

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION
******* A G E N D A *******
REGULAR MEETING – WEDNESDAY, SEPTEMBER 6, 2023 - 7:00 P.M.
ORION TOWNSHIP MUNICIPAL COMPLEX BOARD ROOM
2323 JOSLYN ROAD, LAKE ORION, MI 48360

Public Hearing at 7:05 p.m. for PC-23-22 Yatooma Oil Gas Station and Drive-Thru, Special Land Use request for 24-Hour operation, located on a vacant parcel at the northwest corner of Lapeer Rd. and Silverbell Rd. (parcel #09-26-300-015).

Public hearing (immediately following PC-23-22) PC-23-32, The Villages of Orion, request for a proposed amendment to a consent judgement and site plan, located at 823 N. Lapeer Rd. (parcel #09-02-126-020).

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

- A. 8-16-23, Planning Commission Regular Meeting Minutes.
- B. 8-16-23, PC-23-22, Yatooma Oil Gas Station and Drive-Thru, Special Land Use Public Hearing Minutes.
- C. 8-16-23, PC-23-27, Black Cat Beanery, Special Land Use Public Hearing Minutes.

4. AGENDA REVIEW AND APPROVAL

5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY

6. CONSENT AGENDA

- A. PC-23-20, Whitewater Car Wash Site Plan, Plans Date Stamped 5-26-23 Approval of Destruction of Documents.
- B. PC-23-29, GFX Orion Facility Site Plan, Plans Date Stamped 7-26-23 Approval of Destruction of Documents.
- C. PC-23-22, Yatooma Oil Site Plan, Plans Date Stamped 7-18-23 Approval of Destruction of Documents.

7. NEW BUSINESS

- A. PC-23-32, The Villages of Orion, request for a proposed amendment to a consent judgement and site plan, located at 823 N. Lapeer Rd. (parcel #09-02-126-020).
- B. PC-23-33, Pearl of Orion Site Plan Modification, located at 721 Brown Rd. (parcel #09-33-351-034).
- C. PC-23-29, GFX Orion Facility Site Plan, located on the northwest corner of Silverbell Rd. and Giddings Rd. (parcel #09-27-301-050 and parcel #09-27-301-051).

8. UNFINISHED BUSINESS

- A. PC-23-22 Yatooma Oil Gas Station and Drive-Thru Special Land Use and Site Plan, located on a vacant parcel at the northwest corner of Lapeer Rd. and Silverbell Rd. (parcel #09-26-300-015).

9. PUBLIC COMMENTS

10. COMMUNICATIONS

11. PLANNERS REPORT/EDUCATION

- A. Homeownership vs. Renting From the Young Generation’s Perspective Article

12. COMMITTEE REPORTS

13. FUTURE PUBLIC HEARINGS

- A. 9-20-23 Public Hearing at 7:05 p.m. for PC-23-34, Skalnek Ford Relocation, request for a Conditional Rezone of seven parcels, located at 84 W. Scripps Rd. (parcel #09-14-300-035), 62 W. Scripps Rd. (parcel #09-14-300-036), a vacant parcel immediately north of 62 W. Scripps (parcel #09-14-300-031), 1940 S. Lapeer Rd. (parcel #09-14-300-030), a vacant

parcel immediately north of 1940 S. Lapeer Rd. (parcel #09-14-300-029), 1900 S. Lapeer Rd. (parcel #09-14-300-028), and a vacant parcel immediately north of 1900 S. Lapeer Rd. (parcel #09-14-300-027), from Single Family Residential (R-3) and Multiple Family Residential (RM-1) to General Business (GB) with conditions.

14. CHAIRMAN'S COMMENTS

15. COMMISSIONERS' COMMENTS

16. ADJOURNMENT

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In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Township at least seventy-two hours in advance of the meeting when requesting accommodations.