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

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

   Members Absent: None

3. **Minutes**  
Motion carried to approve 11-03-2021, Planning Commission Regular Meeting Minutes as presented.

4. **Agenda Review and Approval**  
Motion carried to approve agenda as amended. (Moved 8A to 7B)

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

6. **Consent Agenda**  
None.

7. **New Business**  
PC-2021-06, Silverbell Pointe PUD Site Plan Extension, located on 4 vacant parcels south of Silverbell Rd. on the east side of Joslyn Rd. (Sidwell #s 09-33-201-001, 09-33-128-001, 09-28-379-001, 09-28-451-001).  
Motion carried to grant site plan extension for one year.

   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). (Moved from 8A to 7B)  
Motion carried to grant site plan extension for one year.

   PC-2021-88, KPMF Expansion Site Plan, located at 67 Kay Industrial Dr. (parcel 09-35-200-035).  
Motion carried to grant the necessary Lapeer Overlay waivers.  
Motion carried to grant site plan approval with conditions.

   PC-2021-78, The Woodland Planned Unit Development (PUD) Concept, located on a vacant parcel located east of 310 Waldon Rd., Sidwell #09-23-351-024.  
Motion carried to seek a legal opinion.  
Motion carried to postpone.

2022 Planning Commission Meeting Dates  
Motion carried to receive and file the 2022 regular meeting dates resolution as presented.

8. **Unfinished Business**  
PC-2021-07, 5-Year Master Plan Update  
Brief comment from Chairman Reynolds.

9. **Public Comments**  
None.

10. **Communications**  
None.

11. **Planners Report/Education**  
None.

12. **Committee Reports**  
None.
13. Future Public Hearing(s)
12-01-2021 at 7:05 p.m., PC-2021-90, Ridgewood Planned Unit Development (PUD), located at 625 W. Clarkston Rd. (Sidwell #09-15-226-007), the vacant parcel west of 625 W. Clarkston Rd. (Sidwell #09-15-226-006), and the vacant parcel east of 625 W. Clarkston Rd. (Sidwell #09-15-226-008), requesting to rezone the properties from Single Family Residential-1 (R-1) to Planned Unit Development (PUD).

14. Chairman’s Comments
Some heard.

15. Commissioners’ Comments
Some heard.

16. Adjournment
Motion carried to adjourn at 9:17 p.m.

Respectfully submitted,

Debra Walton
PC/ZBA Clerk
Charter Township of Orion