

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION**  
**\*\*\*\*\* A G E N D A \*\*\*\*\***  
**REGULAR MEETING – WEDNESDAY, APRIL 3, 2024 - 7:00 P.M.**  
**ORION TOWNSHIP MUNICIPAL COMPLEX BOARD ROOM**  
**2323 JOSLYN ROAD, LAKE ORION, MI 48360**

---

Public Hearing for PC-24-08, Kroger D649 Retail Fuel Center, request for a Conditional Rezone of one parcel, located at 3111 South Baldwin Rd. (09-29-126-039), from Office and Professional (OP) to General Business (GB) with conditions, in accordance with the concept plan depicting a fueling station with 8 dispensing columns that allow for 16 pumps, a 540 square foot transaction kiosk, and offer of additional conditions.

---

**1. OPEN MEETING**

**2. ROLL CALL**

**3. MINUTES**

- A. 3-20-24, Planning Commission Regular Meeting Minutes
- B. 3-20-24, PC-23-32, Villages of Orion, Public Hearing Minutes
- C. 3-20-24, PC-24-04, Township Initiated Text Amendment, Public Hearing Minutes

**4. AGENDA REVIEW AND APPROVAL**

**5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY**

**6. CONSENT AGENDA**

**7. NEW BUSINESS**

- A. PC-24-07, Pinball Social Determination of Use, 784 S. Lapeer Rd. (parcel #09-11-476-019).
- B. PC-24-08, Kroger D649 Fueling Station Conditional Rezone, 3111 S Baldwin Rd. (parcel #09-29-126-039).
- C. PC-24-09, Burger King Renovation Site Plan, 1155 S. Lapeer Rd. (parcel #09-14-226-011)

**8. UNFINISHED BUSINESS**

**9. PUBLIC COMMENTS**

**10. COMMUNICATIONS**

**11. PLANNERS REPORT/EDUCATION**

- A. Tree Ordinance Discussion
- B. Spring 2024 Citizen Planner via Zoom

**12. COMMITTEE REPORTS**

**13. FUTURE PUBLIC HEARINGS**

- A. 4-17-24 at 7:05 p.m., PC-24-11, 1465 Brown Rd Conditional Rezone, request for a Conditional Rezone of one parcel, located at 1465 Brown Rd. (09-34-300-010), from Office and Professional (OP) to Industrial Park (IP) with conditions, in accordance with the concept plan depicting a single story building, construction of a private access drive that services the existing property, renovation of existing building for a medical marihuana provisioning center and marihuana retail facility, or any other conditions offered by the applicant.
- B. 4-17-24 (immediately following PC-24-11, Public Hearing at 7:05 p.m.), PC-24-12, Orion Township Public Library, requesting Special Land Use approval for a library located at 825 Joslyn Rd. (parcel #09-09-452-020).

**14. CHAIRMAN'S COMMENTS**

**15. COMMISSIONERS' COMMENTS**

**16. ADJOURNMENT**

.....  
**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.**