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

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

Members Absent: None.

3. **Minutes**
   - Motion carried to approve 8-3-22, Planning Commission Regular Meeting Minutes as presented.
   - Motion carried to approve 8-3-22, Planning Commission Public Hearing Meeting Minutes for PC-22-28, GM Orion BET 2, Special Land Use Request to expand an automotive manufacturing facility located at 4555 Giddings Road (parcels 09-34-200-006 and 09-34-400-011) as presented.
   - Motion carried to approve 8-3-22, Planning Commission Joint Public Hearing Meeting Minutes for PC-22-29, Baldwin Village Planned Unit Development (PUD) Concept and Eligibility Plan, located at 4410 & 4408 S. Baldwin Rd. (parcel 09-32-301-001), an unaddressed parcel 09-32-301-014 located at the NW corner of Morgan and S. Baldwin Roads, an unaddressed parcel 09-32-151-020 located north of 4408 S. Baldwin, and 4292 S. Baldwin (parcel 09-32-151-021) 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-22-31, 1112-1128 Lapeer Road Rezone, the request is to rezone 1112, 1116, 1120, 1124, 1128, & 1132 S. Lapeer Road (parcel #09-14-201-005) from Restricted Business (RB) to General Business (GB) at 7:05 p.m.

Chairman Reynolds closed the public hearing for PC-22-31 at 7:09 p.m. and reconvened the regular Planning Commission meeting.

7. **New Business**
PC-22-30, Waldon Reserve Site Condominium Wetland & Site Plan, located at 625 Waldon Rd. (parcel 09-27-276-038).
Motion carried to approve the wetland permit.
Motion carried to deny the wetland setback waiver.
Motion carried to conditionally approve the site plan.

PC-22-31, 1112-1128 Lapeer Road Rezone, request to rezone 1112, 1116, 1120, 1124, 1128 & 1132 S. Lapeer Road (parcel #09-14-201-005) from Restricted Business (RB) to General Business (GB).
Motion carried to forward a recommendation to the Board of Trustees, to approve the rezone request.

8. **Unfinished Business**
None.

9. **Public Comments**
None.
10. Communications
None.

11. Planners Report/Education
The Future of Transportation Article from Giffels Webster
Discussion only.

MTA Regional Summits Brochure
Discussion only.

Michigan Association of Planning’s 2022 Annual Conference
Discussion only.

12. Committee Reports
None.

13. Future Public Hearing(s)
None.

14. Chairman’s Comments
None.

15. Commissioners’ Comments
Some heard.

16. Adjournment
Motion carried to adjourn at 8:20 p.m.

Respectfully submitted,

Courtney Keisman
PC/ZBA Clerk
Charter Township of Orion