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, Don Gross, Derek Brackon, & Kim Urbanowski  
Members Absent: Jessica Gingell

3. **Minutes**  
Motion carried to approve 09-15-21, Planning Commission Regular Meeting Minutes as presented.  
Motion carried to approve 09-15-21, Planning Commission Workshop Meeting 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-2021-70, 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) at 7:05 p.m. and closed the public hearing at 7:15 p.m.

Chairman Reynolds opened the Public Hearing for PC-2021-71, 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) at 7:15 p.m. and closed the public hearing and reconvened the regular Planning Commission meeting at 7:20 p.m.

7. **New Business**  
PC-2017-14, Orion Commons PUD Commercial, requesting site plan extension, located at the vacant parcel on the south side of Scripps Rd. north of Gunnison St. (parcel #09-23-100-004).  
Motion failed to deny site plan extension request.  
Motion carried to postpone site plan extension request.

PC-2018-27, Baldwin Medical/Village Square PUD, requesting site plan extension, located on 2 vacant parcels (09-29-301-084 & 09-29-301-085) south of 3520 S. Baldwin.  
Motion carried to approve site plan extension request.

PC-2021-70, Grandview – Lapeer Road Rezone Request, located at 3120 S. Lapeer Road (parcel #09-26-151-019) from Recreation 2 (Rec-2) to Multiple Family Residential (RM-2), and from Recreation 2 (Rec-2) to General Business (GB).  
Motion failed to postpone rezone request.  
Motion carried to recommend approval of the modified rezone request (modified request from RM-2 to RM-1) to the Board of Trustees.
PC-2021-71, F & D Silverbell Rezone Request, located at 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 from Office Professional (OP) to General Business (GB). Motion carried to recommend approval to the Board of Trustees.

PC-2021-58, MPD Welding Site Plan Modification, adding an addition to an existing building, located at 4200 S. Lapeer Road., 09-35-100-010. Motion carried to grant Covered Trash Area Waiver. Motion carried to grant Lapeer Overlay Development Standards Waiver Motion carried to approve site plan modification.

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

9. Public Comments
None.

10. Communications
Email from citizen – summarized by Chairman Reynolds.

11. Planners Report/Education
Giffels Webster Sustainability & Resiliency – presented by Planner.

12. Committee Reports
None.

13. Future Public Hearing(s)
Joint Public Hearing with the Board of Trustees on October 20, 2021 at 7:05pm: for PC-2021-78, The Woodlands Planned Unit Development (PUD), located on a vacant parcel located east of 310 Waldon Road, Sidwell #09-23-351-024. Public Hearing (immediately following PC-2021-78 Public Hearing): PC-2021-73, Township Initiated Text Amendment to Zoning Ordinance #78, Industrial Park (IP), Article 18, Section 18.01 – Land Uses.

14. Chairman’s Comments
None heard.

15. Commissioners’ Comments
Some heard.

16. Adjournment
Motion carried to adjourn at 9:41 p.m.

Respectfully submitted,

Debra Walton
PC/ZBA Clerk
Charter Township of Orion