

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION
******* AMENDED AGENDA *******
REGULAR MEETING – WEDNESDAY, SEPTEMBER 20, 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-23-34, Skalne 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.

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

- A. 9-6-23, Planning Commission Regular Meeting Minutes.
- B. 9-6-23, PC-23-22, Yatooma Oil Gas Station and Drive-Thru for a 24-Hour Operation, Special Land Use Public Hearing Minutes.
- C. 9-6-23, PC-23-32, The Village of Orion Request for a Proposed Amendment to the Consent Judgment and Site Plan Public Hearing Minutes.

4. AGENDA REVIEW AND APPROVAL

5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY

6. CONSENT AGENDA

- A. PC-23-15, Lapeer Road Burger Kings SLU & Site Plan, Plans Date Stamped 6-13-23 Approval of Destruction of Documents.
- B. PC-2021-43, Orion Lakes Community Center Site Plan, Plans Date Stamped 3-24-21 Approval of Destruction of Documents.
- C. PC-22-39, Hudson Square Final PUD, Plans Date Stamped 5-30-23 Approval of Destruction of Documents.

7. NEW BUSINESS

- A. PC-23-34, Skalne Ford Relocation, request for a Conditional Rezone, located at the northwest corner of Lapeer Rd. and W. Scripps Rd. (parcel #09-14-300-027 through #09-14-300-031, parcel #09-14-300-035, parcel #09-14-300-036).
- B. PC-23-36, Hyatt House Hotel Site Plan Amendment, located at 95 Brown Rd. (parcel #09-32-378-075).

8. UNFINISHED BUSINESS

- A. PC-23-20 WhiteWater Car Wash Site Plan, located at 1112 and 1140 S Lapeer Rd. (parcels #09-14-201-005 and 09-14-201-006).
- B. PC-23-38, Township Initiated Text Amendment to Zoning Ordinance #78, 2023 Zoning Ordinance Updates, Articles II section 2.01, XIV section 14.01, and XXX section 30.07.

9. PUBLIC COMMENTS

10. COMMUNICATIONS

11. PLANNERS REPORT/EDUCATION

- A. Training Strategy

12. COMMITTEE REPORTS

13. FUTURE PUBLIC HEARINGS

- A. Public Hearing on October 4, 2023, at 7:05 p.m. for PC-23-37, Kum & Go, Special Land Use Requests for: a Gas Station, and a 24-Hour Operation located at the SW corner of Lapeer Rd. & Silverbell Rd., parcel #09-35-100-019.
- B. Public hearing on October 4, 2023 (immediately following PC-23-37) PC-23-38, Township Initiated Text Amendment to Zoning Ordinance #78, 2023 Zoning Ordinance Updates, Articles II section 2.01, XIV section 14.01, and XXX section 30.07.

14. CHAIRMAN'S COMMENTS

15. COMMISSIONERS' COMMENTS

16. ADJOURNMENT

NOTE: *Italics* denote amendments to the agenda

.....
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.