

MINUTES

REGULAR MEETING OF THE LAKE ORION PLANNING COMMISSION

Monday, May 6, 2024

6:30 PM

Lake Orion Village Hall Council Chambers

21 East Church Street

LAKE ORION, MI 48362

(248) 693-8391 ext. 102

1. Call to Order

The Monday, May 6, 2024 Regular Meeting of the Lake Orion Planning Commission was called to order by Chairman Zsenyuk at 6:30 PM.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

Attendee Name	Organization	Title	Status	Arrived
James E. Zsenyuk	Village of Lake Orion	Chairperson	Present	
George Dandalides	Village of Lake Orion	Vice Chairperson	Present	
Henry Lorant	Village of Lake Orion	Secretary	Present	
Larry Dunn	Village of Lake Orion	Commissioner	Absent	
Michael Lamb	Village of Lake Orion	Village Council Representative	Present	
Darwin D.P. McClary	Village of Lake Orion	Commissioner/ Administrative Official	Present	
Jerry Narsh	Village of Lake Orion	Council President	Excused	
Edward Sabol	Village of Lake Orion	Commissioner	Present	
Nick (Stephen) Smith	Village of Lake Orion	Commissioner	Absent	

STAFF PRESENT:

- Gage Belko, McKenna, Village Planner
- Danielle Smith, Recording Secretary

4. Approval of Agenda

Motion to: Revise the Monday, May 6, 2024 Planning Commission Agenda, switching the order of agenda items 8a Sung Harbor – Multiple Family Site Plan Review and 8b MU, Mixed Use District – Proposed Amendments.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	George Dandalides, Vice Chairperson
SECONDER:	Henry Lorant, Secretary
AYES:	Zsenyuk, Dandalides, Lorant, Lamb, McClary, Sabol
ABSENT:	Dunn, Narsh, Smith

Motion to: Accept the agenda, as revised.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Henry Lorant, Secretary
SECONDER:	Michael Lamb, Village Council Representative
AYES:	Zsenyuk, Dandalides, Lorant, Lamb, McClary, Sabol
ABSENT:	Dunn, Narsh, Smith

5. Approval of Minutes

A. Planning Commission Meeting – February 5, 2024

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Lamb, Village Council Representative
SECONDER:	Henry Lorant, Secretary
AYES:	Zsenyuk, Dandalides, Lorant, Lamb, McClary, Sabol
ABSENT:	Dunn, Narsh, Smith

RESOLVED: To approve the Planning Commission Regular Meeting Minutes of February 5, 2024 as presented.

6. Public Comments on Non-Agenda Items Only

None.

7. Unfinished Business

None.

8. New Business

A. MU, Mixed Use District – Proposed Amendments

The intent of the MU District is to promote a compatible mix of commercial, office, service and residential uses; promote connections to the Downtown; and buffer single-family districts and from development along M-24.

Currently, the MU District stipulates single family and multiple family dwelling units as permitted principal uses (not requiring special land use approval) only when located above the first floor of a mixed-use building and the first floor being non-residential; it further stipulates single family detached dwelling units as permitted uses after special land use approval. The MU District, as written, does not allow stand alone multiple family residential uses (without a non-

residential ground floor) as principally permitted uses or as permitted uses after special land use approval.

Multiple family uses, with or without a ground-floor non-residential (commercial or office) component are highly desirable land use in the village, serve to alleviate a critical housing shortage and encourage further investment in surrounding districts. It is imperative the commission advance an amendment to specifically allow multiple family uses – without a ground-floor non-residential use – as a principally permitted use.

Planner Belko reviewed the memorandum dated 04/19/2024, which is attached and incorporated as a part of these minutes.

The commissioners discussed the proposed amendments.

MOTION:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Lamb, Village Council Representative
SECONDER:	George Dandalides, Vice Chairperson
AYES:	Zsenyuk, Dandalides, Lorant, Lamb, McClary, Sabol
ABSENT:	Dunn, Narsh, Smith

RESOLVED: To recommend the ordinance revisions be published for public notice and to move forward with the process to amend the ordinance as presented by the village planner.

B. Snug Harbor – Multiple Family Site Plan Review

Snug Harbor is a proposed four-unit multiple family development at 160 Heights Road, developed by Snug Harbor Orion, LLC, a subsidiary of Mocerri Companies. The project is located on one parcel (09-11-403-006) on the north side of Heights Road and west of Broadway (M-24), adjacent to the approved Mystic Cove development. The applicant is seeking preliminary site plan approval for the project, which includes:

- Demolition of primary commercial structure and two accessory buildings;
- Construction of two townhomes and two stacked flats for a total of four dwelling units;
- General site improvements such as landscaping, lighting, interior sidewalk, utilities, etc.

The project has undergone two rounds of review with village staff and consultants and is in substantial compliance with the Zoning Ordinance.

Planner Belko reviewed the following:

- Letter dated 04/23/2024 from McKenna, which is attached and incorporated as a part of these minutes.

- Letter dated 04/23/2024 from Nowak & Fraus Engineers, which is attached and incorporated as a part of these minutes.
- Letter dated 04/15/2023 from the Orion Township Fire Department, which is attached and incorporated as a part of these minutes.
- Letter dated 05/01/2024 from Giffels – Webster, which is attached and incorporated as a part of these minutes.

Dominic Mocerri, Mocerri Homes, Dominick Tringali, Dominick Tringali Architects, Inc., and Nancy Standish, representing Giffels – Webster, were available to answer any questions of the commission.

The commissioners discussed the proposed site plan.

MOTION:

RESULT:	ADOPTED (5-1)
MOVER:	Michael Lamb, Village Council Representative
SECONDER:	Henry Lorant, Secretary
AYES:	Zsenyuk, Lorant, Lamb, McClary, Sabol
NAYS:	Dandalides
ABSENT:	Dunn, Narsh, Smith

RESOLVED: To approve the preliminary site plan for “Snug Harbor,” a four-unit multiple family development located at 160 Heights Road (Parcel 09-11-403-006), as proposed, subject to the following conditions:

- Landscape plan discrepancies are corrected.
- Waiver is granted from landscape diversity requirement.
- Reducing the parking requirement from eight spaces to six spaces.
- Color renderings and material samples are approved.

C. McKenna Planning and Zoning Report – April 2024

Gage Belko, Village Planner, McKenna, reviewed McKenna’s Planning and Zoning Report for April and answered questions from the commission.

MOTION:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Henry Lorant, Secretary
SECONDER:	Michael Lamb, Village Council Representative
AYES:	Zsenyuk, Dandalides, Lorant, Lamb, McClary, Sabol
ABSENT:	Dunn, Narsh, Smith

RESOLVED: To receive and file the April 2024 Monthly Planning and Zoning Report.

9. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Lamb stated that it was his 65th birthday and that it has been a good day.

Vice Chair Dandalides stated that he was disappointed with how some of the conversations went this evening. He further stated that if the commission keeps waiving sections of the ordinance, the ordinance should be amended. Mr. Dandalides also believes parking around the lake is an issue and that Heights Road is dangerous.

Chairperson Zsenyuk stated that the job of the planning commission is to look at those unique circumstances. He further agrees that Heights Road is dangerous.

Mr. Zsenyuk wished Commissioner Lamb a happy birthday and believes the Snug Harbor project will turn out well.

Village Manager McClary wished Commissioner Lamb a happy birthday and stated that it was also his son's birthday. He further expressed that he shares a lot of the same concerns as Vice Chair Dandalides and agrees that Snug Harbor is a unique lot. Mr. McClary reminded the commission that Planner Belko's job is to provide guidance to the commission while following the ordinance.

He further stated that the final proposed village budget is complete and on the village website. Millage rates will remain the same. Village Council will hold a public hearing next Monday. There is \$2,500 budgeted in the next fiscal year for basic training for planning commissioners and board of zoning appeals members.

Mr. McClary thanked Planner Belko for all his hard work with making additions to the website.

Commissioner Sabol appreciated the common-sense approach from tonight's agenda items.

Secretary Lorant agreed with Commissioner Sabol. He would also appreciate if the DDA would give a presentation at a future planning commission meeting.

10. Next Regular Planning Commission Meeting

The next regular Planning Commission meeting will be held on Monday, June 3, 2024 at 6:30 PM.

11. Adjournment

Motion to: Adjourn the meeting at 8:02 PM.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	George Dandalides, Vice Chairperson
SECONDER:	Michael Lamb, Village Council Representative
AYES:	Zsenyuk, Dandalides, Lorant, Lamb, McClary, Sabol
ABSENT:	Dunn, Narsh, Smith

RESOLVED: The Monday, May 6, 2024 regular meeting of the Lake Orion Planning Commission adjourned at 8:02 p.m.

Henry Lorant
Secretary

Sonja Stout
Village Clerk

Danielle Smith
Recording Secretary

Date approved: