1. **Open Meeting**
Chairman Reynolds called the meeting to order at 7:05 p.m.

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

Members Absent: None

3. **Minutes**
Motion carried to approve 10-06-21, Planning Commission Regular Meeting Minutes, 10-06-21, PC-2021-70, Grandview Rezone Public Hearing, and the 10-06-21, PC-2021-71, F & D Silverbell Public Hearing Minutes as submitted.

4. **Agenda Review and Approval**
Motion carried to approve agenda as presented.

Chairman Reynolds recessed the regular meeting and opened the Joint Public Hearing 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. The applicant, Detroit Riverside Capital, is proposed to rezone the property from Suburban Estates (SE) & Single Family Residential-2 (R-2) to Planned Unit Development (PUD) to construct a 190 multi-family unit development. at 7:08 p.m. and closed the public hearing at 8:41 p.m.

Chairman Reynolds opened the Public Hearing for PC-2021-73, Township Initiated Text Amendment to Zoning Ordinance #78, Industrial Park (IP), Article 18, Section 18.01 – Land Uses. at 8:44 p.m. and closed the public hearing and reconvened the regular Planning Commission meeting at 8:46 p.m.

5. **Brief Public Comment – Non-Agenda Items Only**
None

6. **Consent Agenda**
None

7. **New Business**
PC-2021-79, Lifted Industrial Site Plan Modification, located at 4611 Liberty Dr., (parcel 09-34-300-018).
Motion carried deny site plan approval to pursue the required variance from the ZBA. However, if the variance is received site plan is deemed approved.

8. **Unfinished Business**
Motion carried to grant multi-tenant waiver.
Motion carried to grant Brown Rd. standards waiver.
Motion carried to approve site plan with conditions.

PC-2021-73, Township Text Amendment to Zoning Ordinance #78, Industrial Park (IP), Article 18, Section 18.01 – Land Uses.
Motion carried to forward a recommendation to the Board of Trustees to approve and adopt.
PC-2021-07, 5-Year Master Plan Update
Brief Discussion

9. Public Comments
None.

10. Communications
None

11. Planners Report/Education
None

12. Committee Reports
None.

13. Future Public Hearing(s)
None

14. Chairman’s Comments
None heard.

15. Commissioners’ Comments
Some heard.

16. Adjournment
Motion carried to adjourn at 9:36 p.m.

Respectfully submitted,

[Signature]
Debra Walton
PC/ZBA Clerk
Charter Township of Orion