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, Jessica Gingell, Derek Brackon

Members Absent: None

3. Minutes
Motion carried to approve 09-01-21, Planning Commission Regular Meeting Minutes & the Planning Commission Public Hearing Minutes, PC-2021-63, Meijer SLU 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.

7. New Business
PC-2021-67, J.S. Brown Rd., LLC Site Plan, located at 851 & 861 Brown Rd., parcel #09-33-351-020 & 09-33-351-021
Motion carried to postpone.

PC-2021-68, Dutton Park Site Plan Amendment, located at vacant parcels #09-35-400-048 and 09-35-477-003 located on the north side of Dutton Rd., 1 parcel east of Interpark N.
Motion carried to grant a Lapeer Road Overlay Design Standards waiver.
Motion carried to approve site plan with conditions.

PC-2021-73, Township Initiated Text Amendment, Industrial Park (IP)
Discussion only.

8. Unfinished Business
PC-2021-07, 5-Year Master Plan Update
Discussion only.

9. Public Comments
None.

10. Communications
None.

11. Planners Report/Education
None.

12. Committee Reports
None.
13. **Future Public Hearing(s)**
10-06-21 at 7:05 p.m., PC-2021-70, Grandview – Lapeer Road Rezone Request, the request is to rezone approx. 17.44 acres of 3120 S. Lapeer Road (parcel 09-26-151-019) from Recreation 2 (Rec-2) to Multiple Family Residential (RM-2), and approx. 4.21 acres from Recreation 2 (rec-2) to General Business (GB).

10-6-21 PC-2021-71 (immediately following the PC-2021-70 Public Hearing at 7:05 p.m.), F&D Silverbell Rezone Request, the request is to rezone approx. 23.05 acres of vacant parcel (09-35-100-019) located at the SW corner of Silverbell and Lapeer Road from Office Professional (OP) to Industrial Park (IP), and approx. 7.02 acres from Office Professional (OP) to General Business (GB).

14. **Chairman's Comments**
Some heard.

15. **Commissioners' Comments**
Some heard.

16. **Adjournment**
Motion carried to adjourn at 8:58 p.m.

Respectfully submitted,

[Signature]

Debra Walton
PC/ZBA Clerk
Charter Township of Orion