

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION
SYNOPSIS – REGULAR MEETING – WEDNESDAY, SEPTEMBER 20, 2023, 7:00 P.M.

1. Open Meeting

Chairman Reynolds called the meeting to order at 7:00 p.m.

2. Roll Call

Members Present: Scott Reynolds, Don Gross, Kim Urbanowski, Don Walker, James Cummins, Jessica Gingell & Joe St. Henry

Members Absent: None

3. Minutes

Motion carried to approve 9-6-23, Planning Commission Regular Meeting Minutes as presented.

Motion carried to approve 9-6-23, PC-23-22, Yatooma Oil Gas Station and Drive-Thru for a 24-Hour Operation, Special Land Use Public Hearing Minutes as presented.

Motion carried to approve 9-6-23, PC-23-32, The Village of Orion Request for a Proposed Amendment to the Consent Judgment and Site Plan Public Hearing Minutes as presented.

4. Agenda Review and Approval

Motion carried to approve the agenda as amended.

5. Brief Public Comment – Non-Agenda Items Only

None

6. Consent Agenda

Motion carried to approve the consent agenda as presented.

Chairman Reynolds recessed the regular meeting at 7:06 p.m. and opened the public hearing at 7:06 p.m. for PC-23-34 Skalne Ford Relocation, request for a Conditional Rezone of seven parcels, located at 84 W. Scripps Rd. (parcel #09-14-300-035), 62 W. Scripps Rd. (parcel #09-14-300-036), a vacant parcel immediately north of 62 W. Scripps (parcel #09-14-300-031), 1940 S. Lapeer Rd. (parcel 09-14-300-030), a vacant parcel immediately north of 1940 S. Lapeer Rd. (parcel #-09-14-300-029), 1900 S. Lapeer Rd. (parcel #09-14-300-028), and a vacant parcel immediately north of 1900 S. Lapeer Rd. (parcel #09-14-300-027) from Single Family Residential (R-3) and Multiple Family Residential (RM-1) to General Business (GB) with conditions.

Chairman Reynolds closed the public hearing for PC-23-34 at 8:06 p.m. and reconvened the regular Planning Commission meeting.

7. New Business

PC-23-34, Skalne Ford Relocation, request for a Conditional Rezone, located at the northwest corner of Lapeer Rd. and W. Scripps Rd. (parcel #09-14-300-027 through #09-14-300-031, parcel #09-14-300-035, & parcel #09-14-300-036).

Motion carried to forward a recommendation to the Board of Trustees to deny the conditional rezone.

8. Unfinished Business

PC-23-20 WhiteWater Car Wash Site Plan, located at 1112 and 1140 S. Lapeer Rd. (parcels #09-14-201-005 and 09-14-201-006).

Motion withdrawn to deny.

Motion carried to conditionally postpone.

PC-23-38, Township Initiated Text Amendment to Zoning Ordinance #78, 2023 Zoning Ordinance Updates, Articles II section 2.01, XIV section 14.01, and XXX section 30.07.

Discussion only.

9. Public Comments

None.

10. Communications

None.

11. Planners Report/Education

Training Strategy

Discussion only.

12. Committee Reports

None.

13. Future Public Hearing(s)

10-04-23 at 7:05 p.m., PC-23-37, Kum & Go, Special Land Use Requests for: a Gas Station, and a 24-Hour Operation located at the SW Corner of Lapeer Rd. & Silverbell Rd., parcel #09-35-100-019.

10-04-23 (immediately following PC-23-37 Public hearing at 7:05 p.m.): PC-23-38, Township Initiated Text Amendment to Zoning Ordinance #78, 2023 Zoning Ordinance Updates, Articles II section 2.01, XIV section 14.01, and XXX section 30.07.

14. Chairman's Comments

Some heard.

15. Commissioners' Comments

Some heard.

16. Adjournment

Motion carried to adjourn at 9:26 p.m.

Respectfully submitted,



Debra Walton
PC/ZBA Clerk
Charter Township of Orion