



# MINUTES

## REGULAR MEETING OF THE PLANNING COMMISSION

Monday, June 01, 2026

6:30 PM

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

(248) 693-8391 ext. 102

### REQUIREMENTS FOR PUBLIC COMMENT:

#### 1. Call to Order

The Monday, June 1, 2026 Regular Meeting of the Lake Orion Planning Commission was called to order by Chairperson Zsenyuk at 6:30 p.m.

#### 2. Pledge of Allegiance

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

##### PRESENT

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

##### ABSENT

Commissioner/Administrative Official Darwin McClary

##### STAFF PRESENT

Planning and Zoning Coordinator Jake VanBoxel  
Clerk/Treasurer Sonja Stout

#### 4. Approval of Agenda

**MOTION** made by Village Council President Rutt, Seconded by Secretary Lorant to approve the agenda for the June 1, 2026 Planning Commission Regular Meeting, as presented.

**AYES:** Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig  
**NAYS:** None  
**ABSENT:** McClary  
**MOTION:** Carried

## 5. Election of New Officers

### A. Election of Officers

**MOTION** made by Village Council Member Lamb, Seconded by Commissioner Dunn to elect Mr. Zsenyuk as Chairperson of the Planning Commission, elect Mr. Sabol as Vice Chairperson and elect Mr. Lorant as Secretary with a term expiring on April 30, 2027, with the opportunity for re-election, and the position to be elected annually at the first regular meeting in May.

**AYES:** Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig  
**NAYS:** None  
**ABSENT:** McClary  
**MOTION:** Carried

## 6. Taking of Chair by New Chairperson

## 7. Approval of Minutes

### A. Approval of May 4, 2026, Planning Commission Regular Meeting Minutes

**MOTION** made by Village Council Rutt, Seconded by Secretary Lorant to approve the May 4, 2026, Planning Commission Regular Meeting Minutes, as presented.

**AYES:** Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig  
**NAYS:** None  
**ABSENT:** McClary  
**MOTION:** Carried

## 8. Public Comments on Non-Agenda Items Only

None.

## 9. Public Hearing

### A. Public Hearing: Lumber Yard at Paint Creek PUD Preliminary Plan Review

**MOTION** made by Secretary Lorant, Seconded by Vice Chairperson Sabol to open the public hearing for Lumber Yard at Paint Creek PUD Preliminary Plan Review.

**AYES:** Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig  
**NAYS:** None  
**ABSENT:** McClary  
**MOTION:** Carried

*The Public Hearing opened at 6:32 PM.*

**MOTION** made by President Rutt, Seconded by Secretary Lorant to close the public hearing for Lumber Yard at Paint Creek PUD Preliminary Plan Review.

**AYES:** Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig  
**NAYS:** None  
**ABSENT:** McClary  
**MOTION:** Carried

*The Public Hearing closed at 6:34 PM.*

## 10. Old Business

### A. Discussion on Accessory Mechanical Units Regulations Article 13.11.E

Village Council Member Michael Lamb expressed concerns regarding the proposed structure's proximity to adjacent property lines, particularly related to potential carbon monoxide exposure and noise impacts. He noted that the noise concerns had been adequately addressed.

The Planning Commission discussed the proposed 10-foot setback and the previously requested egress window exclusion, citing concerns about carbon monoxide exposure. Following discussion, there was consensus to remove the egress window exclusion request. President Rutt indicated her support for removing the exclusion.

**MOTION** made by President Rutt, Seconded by Secretary Lorant to exclude egress windows from the proposed draft text amendment and to schedule the public hearing for the July 6, 2026 Regular Planning Commission meeting.

**AYES:** Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig  
**NAYS:** None  
**ABSENT:** McClary  
**MOTION:** Carried

## 11. New Business

### A. Site Plan Extension Approval of Mocerri Starboard Orion

Jake VanBoxel, Planning and Zoning Coordinator, reported that the Site Plan Approval for Starboard Orion, owned by Mocerri Companies, LLC, is set to expire on July 7, 2026. He noted that the applicant submitted a letter requesting an extension (included in the packet), that the development team continues to make progress, and that the Planner recommends extending the site plan approval.

**MOTION** made by Commissioner Dunn, Seconded by Secretary Lorant to approve the request for site plan approval extension for Starboard Orion by 12 months, for an expiration date of July 7, 2027.

**AYES:** Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig  
**NAYS:** None  
**ABSENT:** McClary  
**MOTION:** Carried

## B. Lumber Yard at Paint Creek PUD Preliminary Plan Review

Planning and Zoning Coordinator Jake VanBoxel presented the preliminary PUD plan submitted by Matthew Gibb for the Lumber Yard redevelopment project at 215 S. Broadway Street. He explained that the purpose of the public hearing was to familiarize the public and adjacent property owners with the proposal prior to submission of detailed construction plans and specifications. He noted that several items identified in the McKenna preliminary plan review report must be addressed prior to final site plan approval, including mineral rights disclosure, survey scale requirements, soil information, vegetation, drainage, setback dimensions, parking details, existing building height, and proposed modifications.

**MOTION** made by President, Seconded by Secretary Lorant that pending any additional information raised at the Public Hearing, it is recommended that the Planning Commission recommend approval with conditions of PUD Preliminary Plans for the property located at 215 S. Broadway to the Village Council, based on the information submitted, with the understanding that all required approvals must be obtained, including but not limited to those from the Village Engineer, the Department of Public Works, the Township Fire Department, the Township Building Department, and any other applicable local or state agencies as required during the PUD process.

Matthew Gibb, Executive Director of the DDA, stated that many of the identified concerns were anticipated and would be addressed through alternative remedies and revisions. He noted that a traffic study had been completed and suggested that certain requirements could be incorporated into the PUD agreement.

The Commission also discussed project phasing, long-term maintenance responsibilities, and financial considerations. Mr. Gibb explained that maintenance costs would be shared among future occupants through maintenance agreements and that the development was intended to generate revenue to support ongoing upkeep. President Rutt noted that the Commission's role is to review land use and development standards rather than evaluate a developer's finances. Council Member Lamb expressed support for including financial assurances within the PUD agreement. Mr. VanBoxel reviewed relevant ordinance provisions regarding financial guarantees.

Jim Butler of PEA Group discussed concerns regarding the scale of the submitted plans. The Planning Commission requested guidance regarding the appropriate scale required by the ordinance, and it was determined that a scale of 1" = 40' would be acceptable.

**MOTION** made by President, Seconded by Secretary Lorant to AMEND the previous motion to include the addition of allowing the applicant to provide survey and development plans with a scale of 1"=40'.

**AYES:** Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Craig  
**NAYS:** Lamb  
**ABSENT:** McClary  
**MOTION:** Carried

### **C. Monthly Planning and Zoning Report – May 2026**

Jake VanBoxel, Planning and Zoning Coordinator, reviewed updates contained in the Planning and Zoning Report included in the agenda packet and noted that two variance requests had been received and would be scheduled for upcoming Planning Commission agendas.

Commissioner Craig inquired about the status of the 146 S. Broadway project and the Lake Street realignment, noting that both items had remained on the report for an extended period. Jake VanBoxel, Planning and Zoning Coordinator, indicated that he would provide an update on those projects at a future meeting.

**MOTION** made by President Rutt, Seconded by Secretary Lorant to receive and file the May 2026 Monthly Planning and Zoning Report.

**AYES:** Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig

**NAYS:** None

**ABSENT:** McClary

**MOTION:** Carried

### **12. Commissioners' Comments Regarding Planning and Zoning Matters**

Commissioner Barry acknowledged President Rutt's comments regarding financial considerations and inquired whether Phase 3 inventory would return to the Planning Commission for review. Jake VanBoxel, Planning and Zoning Coordinator, responded that it would not.

Secretary Lorant noted that a fence surrounding the Mocerri properties had fallen and should be brought to the property owner's attention.

President Rutt reported attending several recent ribbon-cutting events and expressed appreciation for the positive contributions being made to the community.

Council Member Lamb encouraged residents to contact the Village Manager with questions or concerns regarding the Village's property inventory.

### **13. Next Regular Meeting - July 6, 2026**

### **14. Adjournment**

**MOTION** made by Council Member Lamb, Seconded by Secretary Lorant to adjourn the June 1, 2026 meeting.

William Baldwin addressed the Commission regarding a sidewalk repair notice he received. He also commented on changes to the lake over time, concerns regarding prioritization of resident needs, water rate increases, flooding on his property, traffic and speeding issues, and concerns related to roundabouts.

Chairperson Zsenyuk advised Mr. Baldwin that many of the issues raised would be more appropriately addressed through a meeting with the Village Manager.

The June 1, 2026, Regular Planning Commission meeting adjourned at 7:27 PM.

**AYES:** Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig

**NAYS:** None

**ABSENT:** McClary

**MOTION:** Carried

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Henry Lorant  
Secretary

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Sonja Stout  
Clerk/Treasurer

Date Approved: July 6, 2026

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