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

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

Members Absent: None

3. **Minutes**
Motion carried to approve 11-16-22, Planning Commission Regular Meeting Minutes as presented.
Motion carried to approve 11-16-22, Public Hearing Minutes PC-22-39, Hudson Square PUD Concept Plan 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.

7. **New Business**
PC-22-46, GM Orion BET 2, Site Plan & Wetland Amendment, located at 4555 Giddings Rd., parcel #09-34-200-006 & parcel #09-34-400-011.
Motion carried to approve the wetland amendment.
Motion carried to conditionally deny the site plan amendment to allow the applicant to appear at the Zoning Board of Appeals for a variance. If variance is approved, then the site plan is conditionally approved.

8. **Unfinished Business**
PC-2021-51, Kay Industrial Site Plan, located at 50 Kay Industrial Dr., parcel #09-35-400-033 (elevations).
Motion carried to approve the site plan elevations.

PC-2021-52, Kay Industrial Site Plan, located at unaddressed parcel 09-35-400-044 (a parcel south of 100 Kay Industrial Dr.) (elevations)
Motion carried to approve the site plan elevations.

PC-22-39, Hudson Square Planned Unit Development (PUD) Concept Plan, located at 3030 S. Lapeer Rd. (Sidwell #09-26-101-021).
Motion carried to postpone the PUD concept plan.

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
Some heard.

15. Commissioners’ Comments
Some heard.

16. Adjournment
Motion carried to adjourn at 8:20 p.m.

Respectfully submitted,

[Signature]

Courtney Keisman
PC/ZBA Clerk
Charter Township of Orion