1. **Open Meeting**
   Chairman Reynolds called the meeting to order at 7:04 p.m.

2. **Roll Call**
   Members Present: Don Walker, Joe St. Henry, Scott Reynolds, Kim Urbanowski, Don Gross, Jessica Gingell, Derek Brackon

   Members Absent: None

3. **Minutes**
   Motion carried to approve 07-07-21, Planning Commission Regular Meeting Minutes as presented.
   Motion carried to approve 07-07-21, PC-2021-50, Twp. Initiated Text Amend., Assemblies 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-2021-55, Lava Mountain Location Rezone Request, the request is to rezone 1472, 1480, 1488 S. Lapeer Rd (parcel 09-14-100-074) from Restricted Business (RB) to General Business (GB) at 7:06 p.m.

Chairman Reynolds closed the Public Hearing for PC-2021-55 at 7:08 p.m. and reconvened the regular Planning Commission meeting.

7. **New Business**
   PC-2021-55, Lava Mountain Location Rezone, request to rezone 1472, 1480, and 1488 S. Lapeer Rd (parcel 09-14-100-074) from Restricted Business (RB) to General Business (GB).
   Motion carried to recommend approval to Township Board of proposed rezone.

   PC-2021-44, Pearl of Orion Wetland & Site Plan, located at 2401 Judah Rd. (parcel 09-33-301-002), vacant parcel 09-33-301-004, 4738 Joslyn Rd. (parcel 09-33-326-016), and 721 Brown Rd. (parcel 09-33-351-034).
   Motion carried to grant wetland approval with conditions.
   Motion carried to grant Brown Road waivers.
   Motion carried to grant site plan approval with conditions.

   PC-2021-56, Esys Consolidation Project Site Plan, located at 1427 Brown Rd. (parcel 09-34-300-002) and vacant parcel west of 1427 Brown Rd. (09-33-426-039).
   Motion carried to postpone.

8. **Unfinished Business**
   PC-2021-07, 5-Year Master Plan Update
   Brief Discussion
9. Public Comments
None.

10. Communications
Joint Meeting Memo

11. Planners Report/Education
Comment from Planner Arroyo.

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 9:25 p.m.

Respectfully submitted,

[Signature]

Courtney Keisman
PC/ZBA Clerk
Charter Township of Orion