



# MINUTES

## REGULAR MEETING OF THE PLANNING COMMISSION

Monday, June 03, 2024

6:30 PM

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

(248) 693-8391 ext. 102

### 1. Call to Order

The June 3<sup>rd</sup>, 2024 Planning Commission Regular Meeting was called to order at 6:45 PM.

### 2. Pledge of Allegiance

### 3. Roll Call and Determination of Quorum

#### PRESENT

Vice Chairperson George Dandalides

Secretary Hank Lorant

Commissioner Edward Sabol

Village Council President Jerry Narsh

Commissioner/Administrative Official Darwin McClary

#### ABSENT

Chairperson James Zsenyuk

Commissioner Larry Dunn

Commissioner Nick Smith

Village Council Member Michael Lamb

#### STAFF PRESENT

Planning and Zoning Coordinator Gage Belko

Deputy Clerk/Treasurer Lynsey Blough

### 4. Approval of Agenda

**MOTION** made by Commissioner Sabol, Seconded by Commissioner/Administrative Official McClary, to approve the agenda for Monday, June 3<sup>rd</sup>, 2024 Planning Commission Regular Meeting as presented.

**VOTING YEA:** Dandalides, Lorant, Sabol, Narsh, McClary  
**VOTING NAY:** None  
**ABSENT:** Zsenyuk, Dunn, Smith, Lamb  
**MOTION:** Carried

**5. Approval of Minutes**

**A. Approval of May 6, 2024 Minutes**

**MOTION** made by Secretary Lorant, Seconded by Commissioner/Administrative Official McClary, to approve the May 6, 2024 Planning Commission Regular Meeting Minutes as presented.

**VOTING YEA:** Dandalides, Lorant, Sabol, Narsh, McClary  
**VOTING NAY:** None  
**ABSENT:** Zsenyuk, Dunn, Smith, Lamb  
**MOTION:** Carried

**6. Public Comments on Non-Agenda Items Only**

None.

**7. Public Hearing**

**A. Public Hearing: Proposed Amendments to Article 9: MU, Mixed Use District**

**MOTION** made by Village Council President Narsh, Seconded by Commissioner/Administrative Official McClary, to open the public hearing for proposed amendments to Article 9 of the Zoning Ordinance.

**VOTING YEA:** Dandalides, Lorant, Sabol, Narsh, McClary  
**VOTING NAY:** None  
**ABSENT:** Zsenyuk, Dunn, Smith, Lamb  
**MOTION:** Carried

Vice Chairperson Dandalides opened the Public Hearing at 6:47 PM.

No members of the public were present.

Vice Chairperson Dandalides reiterated the protocol for the hearing, followed by a brief presentation from Planning and Zoning Coordinator Gage Belko on Article 9: MU, Mixed Use District. Mr. Belko highlighted amendments to the existing ordinance, referencing specific pages within the Agenda Packet.

Secretary Lorant inquired whether the proposed changes would impact the ones that are already in the works. Mr. Belko clarified that they would not, offering further explanation.

President Narsh and Vice Chairperson Dandalides shared their respective remarks.

**MOTION** made by Commissioner/Administrative Official McClary, Seconded by Secretary Lorant, to close the public hearing for proposed amendments to Article 9 of the Zoning Ordinance.

**VOTING YEA:** Dandalides, Lorant, Sabol, Narsh, McClary

**VOTING NAY:** None

**ABSENT:** Zsenyuk, Dunn, Smith, Lamb

**MOTION:** Carried

Vice Chairperson Dandalides closed the Public Hearing at 6:59 PM.

**8. Old Business**

**9. New Business**

**A. Proposed Amendments to Article 9: MU, Mixed Use District**

**MOTION** made by Commissioner/Administrative Official McClary, Seconded by Secretary Lorant, to recommend that the Village Council approve the amendments to Article 9 of the Zoning Ordinance as proposed as in the McKenna letter dated May 30, 2024.

**VOTING YEA:** Dandalides, Lorant, Sabol, Narsh, McClary

**VOTING NAY:** None

**ABSENT:** Zsenyuk, Dunn, Smith, Lamb

**MOTION:** Carried

**10. Commissioners' Comments Regarding Planning and Zoning Matters**

President Narsh spoke.

Vice Chairperson spoke.

**11. Next Regular Meeting - July 1, 2024**

**12. Adjournment**

**MOTION** made by Secretary Lorant, Seconded by Commissioner/Administrative Official McClary, to adjourn the June 3<sup>rd</sup>, 2024 Planning Commission Regular Meeting.

**VOTING YEA:** Dandalides, Lorant, Sabol, Narsh, McClary

**VOTING NAY:** None

**ABSENT:** Zsenyuk, Dunn, Smith, Lamb

**MOTION:** Carried

The June 3<sup>rd</sup>, 2024 Planning Commission Regular Meeting adjourned at 7:03 PM.

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Henry Lorant  
Secretary

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Lynsey Blough  
Deputy Clerk/Treasurer

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Sonja Stout  
Clerk/Treasurer

Date approved: as presented on July 1, 2024.