1. Open Meeting
Chairman Dunaskiss called the meeting to order at 7:00pm.

2. Roll Call
Members Present: Justin Dunaskiss, Don Walker, Scott Reynolds, Kim Urbanowski, Joe St. Henry, & Don Gross

Members Absent: None (one vacancy)

3. Minutes
Motion carried to approve the 11-18-20 Planning Commission Regular Meeting Minutes as presented.

Motion carried to approve the 11-12-20 Board of Trustees, Planning Commission, Zoning Board of Appeals, and Corridor Improvement Authority, Joint Meeting Minutes, as presented.

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

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

6. Consent Agenda
None

7. New Business
A. PC-2018-49, Hills of Woodbridge Planned Unit Development (PUD) Final Plan, located at vacant land north of 3805 S. Lapeer (Sidwell #09-26-451-004), vacant lot (Sidwell #09-26-402-020), and vacant lot (Sidwell #09-26-402-021)

Motion carried that the modification to the plan does not alter the Concept Plan approval.

Motion carried to postpone to make modifications to the plan.

8. Unfinished Business
A. PC-2019-48, Cottages at Gregory Meadows Final PUD, located at 3537 and 3595 Gregory Rd. (Sidwell #09-31-200-006 and 09-31-200-008).

Motion carried to recommend approval to the Township Board with conditions.

9. Public Comments
None heard.

10. Communications
A. RCOC Chairman’s Report

11. Planners Report/Education
A. Giffels Webster – Our Groove

12. Committee Reports
None

13. Future Public Hearings
A. 12-16-2020 at 7:05 p.m. PC-2020-26, WOW Gas Station, Special Land Use request to modify an existing gas station to add a driveway off of Hidden Timber Dr.

B. 12-16-2020 at 7:05 p.m. Immediately following PC-2020-26: PC-2020-38, Edgar Development Rezone request, requesting to rezone a portion of 09-26-451-005 (approximately 4.21 acres), located
on the northern portion of 3805 S. Lapeer Rd. from Restricted Business (RB) to General Business (GB).

14. Chairman's Comments
Some heard

15. Commissioners' Comments
Some heard

16. Adjournment
Motion carried to adjourn at 9:07pm

Respectfully submitted,

Debra Walton
PC/ZBA Clerk
Charter Township of Orion