

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION  
SYNOPSIS – REGULAR MEETING - WEDNESDAY, JUNE 21, 2017**

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**1. Open Meeting**

Chairman Dunaskiss called the meeting to order at 7:00pm.

**2. Roll Call**

Members Present: Justin Dunaskiss, Don Gross, Joe St. Henry, John Steimel, Don Walker

Members Absent: Neal Porter, Rob Zielinski

**3. Minutes**

Motion carried to approve the 6-07-17, Planning Commission Regular Meeting Minutes, as presented.

Motion carried to approve the 6-07-17, PC-2017-11, Orion Village Crossing PUD Amd. Joint Public Hrg. Minutes, as presented.

Motion carried to approve the 6-07-17, PC-2017-10, VZW 756 Indianwood Rd. Special Land Use Public Hrg. 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

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Chairman Dunaskiss recessed the regular meeting and opened the Joint Public Hearing with the Board of Trustees for PC-2017-14, Orion Commons Commercial, Major PUD Amendment at 7:05pm.

Chairman Dunaskiss closed the Joint Public Hearing for PC-2017-14 at 7:38pm.

Township Board adjourned their Special Meeting at 7:38pm.

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**7. New Business**

A. . PC-2017-15, Menards of Orion Township Site Plan, located at 397 Brown Rd. (parcel 09-32-400-030), 445 Brown Rd. (parcel 09-32-400-062), 465 Brown Rd. (parcel 09-32-400-084), 479 Brown Rd. (parcel 09-32-400-074), 481 Brown Rd. (parcel 09-32-400-038), 493 Brown Rd. (parcel 09-32-400-075), and unaddressed parcels 09-32-400-067 and 09-32-400-083

Motion carried that the request for a waiver from the non-front yard parking requirement be approved.

Motion carried that the request to modify the numerical requirements for off-street parking be approved.

Motion carried that the request for eastern, northern, and western landscape screening waivers be approved.

Motion carried that the request for a waiver from the open space landscaping requirement be approved.

Motion carried that the Planning Commission grants site plan approval with conditions.

B. PC-2017-16, Lapeer Retail, Minor Amendment to Approved Site Plan, located on vacant parcel 09-14-100-053.

Motion carried that the Planning Commission grants the request for a 3 on 1 slope for the stormwater basin as presented.

Motion carried that the Planning Commission grants approval for the modifications to the existing approved site plan as presented.

C. PC-2017-14, Orion Commons Commercial, Planned Unit Development (PUD) Major Amendment request, located on a vacant parcel south Scripps Rd., North of Gunnison St. on the west side of Lapeer Rd. (parcel 09-23-100-004).

Motion carried to forward a recommendation to the Board of Trustees to approve a modified Orion Commons Commercial Planned Unit Development Major Amendment with conditions.

**8. Unfinished Business**

None

**9. Public Comments**

Comment was heard.

**10. Communications**

Memo from Clerk Shults regarding first reading of BIZ Text Amendment

Memo from Clerk Shults regarding first reading of Sign Ordinance No. 153

One Stop Ready Flyer regarding Academy 2017

RCOC's Road Report 2<sup>nd</sup> Quarter 2017

Memo from Planning & Zoning Director Girling regarding the yearly Planner's Conference

**11. Committee Reports**

None

**12. Upcoming Public Hearing(s)**

None

**13. Adjournment**

Motion carried to adjourn at 9:40pm.

Respectfully submitted,



Lynn Harrison  
PC/ZBA Recording Secretary  
Charter Township of Orion