1. Open Meeting
Acting Chairman Reynolds called the meeting to order at 7:04pm.

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

Members Absent: Justin Dunaskiss & (one vacancy)

3. Minutes
Motion carried to approve the 12-02-20 Planning Commission Regular 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

Acting Chairman Reynolds recessed the regular meeting and opened the Public Hearing for PC-2020-26, WOW! Gas Station, Special Land Use, located at 3865 S. Baldwin Rd. at 7:06 p.m.

Acting Chairman Reynolds closed the Public Hearing for PC-2020-26 at 8:19 p.m. and opened the Public Hearing for PC-2020-38, Edgar Development Rezone Application, located at a northern portion of 3805 S. Lapeer Rd. (parcel 09-26-451-005), requesting to rezone approximately 4.21 acres from restricted business (RB) to General Business (GB) at 8:20 p.m.

8:20 p.m. the Public Hearing was recessed.

8:23 p.m. the Public Hearing was reconvened.

Acting Chairman Reynolds closed the Public Hearing for PC-2020-38 at 8:23 p.m. and reconvened the regular Planning Commission meeting.

7. New Business
A. PC-2020-26, WOW! Gas Station, Special Land Use & Site Plan Amendment, located at 3865 S. Baldwin Rd. (parcel #09-29-326-016).
   Motion carried to deny Special Land Use.
   Motion carried to allow administrative review of landscaping change on east side.

B. PC-2020-38, Edgar Development Rezone Application, located at a northern portion of 3805 S. Lapeer Rd. (parcel 09-26-451-005), requesting to rezone approximately 4.21 acres from Restricted Business (RB) to General Business (GB).
   Motion carried to recommend approval of the rezone request to the Board of Trustees.

C. PC-2020-40, Lifted Investments, LLC, Ord. 154 application (Class “C” Gross Facility), located at vacant lot 4 in Liberty Tech Center, west of 4601 Liberty Drive S. (parcel 09-34-300-018).
   Motion carried to conditionally approve the 154 application (Class “C” Grow Facility)
D. PC-2020-39, Lifted Industrial Partners, LLC, Site Plan, located at vacant lot 4 in Liberty Tech Center, west of 4601 Liberty Drive S. (parcel 09-34-300-018). Motion carried to conditionally approve Site Plan.

8. Unfinished Business
None

9. Public Comments
None heard.

10. Communications
None

11. Planners Report/Education
None

12. Committee Reports
None

13. Future Public Hearings
None

14. Chairman’s Comments
Some heard

15. Commissioners’ Comments
Some heard

16. Adjournment
Motion carried to adjourn at 10:48 p.m.

Respectfully submitted,

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