



MINUTES

REGULAR MEETING OF THE BOARD OF ZONING APPEALS

Thursday, October 1, 2026

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The Thursday, October 1, 2026 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 Jake VanBoxel
Recording Secretary Danielle Smith

3. Approval of Agenda

Board Member Lorant moved, Board Member Bailo seconded, to approve the October 1, 2026 regular meeting agenda of the Board of Zoning Appeals, as presented.

AYES: Mathisen, Putz, Lorant, Bailo

NAYS: None

ABSENT: Chayka-Crawford

MOTION: Carried

4. First Hearing of the Public

Harry Stephen, 311 N. North Shore Dr., expressed concerns regarding work being performed on properties without approval from the Village of Lake Orion. Additionally, Mr. Stephen said that he believes non-conforming properties should go before the BZA.

Timo Nicholaou, 8 S. North Shore Dr., expressed concerns regarding the property at 358 W. Flint St. and whether any permits had been pulled for the property.

Kathleen Schmidt, 165 N. North Shore Dr., asked whether the village manager could approve a project without it going before the BZA. Additionally, Ms. Schmidt expressed concerns regarding 173 and 175 North Shore Dr.

5. Approval of Minutes

A. Approval of BZA Minutes – September 3, 2026

Board Member Lorant moved, Board Member Bailo seconded, to approve the September 3, 2026 regular meeting minutes of the Board of Zoning Appeals, as presented.

AYES: Mathisen, Putz, Lorant, Bailo

NAYS: None

ABSENT: Chayka-Crawford

MOTION: Carried

6. BZA Preface

There being no cases, Chairperson Mathisen did not review the meeting procedures.

7. Action Items

A. Training Session for BZA Members

Planner VanBoxel led the Board through three mock hearings to further promote interactive learning.

8. Unfinished Business

None.

9. Second Hearing of the Public

Harry Stephen, 311 N. North Shore Dr., provided documentation to the Village Planner and stated that he would send the same information to the Board. Mr. Stephen further shared concerns regarding projects he believes are being completed without approval from the Village and requests that rules are followed.

Kathleen Schmidt, 165 N. North Shore Dr., expressed concern regarding setbacks for a deck on a neighboring property. She believes the setbacks do not comply with Village ordinances.

10. Board Member Comments

Board Member Putz asked for an overview regarding what is considered administrative approval and inquired as to why the BZA does not review all requests submitted to the Village. Planner VanBoxel provided examples of what can be received and approved administratively and explained that it would be unnecessary for simple requests, such as a fence, to go before the Board.

Board Member Bailo thanked Planner VanBoxel for the training and said that it was the most thorough training he has received to date.

Board Member Lorant thanked Planner VanBoxel for the training and stated he appreciated that the mock cases were challenging.

Board Member Mathisen asked Planner VanBoxel to include the Board in his response to the inquiries brought up during public comment. He also thanked Planner VanBoxel for the training.

11. Next Regular Meeting – November 5, 2026

12. Adjournment

Board Member Lorant moved, Board Member Bailo seconded, to adjourn the meeting at 8:07 p.m.

AYES: Mathisen, Putz, Lorant, Bailo

NAYS: None

ABSENT: Chayka-Crawford

MOTION: Carried

Dr. Brenton Bailo
Secretary

Debbie Nogle
Village Clerk/Treasurer

Danielle Smith
Recording Secretary

Date Approved: