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

2. **Roll Call**
Members Present: Don Gross, Joe St. Henry, Don Walker, Kim Urbanowski, Jessica Gingell & Jim Cummins

Members Absent: Scott Reynolds

3. **Minutes**
Motion carried to approve 6-21-23, 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**
Motion carried to approve the consent agenda as presented.

7. **New Business**
PC-23-23, Black Cat Beanery, Determination of Use/Uses Not Otherwise Included Within a District Request
Motion carried that the use is appropriate in the Restricted Business (RB), General Business (GB), Brown Road Innovation Zone (BIZ), the Limited Industrial (LI) and the Industrial Park (IP) zoning districts as a Special Land Use.

Discussion on tree preservation
Discussion only.

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 7:50 p.m.

Respectfully submitted,

\[Signature\]

Courtney Keisman
PC/ZBA Clerk
Charter Township of Orion