

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION**  
**\*\*\*\*\* A G E N D A \*\*\*\*\***  
**REGULAR MEETING – WEDNESDAY, JUNE 18, 2025 - 7:00 P.M.**  
**ORION TOWNSHIP MUNICIPAL COMPLEX BOARD ROOM**  
**2323 JOSLYN ROAD, LAKE ORION, MI 48360**

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A joint Public Hearing with the Orion Township Board of Trustees and Orion Township Planning Commission and a Public Hearing with the Village of Lake Orion Planning Commission (being conducted **simultaneously**) at 7:05 p.m. for Orion Township case #PC-25-27, Eastport Village Planned Unit Development (PUD) Concept and Eligibility Plan, located at 571 S Lapeer Road Sidwell numbers (09-11-427-004, 09-11-427-006 & 09-11-427-007), and 545 S. Broadway Street Sidwell numbers (09-11-427-016 & 09-11-427-017). The applicant, Mocer Lake Orion LLC, is proposing to rezone the property from General Business (GB) and Single-Family Residential (R-3) to Planned Unit Development (PUD). The project will be located in the Village and the Township and includes commercial space (all in the Township), 11 multi-family units (all in the Township), and 48 single-family homes (40 in the Township) **AND** the Village of Lake Orion Case #VLO-25-01 – Eastport Village Special Land Use Request located on a vacant parcel immediately north of 545 S Broadway St. (OL-09-11-278-034). The applicant, Mocer Lake Orion LLC, is proposing a site plan for the construction of eight (8) single-family homes within the MU, Mixed-Use zoning district. Single-family, detached dwellings are considered a special land use in the Mixed-Use district.

Public hearing immediately following (PC-25-27 at 7:05 p.m.), PC-25-26, F&D Silverbell Rezoning, the request is to rezone an irregularly shaped area that totals approx. 2.17 acres of vacant land (parcel #09-35-100-019) located at the SW corner of Silverbell and Lapeer Roads from Industrial Park (IP) to General Business (GB).

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**1. OPEN MEETING**

**2. ROLL CALL**

**3. MINUTES**

- A. 6-4-25, Planning Commission Regular Meeting Minutes
- B. 6-4-25, PC-25-18, Brown Road Plaza, Special Land Use Requests Public Hearing Minutes

**4. AGENDA REVIEW AND APPROVAL**

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

**6. CONSENT AGENDA**

**7. NEW BUSINESS**

- A. PC-25-26, F&D Silverbell Rezone request, located at the SW corner of Silverbell and Lapeer Rds (parcel #09-35-100-019).
- B. PC-25-28, GM Orion BET2 Program Improvements Site Plan Amendment, located at 4555 Giddings Rd., (parcel #09-34-200-006 & #09-34-400-011).
- C. PC-25-27, Eastport Village Planned Unit Development (PUD) Concept and Eligibility Plan, located at 571 S. Lapeer Rd. (parcel #09-11-427-004, #09-11-427-006 & #09-11-427-007) and 545 S. Broadway St. (parcel #09-11-427-016 & #09-11-427-017).

**8. UNFINISHED BUSINESS**

**9. PUBLIC COMMENTS**

**10. COMMUNICATIONS**

**11. PLANNERS REPORT/EDUCATION**

**12. COMMITTEE REPORTS**

**13. FUTURE PUBLIC HEARINGS**

**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.