



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, October 06, 2025

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The Monday, October 6, 2025 Regular Meeting of the Lake Orion Planning Commission was called to order by Chairperson Zsenyuk at 6:30 PM.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Chairperson James Zsenyuk

Secretary Hank Lorant

Commissioner Larry Dunn

Commissioner James Barry

Village Council President Teresa Rutt

Village Council Member Michael Lamb

ABSENT

Vice Chairperson Edward Sabol

Commissioner/Administrative Official Darwin McClary

STAFF PRESENT

Planning and Zoning Coordinator Mario Ortega

Deputy Clerk/Treasurer Lynsey Blough

4. Approval of Agenda

MOTION made by Village Council President Rutt, Seconded by Secretary Lorant, to approve the agenda for October 6, 2025, Planning Commission Regular Meeting, as presented.

VOTING YEA: Zsenyuk, Lorant, Dunn, Barry, Rutt, Lamb

VOTING NAY: None

ABSENT: Sabol, McClary

MOTION: Carried

5. Approval of Minutes

A. Approval of September 2, 2025, Planning Commission Regular Meeting Minutes

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

VOTING YEA: Zsenyuk, Lorant, Dunn, Barry, Rutt, Lamb

VOTING NAY: None

ABSENT: Sabol, McClary

MOTION: Carried

6. Public Comments on Non-Agenda Items Only

None.

7. Public Hearing

None.

8. Old Business

A. Special Land Use Review: VLO.25.001 – Eastport Village Mixed Use Project

Planning and Zoning Coordinator Ortega provided a summary of the proposed mixed-use redevelopment project on an 11.68-acre site spanning both the Township and the Village.

Commissioners and staff confirmed the traffic study included nearby developments (Mystic Cove, Constellation Bay, and the marijuana site). Mitigation measures, including signal upgrades and lane improvements, are expected to maintain current traffic levels of service. Mr. Mocerri noted site access changes and emphasized compatibility with surrounding uses. Engineer Steve Pangori stated the study was reviewed by MDOT and the township's consultant, and that with improvements, traffic conditions will remain similar. Council Member Lamb raised concerns about turning conflicts and suggested signalized intersection and street changes, noting these fall under county and state jurisdiction.

MOTION made by Village Council President Rutt, Seconded by Commissioner Dunn, to grant approval for the special land use contingent upon the developer implementing all the necessary traffic mitigation measures cited in the traffic impact study to ensure the traffic level of service does not decrease from the current level of service as a result of the project and the project receiving site plan approval.

VOTING YEA: Zsenyuk, Lorant, Dunn, Barry, Rutt, Lamb

VOTING NAY: None

ABSENT: Sabol, McClary

MOTION: Carried

9. New Business

A. Site Plan Review: VLO.25.001 – Eastport Village Mixed Use Project

Planning and Zoning Coordinator Ortega recommended conditional site plan approval, with minor revisions needed (e.g., parcel corrections, signed plans, elevations, and grading details). Final approval depends on engineering and fire marshal review.

Council Member Lamb raised concerns about the grade difference between commercial and residential areas, which may require up to a 9-foot wall. Planning and Zoning Coordinator Ortega and Engineer Pangori confirmed grading is preliminary and will be refined; fencing or guardrails may be added if needed. Architect Tringali shared conceptual designs for cottage-style homes, ranging from 1,700–3,000 sq. ft., starting around \$700,000. President Rutt supported the shift to single-family homes and noted the grade difference may reduce headlight intrusion from the commercial side. Commissioner Barry confirmed with the DPW that sewer and water capacity is sufficient, with possible long-term savings for the village. Council Member Lamb also asked about dirt removal and Engineer Pangori noted the site is short on fill, and dirt will need to be brought in.

MOTION made by Village Council President Rutt, Seconded by Secretary Lorant, to grant site plan approval by the Planning Commission contingent upon the following:

1. The project receiving Special Land Use approval.
2. Submittal of a revised complete site plan set that includes:
 - a. Revisions to the cited parcels numbers.
 - b. Proposed minimum floor area for the single-family residential dwellings.
 - c. Floor plans and elevations for the single-family residential dwellings.
 - d. A detailed cross-section of the commercial and residential elevations that includes the proposed retaining wall and screening fence.
 - e. A photometric plan that is in compliance with the requirements of Paragraph I of the September 30, 2025 McKenna Review Letter.
 - f. Details of the dumpster enclosure.
3. Any revisions as required by the Village Engineer and Township Fire Marshall.

VOTING YEA: Zsenyuk, Lorant, Dunn, Barry, Rutt, Lamb

VOTING NAY: None

ABSENT: Sabol, McClary

MOTION: Carried

B. Condominium Conversion Review: VLO.25.004 – Snug Harbor Orion Multiple Family Project

Planning and Zoning Coordinator Ortega recommended approving the conversion of the four-unit building at 160 Heights into a condominium with individual ownership, pending updates to the master deed for village approval of future changes and fire safety compliance.

Council Member Lamb asked about fire suppression requirements and inspections for the multi-story Snug Harbor units. Mr. Mocerri confirmed suppression is required and typically handled by the fire department and HOA. Council Member Lamb also asked if Snug Harbor and Mystic Cove could be combined into one condo association. Mr. Mocerri said no and that Mystic

Cove will remain rentals, and Snug Harbor is for sale. Planning and Zoning Coordinator Ortega added any future conversion would require Planning Commission approval.

MOTION made by Village Council President Rutt, Seconded by Secretary Lorant, to grant condominium approval by the Planning Commission contingent upon the following:

1. The Master Deed being revised to include the amendment review and approval requirements as noted in the October 1, 2025 McKenna review letter Paragraph E.1.a.
2. The condominium documents being revised based on the Engineer's comments and receiving their final review and approval
3. The condominium documents being revised based on the Fire Marshal's comments and receiving their final review and approval.

VOTING YEA: Zsenyuk, Lorant, Dunn, Barry, Rutt, Lamb

VOTING NAY: None

ABSENT: Sabol, McClary

MOTION: Carried

10. Commissioners' Comments Regarding Planning and Zoning Matters

Council Member Lamb said the cityhood committee is making progress, especially on fire service costs, and praised the township for quickly providing requested documents.

President Rutt noted that the township has traffic data regarding northbound M-24 pass-through, as mentioned by Supervisor Barnett at a recent community event, though she couldn't recall the exact figure.

Commissioner Dunn had no further comments.

Secretary Lorant expressed appreciation for Planning and Zoning Coordinator Ortega's work, noting he's been very helpful, especially in managing projects where individuals have acted independently.

Commissioner Barry praised Planning and Zoning Coordinator Ortega for preparing clear and organized documents, which made it easy to review and focus on key issues before the meeting.

Planning and Zoning Coordinator Ortega offered hard copies for easier review of large plans and Chairperson Zsenyuk said digital works fine now, and Secretary Lorant said they'll inform Planning and Zoning Coordinator Ortega if there is a problem.

11. Next Regular Meeting - November 3, 2025

12. Adjournment

MOTION made by Secretary Lorant, Seconded by Commissioner Barry, to adjourn the October 6, 2025 Planning Commission Regular Meeting.

VOTING YEA: Zsenyuk, Lorant, Dunn, Barry, Rutt, Lamb

VOTING NAY: None

ABSENT: Sabol, McClary

MOTION: Carried

The October 6, 2025 Planning Commission Regular Meeting adjourned at 7:20 PM.

Henry Lorant
Secretary

Lynsey Blough, CMC
Deputy Clerk/Treasurer

Sonja Stout
Clerk/Treasurer

Date approved: as presented on December 1, 2025