



MINUTES

REGULAR MEETING OF THE BOARD OF ZONING APPEALS

Thursday, June 5, 2025

6:30 PM

Village Hall – 21 East Church Street, Lake Orion, MI 48362

(248) 693-8391 ext. 102

1. Call to Order

The Thursday, June 5, 2025 Regular Meeting of the Lake Orion Board of Zoning Appeals was called to order by Chairperson Mathisen at 6:30 p.m.

2. Roll Call and Determination of Quorum

PRESENT

Chairperson Brad Mathisen
Vice Chairperson Raymond Putz
Secretary Brenton Bailo
Board Member Henry Lorant

ABSENT

Board Member Mary Chayka-Crawford

STAFF PRESENT

Village Planning and Zoning Coordinator Gage Belko
Recording Secretary Danielle Smith

3. Approval of Agenda

Board Member Lorant moved, Board Member Bailo seconded, to approve the June 5, 2025 regular meeting agenda of the Board of Zoning Appeals, as presented.

AYES: Mathisen, Lorant, Bailo, Putz

NAYS: None

ABSENT: Chayka-Crawford

MOTION: Carried

4. First Hearing of the Public

None.

5. Approval of Minutes

A. Approval of BZA Minutes – March 6, 2025

Board Member Bailo moved, Board Member Lorant seconded, to approve the March 6, 2025 regular meeting minutes of the Board of Zoning Appeals, as presented.

AYES: Mathisen, Lorant, Bailo, Putz

NAYS: None

ABSENT: Chayka-Crawford

MOTION: Carried

6. BZA Preface

Chairperson Mathisen reviewed the meeting procedures.

7. Public Hearing

A. Public Hearing: A-25-03 (37 E. Flint St.) Commercial Signage Variance Request

Board Member Lorant moved, Board Member Bailo seconded, to open the public hearing at 6:33 p.m.

AYES: Mathisen, Putz, Lorant, Bailo

NAYS: None

ABSENT: Chayka-Crawford

MOTION: Carried

Planner Belko gave a synopsis of the variance request, reviewed the findings of fact and was available to answer any questions of the Board.

Scott Taylor, applicant, and Tom Bailey, 3039 Dixie Highway, Waterford, MI 48328, presented the variance request and were available to answer any questions of the Board.

Board Member Bailo stated the drawings submitted show that the proposed sign is only eight feet off the ground and is concerned that pedestrians may try and touch the sign. Mr. Taylor shared that there is room to move the sign higher if needed and that the proposed sign height complies with current Village requirements.

Planner Belko shared that the applicant had discussed potentially creating a smaller sign, which would allow the sign to be positioned higher up on the building and reduce the risk of pedestrians trying to touch the sign. Mr. Taylor confirmed that he would be willing to reduce the sign's size and position it higher up on the building.

Board Member Mathisen asked whether the illumination from the lights bordering the sign would overwhelm the area. Mr. Taylor shared that the proposed lights are an “old Vegas” style and similar to the lights located at Johnny Blacks.

There being no further comment, Board Member Bailo moved, Board Member Lorant seconded, to close the public hearing at 6:51 p.m.

AYES: Mathisen, Putz, Lorant, Bailo

NAYS: None

ABSENT: Chayka-Crawford

MOTION: Carried

8. Action Items

A. A-25-03 (37 E. Flint St.) Commercial Signage Variance Request

The applicant is looking to establish a new business in Downtown Lake Orion and is proposing a large projecting sign that exceeds some standards of Chapter 155 of the Village Code of Ordinances and was unable to receive administrative approvals. As such, the applicant is requesting the following variances:

1. CHAPTER 115: SIGN REGULATIONS, SECTION 155.06(C) TABLE – DC, NONRESIDENTIAL

Maximum Projecting Sign Area:	Permitted:	9 sq ft. without special approval
	Existing:	7.29 sq ft.
	Proposed:	32 sq ft.
	Variance:	23 sq ft.

2. CHAPTER 155: SIGN REGULATION, SECTION 155.07(H) - PROJECTING SIGN REGULATIONS

Maximum Projecting Sign Height:	Permitted:	12 ft.
	Existing:	<12 ft.
	Proposed:	24 ft.
	Variance:	12 ft.

Illumination of Projecting Signs:	Permitted:	External Illumination Only
	Existing:	External Illumination
	Proposed:	Internal Illumination
	Variance:	Internal Illumination of Projecting Sign

FINDINGS OF FACT

1. The variance would not be contrary to the public interest or general purpose and intent of this chapter.

- The variance would not be contrary to the public interest or general purpose and intent of the Sign Ordinance. The building currently has a very large wall sign and a small projecting sign that will be removed and replaced by the proposed projecting sign.
2. The variance does not adversely affect properties in the immediate vicinity of the proposed sign.
 - There is no evidence the variances requested would adversely affect the adjacent properties within the immediate vicinity.
 3. The petitioner has a practical difficulty resulting from the unusual characteristics of the property that precludes reasonable use of the property.
 - The building is relatively large, with “signable” walls located further from the Downtown core, potentially impacting visibility of the business; the proposed sign will enhance visibility for pedestrians and motorists alike.

Board Member Mathisen moved, Board Member Lorant seconded, to approve a variance of 15 square feet from the maximum projecting sign area standard to allow a 24-square-foot projecting sign to be installed at 37 E. Flint Street, based on the findings listed in the Village Planner’s report dated May 29, 2025, with the condition that the sign be placed at a minimum of 10 feet above grade.

AYES: Mathisen, Putz, Lorant, Bailo
NAYS: None
ABSENT: Chayka- Crawford
MOTION: Carried

Board Member Bailo moved, Board Member Lorant seconded, to approve the requested variance of 12 feet from the maximum projecting sign height standard to allow a projecting sign reaching up to 24 feet above grade to be installed at 37 E. Flint Street, based on the findings listed in the Village Planner’s report dated May 29, 2025.

AYES: Mathisen, Putz, Lorant, Bailo
NAYS: None
ABSENT: Chayka- Crawford
MOTION: Carried

Board Member Lorant moved, Board Member Mathisen seconded, to approve the requested variance from the standard prohibiting internally illuminated projecting signs to allow an internally illuminated projecting sign to be installed at 37 E. Flint Street, based on the findings listed in the Village Planner’s report dated May 29, 2025.

AYES: Mathisen, Putz, Lorant, Bailo
NAYS: None
ABSENT: Chayka- Crawford
MOTION: Carried

B. Monthly Planning and Zoning Report

Planner Belko provided a report of the previous month(s) planning and zoning activities within the Village.

Board Member Mathisen moved, Board Member Lorant seconded, to receive and file the May 2025 monthly planning and zoning report.

AYES: Mathisen, Putz, Lorant, Bailo

NAYS: None

ABSENT: Chayka- Crawford

MOTION: Carried

9. Unfinished Business

None.

10. Second Hearing of the Public

None.

11. Board Member Comments

Board Member Putz shared that he appreciates the hard work from Planner Belko and Village staff members.

Board Member Lorant stated that the Village staff does a great job at keeping everyone informed.

Board Member Bailo shared that he is happy to hear there is activity at 55 West Elizabeth St.

Board Member Mathisen asked how he can receive the monthly planning and zoning reports since the board only meets as needed. Planner Belko said he could start emailing the report to the board members for informational purposes.

Board Member Mathisen shared that he would like to have the BZA bylaws amended to change the current order of the agenda. Planner Belko stated that he would present a formal amendment at their next meeting.

12. Next Regular Meeting – July 10, 2025

13. Adjournment

Board Member Bailo moved, Board Member Lorant seconded, to adjourn the meeting at 7:36 p.m.

AYES: Mathisen, Putz, Lorant, Bailo

NAYS: None

ABSENT: Chayka-Crawford

MOTION: Carried

Dr. Brenton Bailo
Secretary

Sonja Stout
Village Clerk/Treasurer

Danielle Smith
Recording Secretary

Date Approved: