negative, and he will be fine with that. He had allocated enough capital for a couple of years. He hopes that it will take off and we can make some money. This is not a financial thing for him. He would be better off doing something else. He wants to make it sustainable, maybe hire some people. The funds are already there.

Acting Chairman Gross questioned how many days a week they would be open.

Mr. Tank replied that it will depend on the demand somewhat. We are planning on five days a week for five to six hours a day so between twenty to thirty hours a week depending on demand. The cats do not want people around too much. We need to be open so they can see the cats and adopt them. Probably five days a week, twenty-four, twenty-five hours. Saturday and Sunday for sure and we can probably pick two weekdays to be closed. We want to capitalize on the traffic on Lapeer too. When there are a lot of people around there, we want to get them to come in and check it out.

Commissioner Walker admitted that he had been doing this for a long time. He has seen a lot of people come in front of them and say things like we are not in this for the money. He never believed one of them one time until the applicant got here. He somehow thought that the applicant was not in it for the money, and he appreciated that. Commissioner Walker shared a personal story about his two cats that he got from Oakland County. He was most impressed with the applicant’s presentation.

Mr. Tank disclosed that he is okay with money, and it is time to do something that matters.

Liaison Urbanowski confessed that she is a goat fan. She loves the idea of goat yoga; so, doing events like cat yoga and parties. She said that this is the most exciting thing that has happened in a week. This is amazing.

Mr. Tank added that they would do movie nights, yoga is a good idea. Anything that will get people in the door, within reason.

Mr. Tank acknowledged that there are some things that have to happen. From what he read online; he noticed that a public notice needs to be posted. His question is if some kind of special use is needed, what would the general time frame be once we can satisfy all of the requirements?

Township Planner Enos interjected that you would have to formally submit to the Community Development Department to the Planning & Zoning Director whom he thought the applicant had spoken with. They would process that, and they do it pretty quickly. There is a fifteen-day notice in regards to the local paper and notification of neighbors within 300 feet. Then it would go in front of the Planning Commission which meets twice a month. He suggested speaking with Planning & Zoning Director Girling to see if there is any flexibility on time frames. This is not typical. Certainly, her staff is going to want to be able to have the time to get the notifications out. Planner Enos admitted that he would not need that much time to do his analysis. He has done it so that would not hold up things. He mentioned talking to Director Girling to see what kind of flexibility she could allow as a Special Land Use.
Liaison Urbanowski stated that it would be four weeks before the next meeting.

Acting Chairman Gross indicated that he had an opportunity to go over the ordinance. What the applicant is asking for this evening is a clarification or a determination by the Planning Commission as to what zones this would be allowable in. The applicant had already picked out one that was RB.

Mr. Tank said that if something falls through, it would be nice to have GB, RB potentially BIZ.

Acting Chairman Gross looked at the ordinance as did Planner Enos and the RB, GB, and BIZ zones as well as some of the light industrial zones that allow for pet grooming, daycare, and kennels as a special use permit. He thought that it would be appropriate for them as a Commission to consider the determination as to the potential zones as opposed to zeroing in on one. In the event, the applicant comes up with another location. He agreed with Planner Enos that a Special Use is the most appropriate way to proceed with this so we can review it in terms of the conditions and obligations of the Commission and the owner.

Moved by Acting Chairman Gross, seconded by Liaison Urbanowski, that the Planning Commission determines that the use as described in the application for PC-23-23, Black Cat Beanery, is clearly similar in nature to the uses and is compatible with the listed or existing uses in the RB zoning district, the GB zoning district, the BIZ zoning district, and the LI and IP zoning districts which allow for pet grooming, daycare, and overnight boarding as special uses to be reviewed in more detail upon submission by use in one of those zoning districts.

Roll call vote was as follows: Gingell, yes; Cummins, yes; St. Henry, yes; Gross, yes; Urbanowski, yes; Walker, yes. Motion carried 6-0 (Reynolds absent).

B. Discussion on tree preservation.
Acting Chairman Gross turned it over to the Township Planner for a brief presentation for a possible direction.

Township Planner Enos said that Planning & Zoning Director Girling and he had been talking about this over the last month. As he has gotten to know everyone and gotten to know the ordinance and met with developers and reviewed several plans and then also reviewed the latest version of the Master Plan. It does speak to some need for environmental protection. What we did was we looked at the current ordinance, and he was aware that he was directed to look at the tree ordinance and other ordinance sections. We were able to jump into the tree protection ordinance and take a walk through that. One of Planner Enos’s partners, Sally Elmiger was an ecological expert who helped him with this. She also owns a tree farm, so she spends a lot of time on weekends with her husband working at this tree farm. She looked at our current ordinance which is the first memo dated June 21, 2023. It had a variety of comments and thoughts. From there, we took a step toward what we can do to improve that. As you know, on the last several projects, especially the PUDs, we have seen some significant trees being removed in our Township. While they have added some pretty good landscaping, those are not going to be matured for a long, long-time two-inch d.b.h. six-foot Evergreen. He thought that we are at a place in time where there are no real easy sites left in the Township for development. There are a lot of environmentally sensitive areas in the Township. Planner Enos said that what we are proposing is taking a look at and not reinventing the wheel totally, but we wrote Ann Arbor Township’s Tree Protection Ordinance. It has been vetted by several attorneys and supported at the court level. It is a community just north of Ann Arbor. You got to believe they have some real environmental concerns down that way. That ordinance works. What he was suggesting is to take that and move farther with that. Within this language, the Ann Arbor
language talks about an ecological characterization report. What he found was that all these things tie together, whether they are wetlands, steep slopes, endangered species, and then trees. They are all bound together. What this ecological characterization report does is it requires an applicant to provide that to the Township as part of a project. We are not going to get down to each residential home having to pull a tree permit, but this is for the projects that we are dealing with now. These are commercial projects, industrial projects, and PUDs that take a lot of the natural features away from the site and are permitted under our zoning ordinance, are permitted under our tree ordinance. There are also some questions regarding the tree protection fund. What Ann Arbor Township does and what we are proposing is to look at it as more of an environmental protection fund. If they cannot find places to plant trees in the Township, we find other ways to use some of that funding if they have to remove some of those trees and that can be stream bank preservation or wetland creation. There is a variety of different options available rather than just saying okay if I am cutting down this many trees down, I have to replace this many trees, and/or I have to pay towards a tree fund which there is still some question regarding the legality of that. Planner Enos wanted to get the Commission’s thoughts on it and get their thoughts on the next steps. He was aware that the Master Plan has some maps showing wetlands and showing some environmentally sensitive sites that were done at the big picture level through Oakland County. He did not think it would be too big of an ask for a creation of a local Township ecological environmental study to show what we have left and where, the type, style, and ways to protect that. The Ann Arbor ordinance gets into a lot of different design techniques for larger-scale residential and commercial properties. It talks about things rather than building out, building up, and protecting the trees around it. Right now, in our ordinance, the building envelope, no matter where it is on the site allows for the removal of those trees. Our Master Plan clearly says that environmental protection and tree protection is one of our goals and this is doing one of those things.

Acting Chairman Gross asked how does the Canton Township litigation affect these tree preservation ordinances?

Township Planner Enos replied that he thought that the Canton Township was not upheld because their tree protection ordinance did not tie it to the Master Plan or a larger environmental plan for the community. They just said we are going to protect trees, it is in our ordinance, and it is important. The courts have said we have to connect this to a larger plan for the community, whether it is the Master Plan. Maybe we do an addendum to the Master Plan but also a larger plan for an environmental protection plan for the community. That is why the Ann Arbor Township has been upheld in court because it is tied in part to the Master Plan and a larger-scale environmental protection plan.

Acting Chairman Gross wanted to clarify that we are not subjecting ourselves to an unconstitutional audit by the courts. Township Planner Enos suggested we talk to our Township Attorney to get some feedback from him before we even move forward with it. Acting Chairman Gross liked the fact that we are not trying to reinvent the wheel. He also liked that we are looking at other ordinances that have been successful in various locations. Township Planner Enos said that he usually starts from scratch and writes all his ordinance amendments. He never borrows from another community.

Secretary St. Henry liked the idea of possibly broadening that. Instead of a tree fund, it is more of an environmental protection fund. He pointed out that they had a case last meeting where he could have seen that playing out a little smoother than with the discussion that we had. There are no obvious places for trees. There are things in this Township that we can do to help preserve what we have already.
Commissioner Walker commented that he refers to himself as the “tree man”. When he read this report by Township Planner Enos and his staff, it made his heart sing. Commissioner Walker thought that this was overdue. This is the first step toward cleaning up what we have had trouble with for decades trying to figure out what to do. He thought that this was a huge step in the right direction.

Liaison Urbanowski wondered what an ecological characterization report entailed, required. What is the scope of that? How long will it take? Township Planner Enos explained that there are two parts to this. He thought that if the Commission was comfortable with it, he would talk to Planning & Zoning Director Girling to take the steps towards the Master Plan addendum and then maybe a larger-scale environmental protection plan. The ecological characterization report is something that the applicant has to provide us. The applicant has to hire a professional environmental person who has to look at the site and give us a report regarding endangered species, invasive species, wetlands, woodlands, slopes those kinds of things. That is provided for every project to us. They do show this on our site plans, but it gets down into much more detail. These trees are invasive here, we are okay with those being removed but this area is not. Liaison Urbanowski stated that we had people come in on certain projects and talk about wildlife. She said that she wanted to get a better understanding of what exactly is being affected. Township Planner Enos clarified that yes, how it has been affected and how one thing affects another. What he could do as we move through this process is give you an example of one that was provided for development. You can see exactly what they were provided as part of their site plan. They are going to provide the PUD Agreement and the engineering and the landscaping but I will give you a copy of that if you are comfortable with us moving forward with this so you can see that hey this is what we are going to expect when you come to Orion.

Secretary St. Henry noted that when we do site walks, he could think of a couple, where you do not realize until you see and walk it, the impact on monument trees. We all cannot do every site walk. This would probably fall under those lines.

Township Planner Enos pointed out that the developer provides it, but a licensed ecological expert provides this as part of their submittal process. He does some work downriver and one of the communities is Woodhaven, Michigan. One of the Planning Commissioners said we are called Woodhaven, but we are really not anymore. That community understood that they are at a point right now where if this was twenty years ago, they may have been able to protect more trees. He thought that this is where we were too.

Township Planner Enos mentioned that he would speak with Planning & Zoning Director Girling. We will show you what the work program is and decide whether we are going to start with the environmental ecological plan or at least start to take this Ann Arbor Township model and massage it a little bit more for Orion if you are comfortable with that. Acting Chairman Gross suggested looking at the Canton Township decision looked at a little further. Planner Enos agreed to do that. Acting Chairman Gross reiterated that he did not want to have the Township subjected to any litigation if it has already been tested. Planner Enos suggested that he did not want to go through the exercise of amending our ordinance and find it is not constitutional.

Commissioner Cummins said that this is a very important step that we are taking right now. He thought that it would pay off big time in the future. Michigan is having some problems with invasive species. If they are not controlled, they could become a major problem for us in this Township too.

Township Planner Enos stated that he might bring Sally out here. She is brilliant and can talk about what we are doing.
8. UNFINISHED BUSINESS
None.

9. PUBLIC COMMENTS
None.

10. COMMUNICATIONS
None.

11. PLANNERS REPORTS
None.

12. COMMITTEE REPORTS
None.

13. FUTURE PUBLIC HEARINGS
None.

14. CHAIRMAN’S COMMENTS
Acting Chairman Gross was glad that everyone had a safe Fourth of July.

15. COMMISSIONERS’ COMMENTS
Liaison Urbanowski mentioned that summer taxes are now due from July 1st through September 14th without penalty. You can pay multiple ways, look at the back of your tax bill. If you have any questions, call the Treasurer’s office. We are happy to answer them.

16. ADJOURNMENT
Moved by Commissioner Cummins, seconded by Commissioner Walker, to adjourn the meeting at 7:50 p.m. Motion carried.

Respectfully submitted,

Courtney Keisman                                      July 19, 2023
PC/ZBA Clerk                                          Planning Commission Approval Date
Charter Township of Orion