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, Jessica Gingell,

Members Absent: Derek Brackon

3. Minutes
Motion carried to approve 06-16-21, Planning Commission Regular Meeting Minutes as presented. Motion carried to approve 06-16-21, PC-2021-49, M-24 Rezone Request 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-2021-50, Township Initiated Text Amendment to Zoning Ordinance #78, Assemblies, Articles 2, 5, 6, 7, 9, 11 and 14 at 7:05 pm.

Chairman Reynolds closed the Public Hearing for PC-2021-50 at 7:13 pm and reconvened the regular Planning Commission meeting.

7. New Business
PC-2021-54, Palazzo Di Bocce Garage located at 4291 South Lapeer Road, (parcel 09-35-200-034), Amendment to Site Plan
Motion carried to approve M-24 overlay design waiver. Motion carried to approve site plan with conditions.

PC-2021-50, Township Initiated Text Amendment to Zoning Ordinance #78, Assemblies, Articles 2, 5, 6, 7, 9, 11 and 14
Motion carried to recommend approval of the proposed text amendment to the Board of Trustees.

Discussion on Fences
Discussion only.

8. Unfinished Business
None.

9. Public Comments
None.

10. Communications
Joint Meeting Memo
11. Planners Report/Education
None.

12. Committee Reports
None.

13. Future Public Hearing(s)
7-21-21 at 7:05 pm, PC-2021-55, Lava Mountain Location Rezone Request, the request is to rezone 1472, 1480, and 1488 S. Lapeer Rd (parcel 09-14-100-074) from Restricted Business (RB) to General Business (GB).

14. Chairman's Comments
None.

15. Commissioners' Comments
Some heard.

16. Adjournment
Motion carried to adjourn at 8:03 pm.

Respectfully submitted,

[Signature]
Courtney Keisman
PC/ZBA Recording Secretary
Charter Township of Orion