MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, September 02, 2025

6:30 PM

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

(248) 693-8391 ext. 102

1. **Call to Order**

   The Tuesday, September 2, 2025 Regular Meeting of the Lake Orion Planning Commission was called to order by Vice Chairperson Sabol at 6:30 PM.

2. **Pledge of Allegiance**

3. **Roll Call and Determination of Quorum**

   PRESENT
   Vice Chairperson Edward Sabol
   Secretary Hank Lorant
   Commissioner Larry Dunn
   Commissioner James Barry
   Village Council President Teresa Rutt
   Village Council Member Michael Lamb

   ABSENT
   Chairperson James Zsenyuk
   Commissioner/Administrative Official Darwin McClary

   STAFF PRESENT
   Acting Village Manager/DPW Director Wes Sanchez
   Planning and Zoning Coordinator Mario Ortega
   Deputy Clerk/Treasurer Lynsey Blough
   DDA Executive Director Matthew Gibb

4. **Approval of Agenda**

   MOTION made by Village Council President Rutt, Seconded by Village Council Member Lamb, to approve the agenda for September 2, 2025, Planning Commission Regular Meeting, as presented.

VOTING YEA: Sabol, Lorant, Dunn, Barry, Rutt, Lamb
VOTING NAY: None
ABSENT: Zsenyuk, McClary
MOTION: Carried

5. Approval of Minutes

A. Approval of August 4, 2025, Planning Commission Regular Meeting Minutes

MOTION made by Secretary Lorant, Seconded by Village Council President Rutt, to approve the August 4, 2025 Planning Commission Regular Meeting Minutes, as presented.
VOTING YEA: Sabol, Lorant, Dunn, Barry, Rutt, Lamb
VOTING NAY: None
ABSENT: Zsenyuk, McClary
MOTION: Carried

6. Public Comments on Non-Agenda Items Only

None.

7. Public Hearing

None.

8. Old Business

None.

9. New Business

A. Land Division Discussion: VLO-25-002 658, 664, 670 Victoria Island Land Division and Combination Review

The property owner of three lots on Victoria Island proposed to split the middle lot, which does not contain a single-family residential structure, and combine one portion with the lot to the north and the remainder with the lot to the south. The existing lot to the south, located at 670 Victoria Island, is currently legally nonconforming. The proposed combination would bring this lot into conformity with both lot width and lot area requirements. The existing lot to the north, located at 658 Victoria Island, conforms with lot width requirements but is legally nonconforming due to a smaller lot area. The proposed combination would reduce this nonconformity.

Planning and Zoning Coordinator Ortega presented the review and answered questions from Council Member Lamb regarding conformity.

MOTION made by Village Council Member Lamb, Seconded by Secretary Lorant, to recommend approval of the proposed lot division and combination to Village Council, contingent upon review and approval of the surveying and lot split by the Village Engineer.

VOTING YEA:	Sabol, Lorant, Dunn, Barry, Rutt, Lamb
VOTING NAY:	None
ABSENT:	Zsenyuk, McClary
MOTION:	Carried

B. Site Plan Review: VLO.25.003 – 315 N Lapeer West Village Townhomes

West Village Owner, LLC is proposing to demolish the school administration building at 315 N. Lapeer Street and construct two townhome-style multi-family structures. A total of 15 units would be located on the 1.63-acre site. The property was recently rezoned to the RM Multiple Family Residential District. Based on the proposed use and density, the project can be reviewed and approved under the standard multiple family residential development requirements. While it may appear connected to the PUD project on the property to the north, this proposal is not associated with that redevelopment. This review is being conducted with the understanding that the site can function independently as a standard 15-unit multi-family townhouse project.

Planning and Zoning Coordinator Ortega provided a summary of compliance with ordinance standards and McKenna's recommendation with contingencies.

Council Member Lamb inquired about density conformity, invasive species such as phragmites, parking requirements, and the PUD agreement, to which Planning and Zoning Coordinator Ortega responded.

Kyle Westberg of West Village Owner, LLC began by stating that the school administration is scheduled to move out around Christmas time, with demolition and site work expected to begin in January. He then requested clarification on items including natural features and landscaping, building design, and architecture, and expressed concerns regarding pending items requiring Village Engineer approval. He noted that the project cannot move forward until the Village Engineer provides approval, but he remained optimistic about the project's completion.

Stan Ford stated that he would be pleased to see the additional resident parking on Church Street.

MOTION made by Village Council President Rutt, Seconded by Secretary Lorant, to recommend site plan approval, contingent upon submission of a photometric plan that includes fixture heights and complies with permitted lighting standards, and upon approval of the revised plans by the Fire Marshal and Village Engineer.

VOTING YEA:	Sabol, Lorant, Dunn, Barry, Rutt, Lamb
VOTING NAY:	None
ABSENT:	Zsenyuk, McClary
MOTION:	Carried

C. PUD Discussion: VLO.25.00X – 215 S Broadway Lumberyard Project Pre-Application Review

DDA Executive Director Gibb provided a conceptual update on the Lake Orion Lumberyard Redevelopment Project at 215 S. Broadway. Work to date includes demolition, structural repairs, roof replacement, and site surveys. The historic coal and office building will be preserved, and the conceptual plan includes two retail sites, a boutique hotel, a bike shop, a trailhead with public restrooms, and a repurposed barn for a weekend market. No residential development is planned.

The DDA intends to pursue a Planned Unit Development (PUD) and is seeking preliminary feedback from the Planning Commission before formally submitting an application, expected in October or November.

Council Member Lamb stated that he was concerned about the project's financial feasibility, questioning whether it could sustain itself without additional public funding. He raised issues about stormwater detention, environmental site assessments, and the creation of a subsidiary entity to manage the site, emphasizing the need for concrete, tenant-ready proposals.

DDA Executive Director Matthew Gibb responded that the project will be structured to limit the village's financial exposure, with a nonprofit subsidiary responsible for management and revenue. He explained the funding strategy, including remaining bond funds, grant opportunities, and convertible lease agreements, and reiterated the project's intent to provide public space, parking, and commercial opportunities while addressing environmental and structural concerns.

President Rutt highlighted the community benefits of the project, including retail, boutique hotel, trailhead, and public market space. She emphasized that the Planning Commission's role is not to police finances and expressed support for pursuing the PUD process based on the Village Planner's recommendation.

Secretary Lorant noted excitement for the project, comparing it favorably to a similar project in Fenton, and encouraged continued progress.

Tim Marriott, resident and Lake Orion Bike Shop owner expressed enthusiasm for the project and support from local customers, highlighting its potential impact on the community.

Sam Caruso, Caruso Chiropractic and DDA Board Member, shared support for the project, particularly the boutique hotel and trail connections, emphasizing community interest and long-term benefits.

Stan Ford, resident and Council Member, voiced support for the DDA's expertise in managing the project and the community value it provides, highlighting public enthusiasm.

Vice Chairperson Sabol emphasized the positive ideas and community benefits, including green space and gathering areas, and expressed support for the concept.

10. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Barry had no comment.

Secretary Lorant had no comment.

Commissioner Dunn had no comment.

President Rutt noted that the Eastport development, which recently received preliminary PUD approval from the Township, will likely come before the Village next month with some modifications, including added public benefits and preservation of mature trees. She also emphasized the importance of commissioners treating residents and presenters with respect, urging professional and courteous communication during meetings.

Council Member Lamb shared concerns about the Constellation Bay project, suggesting the old building on M24 might be better demolished with funds redirected to other community projects, such as the Lumber Yard or Steeple Project. He stated he plans to discuss this with Village Manager McClary and the Moceri company. He also emphasized that he treats DDA Executive Director Gibb with respect despite disagreements and clarified that his intent is not to oppose the DDA project but to ensure proper management and fiscal responsibility.

11. Next Regular Meeting - October 6, 2025

12. Adjournment

MOTION made by Secretary Lorant, Seconded by Village Council Member Lamb, to adjourn the September 2, 2025 Planning Commission Regular Meeting.

VOTING YEA:	Sabol, Lorant, Dunn, Barry, Rutt, Lamb
VOTING NAY:	None
ABSENT:	Zsenyuk, McClary
MOTION:	Carried

The September 2, 2025 Planning Commission Regular Meeting adjourned at 7:55PM.

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Henry Lorant
Secretary

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Lynsey Blough, CMC
Deputy Clerk/Treasurer

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Sonja Stout
Clerk/Treasurer

Date approved: as presented on October 6, 2025