



## **AGENDA**

### **REGULAR MEETING OF THE PLANNING COMMISSION**

**Monday, February 02, 2026**

**6:30 PM**

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

**(248) 693-8391 ext. 102**

#### **REQUIREMENTS FOR PUBLIC COMMENT:**

Anyone that would like to make a public comment at any point during the meeting must first sign the "Sign In" sheet located near the main entrance door.

Prior to making any comment a member of the audience MUST first state your name and address for the record.

**1. Call to Order**

**2. Pledge of Allegiance**

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

**4. Approval of Agenda**

**5. Approval of Minutes**

A. Approval of December 1, 2025, Planning Commission Regular Meeting Minutes

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

**7. Public Hearing**

**8. Old Business**

**9. New Business**

A. Monthly Planning and Zoning Report – December 2025 and January 2026

B. Zoning Ordinance Amendment

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

## **11. Next Regular Meeting - March 2, 2026**

## **12. Adjournment**

*In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Village, at least three (3) business days in advance of the meeting, if requesting accommodations. The Village of Lake Orion will provide foreign language or hearing impaired interpretation services for those individuals who contact the village to request such services at least seven (7) days prior to the meeting.*

*En el espíritu de la observancia de la Ley de Estadounidenses con Discapacidades, las personas con discapacidad debe sentirse libre para ponerse en contacto con el pueblo, por lo menos tres (3) días hábiles de antelación a la fecha de la reunión, si se solicitan alojamiento. El municipio de Lake Orion proporcionará idioma extranjero o personas con problemas de audición servicios de interpretación para las personas que se ponen en contacto con el pueblo de solicitar dichos servicios con no menos de siete (7) días antes de la reunión.*



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## BOARD ACTION SUMMARY SHEET

**MEETING DATE:** February 2, 2026

**TOPIC:** Approval of December 1, 2025, Planning Commission Regular Meeting Minutes

**RECOMMENDED MOTION:** To approve the December 1, 2025, Planning Commission Regular Meeting Minutes, as presented.



# MINUTES

## REGULAR MEETING OF THE PLANNING COMMISSION

Monday, December 01, 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, December 1, 2025 Regular Meeting of the Lake Orion Planning Commission was called to order by Secretary Henry Lorant at 6:36 p.m.

**2. Pledge of Allegiance**

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

PRESENT

Secretary Henry Lorant  
Commissioner Teresa Rutt  
Commissioner Larry Dunn  
Commissioner James Barry  
Commissioner/Administrative Official Darwin McClary

ABSENT

Chairperson James Zsenyuk  
Vice Chairperson Edward Sabol  
Commissioner Michael Lamb

STAFF PRESENT

Planning and Zoning Coordinator Mario Ortega  
Recording Secretary Danielle Smith

**4. Approval of Agenda**

Commissioner Rutt moved, Commissioner McClary seconded, to approve the agenda for the December 1, 2025 Planning Commission Regular Meeting.

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

**5. Approval of Minutes**

**A. Approval of October 6, 2025 Planning Commission Regular Meeting Minutes**

Commissioner Rutt moved, Commissioner McClary seconded, to approve the October 6, 2025 Planning Commission Regular Meeting Minutes, as presented.

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

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

None.

**7. Public Hearing**

None.

**8. Old Business**

None.

**9. New Business**

**A. Monthly Planning and Zoning Report – October and November 2025**

Commissioner Rutt moved, Commissioner McClary seconded, to receive and file the October and November 2025 monthly planning and zoning report.

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

**B. Adopt the 2026 Planning Commission Meeting Schedule**

Commissioner McClary moved, Commissioner Rutt seconded, to adopt the meeting schedule establishing the 2026 meeting dates for the Planning Commission for the Village of Lake Orion and to authorize the village clerk to post the schedule pursuant to the Open Meetings Act.

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

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

Commissioner Rutt thanked Mocerri Companies for moving the “gingerbread house” from its previous location and choosing to preserve the building.

Commissioner Dunn wished everyone a happy holiday.

Commissioner McClary stated that the Village of Lake Orion and Orion Township have been working to develop an interlocal agreement regarding Eastport Village. The agreement will come before both the village council and township board of trustees at a later date.

Commissioner Barry shared that the village has a lot of development projects going on.

Commissioner Lorant wished everyone a Merry Christmas and thanked the village staff for their work.

**14. Next Regular Meeting – January 5, 2026**

**15. Adjournment**

Commissioner Rutt moved, Commissioner McClary seconded, to adjourn the meeting at 6:42 p.m.

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

\_\_\_\_\_  
Henry Lorant  
Secretary

\_\_\_\_\_  
Sonja Stout  
Clerk/Treasurer

\_\_\_\_\_  
Danielle Smith  
Recording Secretary

Date Approved: February 2, 2026



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## BOARD ACTION SUMMARY SHEET

**MEETING DATE:** February 2, 2026

**TOPIC:** Monthly Planning and Zoning Report – December 2025 and January 2026

**BACKGROUND BRIEF:**

The Planning and Zoning Coordinator has provided a report on recent planning and zoning activities within the Village.

**RECOMMENDED MOTION:**

To receive and file the December 2025 and January 2026 Monthly Planning and Zoning Report.



21 E. Church Street  
 Lake Orion, Michigan 48362  
 Tel 248.693.8391  
 Fax 248.693.5874  
[www.lakeorion.org](http://www.lakeorion.org)

# Monthly Planning & Zoning Report

DECEMBER 2025

Each month, the Village Planning Consultant, McKenna, assists in drafting a report on recent activities of the Planning Commission, Zoning Board, and the Planning & Development Department; we welcome comments.

## DEPARTMENT INITIATIVES AND PROJECTS

**Engineering Standards for Single-Family Homes:** The Village Engineering Consultant has met with the Village Attorney to discuss amendments to existing code which will remove inconsistencies and enable approved standards fully. *Final edits are being completed including to the design graphics for final adoption.*

**GOGov Permitting and Licensing Software:** Village staff has met with the Township Building Official to streamline and coordinate permit handoff. But Village Planner will be working with GoGov on ways to improve information applicants see initially and how we can improve application quality. Any comments/suggestions on ways to improve the system are appreciated.

**Tax-Exempt Parcels and Village ROW Inventory:** Phase III: Full inventory, inspection, and mapping of Village-owned parcels and public rights-of-way to identify the extent of improvements/encroachments on public property. Majority of inventory and site inspections have been completed. *Draft report has been created and is being revised.* When submitted for Village review recommendations will include a webpage to increase public awareness and a possible public meeting to present information and address community comments.

**Master Plan – Strategic Action Plan:** The Planning Commission reviewed the final draft and recommended approval to the Village Council, which subsequently approved distribution for the 42-day public review on April 14, 2025. The required public hearing, final review, and adoption are anticipated once comments gathered.

**RRC Certification:** Village staff and consultants are working to achieve “Essentials” status and is *ongoing*:

- Master Plan Implementation Matrix, Action Plan (In Development)
- Public engagement activities within PC Annual Report. (Ongoing)
- Development Guide to be updated and uploaded to Village website. (In Development)
- Update board/commission applications. (Ongoing)
- Updated training strategy for all boards and commissions (25/26 Draft, In Development)
- Public Participation Plan (Drafted for Approval by Planning Commission and Council)

**Planning & Zoning Training:** The Board of Zoning Appeals Bylaws require each member to obtain at least 4 hours of relevant training annually; the Planning Commission, DDA, and Council are encouraged to attend all in-house training opportunities. Planning and zoning “essentials” training was conducted in 2024, covering a wide range of topics, and was well-received by officials. Staff will work with the Administration to develop a late-2025 training event, covering one or more specific topics of interest:

- Development Review Process (Site Plans, Special Uses, & Variances)
- Public Participation Plan
- Riparian Rights
- Parking Reform
- Housing Reform
- Environmental Planning

## PERMIT DETAILS

PERMIT TYPE	ADDRESS / PROJECT	DESCRIPTION	SUBMITTED	APPROVED
<b>ZONING COMPLIANCE</b>				
Z-25-43	146 Bellevue Ave	Installation of a generator.	Dec 23, 2025	Dec 30, 2025
<b>TEMPORARY USE OF RIGHT OF WAY</b>				
R-25-28	638 BUENA VISTA AVE	Use of right-of-way for Consumers Energy utility relocation	Dec 2, 2025	Dec 2, 2025
R-25-29	465 N PARK BLVD	Use of right-of-way for Consumers Energy utility replacement	Dec 2, 2025	Dec 2, 2025
<b>SIGNAGE</b>				
S-25-09	37 E FLINT ST	Permanent projecting sign of 24 square feet in area. BZA Variances approved.	Nov 13, 2025	Dec 2, 2025
S-25-11	146 S BROADWAY ST, Suite 150	One (1) Permanent Wall Sign. Michigan by the Bottle	Nov 28, 2025	Dec 2, 2025
S-25-13	344 S BROADWAY ST	Refacing of one permanent pole sign of the primary sign	Dec 3, 2025	Dec 16, 2025
S-25-14	197 S BROADWAY ST	Two wall signs. Clover & Creek Grill	Dec 10, 2025	Dec 18, 2025
S-25-15	197 S BROADWAY ST	One (1) Awning Sign. Clover & Creek Grill	Dec 10, 2025	Dec 18, 2025
<b>WALLS / FENCES</b>				
F-25-08	357 W FLINT ST	Fence of 4-feet in height, non-opaque, aluminum in front and side yard.	Nov 12, 2025	Dec 4, 2025
F-25-09	44 HIGHLAND AVE	Replacement of a non-obscuring vinyl fence residential fence	Dec 13, 2025	Dec 30, 2025

## VARIANCE REQUESTS

NAME / LOCATION	REQUESTED VARIANCES	MEETINGS / STATUS
A-25-005: 256 S Broadway	Rear/Waterfront setback variance	Approved at 12/4/2025 BZA Meeting

## ACTIVE DEVELOPMENT PROJECTS

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
<b>44. E Flint</b>	VLO-24-02 4-story, mixed-use, multi-family, retail, and office on existing parking lot.	Planning Commission Approval: August 5, 2024; variance required BZA Approval: October 2, 2024. Engineering & Fire Marshal Approval: Awaiting revised plans <b><u>STATUS: Has an extension until August 2026 to submit permits</u></b>
<b>ORION VILLAS</b> 597 E. Flint	VLO-23-03 Attached townhomes, 8-unit site condominiums.	Planning Commission Approval: June 5, 2023 Council Condo Docs Approval: April 8, 2024 Engineering Approval: January 10, 2024, as noted Final Zoning Approval: January 9, 2024 <b><u>Construction: Nearing Completion</u></b>
<b>WEST VILLAGE</b> 55 W. Elizabeth	VLO-23-04 Former Ehman Center	PC / Council PUD Eligibility Approval: September 7 / 13, 2021 PC / Council Preliminary PUD Approval: October 4 / 25, 2021

	PUD for mixed-use, multiple-family residential flats and lofts at the former Ehman Center property.	PUD Extension Approval: October 10, 2022 Planning Commission Final PUD Approval: September 5, 2023 Engineering & Fire Approval: Revise and Resubmit October 24, 2023 Council PUD Agreement Approval: December 11, 2023 Council Amended PUD Agreement Approval: June 10, 2024 PUD Execution / Recording: Completed May 2025 Pre-Construction Meeting: Pending Final Engineering – <b><u>Waiting on revised plans to address 8/19/2025 meeting issues.</u></b>
<b>Lake Street Realignment and Improvements</b>	Improvements to Lake & Flint intersection; license agreement w/Village.	Preliminary Council Approval: August 14, 2023; License Agreement Approval: November 27, 2023. Engineering Approval: August 29, 2024, as noted <b><u>STATUS: Will meet with developer to obtain update</u></b>
<b>SNUG HARBOR</b> <i>160 Heights</i>	VLO-24-01 Multifamily development; adjacent to Mystic Cove	Planning Commission Approval: May 6, 2024. Engineering Approval: September 25, 2024 Final Zoning Approval: Pending additional information <b><u>STATUS: Condo conversion approved with conditions</u></b>
<b>MYSTIC COVE</b>	VLO-22-05 Mixed-use, multifamily townhomes & dock/shoreline improvements.	Planning Commission Approval: October 3, 2022. Council Lot Reconfigurations Approval: June 2023 Final Zoning Approval: April 23, 2024 Engineering Approval: October 31, 2024 <b><u>Construction: In Progress</u></b>
<b>STARBOARD</b>	VLO-23-05 Mixed-use, multifamily townhomes & marina improvements.	Planning Commission Approval: November 6, 2023. Council License Agreement Approval: November 27, 2023 Engineering Approval: Revise & Resubmit Final Zoning Approval: Pending <b><u>STATUS: Approved Boat House Renovation Zoning Compliance. Approved showroom and garage Village demolition permit.</u></b>
<b>CONSTELLATION BAY</b>	VLO-23-02 Mixed-use residential, multi-family townhomes and apartments, shoreline improvements.	Planning Commission Approval: October 3, 2022. Planning Commission on April 3, 2023 (amended site plan) Engineering Approval: December 16, 2024 Final Zoning Approval: November 26, 2024 Construction: December 3, 2024 - Pre-con; Demo underway <b><u>STATUS: Grading has begun. Need to determine permit status and extent of work.</u></b>
<b>THE PENINSULA</b>	VLO-23-07 Single-family site condominiums	Planning Commission Approval: February 5, 2024 Council Condo Doc Approval: April 8, 2024 Engineering Approval: March 10, 2025, as noted Pre-Construction Meeting: March 18, 2025 Final Zoning Approval: Granted <b><u>Construction ongoing</u></b>
<b>146 S. Broadway</b>	VLO-23-06 Commercial site plan 3-unit “white box”, interior & exterior modifications	Planning Commission Approval: October 2, 2023 Final Zoning Approval: November 22, 2023 Construction: Complete Change of Use / Signage Approval: Suite 160 (Robotic Relief); <u>Suite 154 granted approval/determining final compliance</u>
<b>CLOUD RETAIL</b> <i>494 S. Broadway</i>	VLO-21-10 Commercial (marijuana retail) site plan.	Council Lot Reconfiguration Approval: March 13, 2023 Planning Commission Approval: April 3, 2023. Engineering Approval: Revise & Resubmit July 12, 2024 <b><u>Village Marijuana Permit Approved</u></b>
<b>WEST HARBOR ORION</b> <i>225 Lake Street</i>	Residential, single family homes (2)	PC / Council Lot Split Approval: January 6 / 13, 2025 Demolition: In Progress Recording: Ready per Engineering Approval April 22, 2025 Zoning Review: TBD; required for each new build. <b><u>Construction: Demolition ongoing</u></b>

<b>EASTPORT</b>	VLO-25-01 Cross-jurisdiction redevelopment of former commercial greenhouse for mixed use, retail, multiple-family, and single family.	Site Plan Submitted: May 5, 2025 (Township portion submitted as PUD Concept) Village-Township Joint Public Hearing: June 18, 2025.  <b><u>Pre-Construction Meeting: Pending Final Engineering – Waiting on STATUS: Waiting on revised plans to 8/19/2025 review comments</u></b>
<b>ORION LUMBERYARD</b>	Public parking lot, pavilion, and gathering space.	Demolition & Cleanup: Ongoing; Building Structural Rehab: Building permit issued and structures to be saved are receiving necessary structural shoring. PUD Application: Held pre-application at the September Planning <b><u>STATUS: Awaiting site plan application submittal</u></b>
<b>WEST VILLAGE TOWNHOMES</b> 315 N Lapeer St	VLO-25-003 Demolition of school admin building and construction of 15 townhomes	Planning Commission Approval: September 2, 2025. <i>Awaiting applicant submittal of revised plans to address conditions of approval.</i> <b><u>STATUS: Awaiting applicant submittal of revised plans to address conditions of approval.</u></b>

**LOOKING AHEAD: POTENTIAL PROJECTS**

**Unified Master Plan:** Immediately following adoption of the Action Plan, the Village should pursue a comprehensive update to the Master Plan, unifying recent amendments; updating community data, trends, and analyses; and providing a modern, easy-to-read document to guide community growth for the next 10-20 years.

**Zoning Amendments:** The following table summarizes staff recommendations for Zoning Ordinance and/or Map amendments for consideration by the Planning Commission. Should the Planning Commission wish to pursue one or more of these amendments, the Commission may direct staff to further study the issue(s) and/or prepare draft amendment ordinance(s). All proposed amendments require a public hearing, a recommendation by the Planning Commission, and adoption by the Village Council.

SECTION	TOPIC / ISSUE	RECOMMENDED CHANGES
4.03, 12.03, 13.11	RL-Lake SF District setback requirements; current street setback for principal: 25 ft. / for detached accessory: 20 ft.	Provide “Established Front Setback” (EFS) standards for the street setback of lake district homes, like for the RV district. Allows more flexibility for small, nonconforming lake lots to be built in line with adjacent properties Example: 25 ft. or EFS and in no instance less than 15 ft. Adjust detached accessory setback for RL lots to 10 ft.
4.02, 13.12	RV- Village SF District permitted uses	Provide “Accessory Dwelling Unit” (ADU) and “cluster housing” standards permitted (or special) land uses in the RV district.
4.03, 12.02	Single-family district lot coverage / open space; impervious surfaces	Provide lot coverage or open space standards for impervious surfaces (concrete, asphalt) in single-family districts; encourage alternatives (i.e., permeable pavers). Example: no less than 25% of any lot shall remain uncovered, unbuilt upon, and maintained as landscaped or naturalized open space. So if maximum lot coverage for buildings and structures in RV is 40%, an additional 35% can be impervious surfacing (driveways, walkways, patios, etc.)
11.04	PUD review and approval process	Eliminate circuitous review requirements; clearly delineate roles and responsibilities of approving bodies, particularly regarding PUD contract approval.
19.02	Site plan review and approval process	Clearly delineate roles and responsibilities of reviewers and approving bodies, particularly regarding final site plan and construction plan review; require deadline (ex.: 6 months) for final site plan submittal following PC approval.
14.02	Off-street parking requirements	Study demand and current trends, consider updating off-street parking requirements for certain uses, e.g., multiple family uses may be updated to be commensurate with number of bedrooms.

15.02	Landscaping standards	Increase landscaping standards for multiple family and commercial developments; include preferred/prohibited tree species list; require certain percentage of flatwork to be permeable.
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Prepared by:



McKenna provides day-to-day assistance to Village staff and administration, applicants and developers, and the public regarding planning, zoning, and economic development matters. We also assist in the administration of the Planning Commission and the Board of Zoning Appeals. Contact your McKenna team via email:

- **Sommer Nafal (snafal@mcka.com)**

Or visit us during on-site office hours, every Tuesday from 9:30am-4:30pm!

(248) 693-8391 ext. 107  
zoning@lakeorion.org

As always, thank you for your support and participation – *it takes a Village!*



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# Monthly Planning & Zoning Report

JANUARY 2026

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## PERMIT DETAILS

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Z-25-43	146 BELLEVUE AVE	Installation of a generator.	Dec 23, 2025	Dec 30, 2025
<b>TEMPORARY USE OF RIGHT OF WAY</b>				
R-26-04	418 HAUXWELL DR	Right-of-way for gas service installation Consumers Energy	Jan 13, 2026	Jan 15, 2026
R-26-03	16 S NORTH SHORE DR APT 1	Use of right-of-way for Consumers Energy utility retirement	Jan 7, 2026	Jan 15, 2026
R-26-02	130 S ANDREWS ST	Gas Service Installation for Consumers Energy	Jan 6, 2026	Jan 8, 2026
R-26-01	52 HIGHLAND AVE	Use of right-of-way for Consumers Energy utility replacement	Jan 5, 2026	Jan 8, 2026
<b>SIGNAGE</b>				
S-25-14	197 S BROADWAY ST	Two wall signs. Clover & Creek Grill	Dec 10, 2025	Dec 18, 2025
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<b>WALLS / FENCES</b>				
F-25-09	44 HIGHLAND AVE	Replacement of a non-obscuring vinyl fence residential fence	Dec 13, 2025	Dec 30, 2025
<b>DEMOLITION</b>				
D-25-06	544 LONGPOINTE DR	Demolition of structure	Dec 17, 2025	Dec 29, 2025

## VARIANCE REQUESTS

NAME / LOCATION	REQUESTED VARIANCES	MEETINGS / STATUS
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## ACTIVE DEVELOPMENT PROJECTS

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<b>CLOUD RETAIL</b> <i>494 S. Broadway</i>	VLO-21-10 Commercial (marijuana retail) site plan.	Council Lot Reconfiguration Approval: March 13, 2023 Planning Commission Approval: April 3, 2023. Engineering Approval: Revise & Resubmit July 12, 2024 <b><u>Status: TBD</u></b>
<b>WEST HARBOR ORION</b> <i>225 Lake Street</i>	Residential, single family homes (2)	PC / Council Lot Split Approval: January 6 / 13, 2025 Demolition: In Progress Recording: Ready per Engineering Approval April 22, 2025 Zoning Review: TBD; required for each new build. <b><u>Construction: Demolition ongoing</u></b>

<b>EASTPORT</b>	VLO-25-01 Cross-jurisdiction redevelopment of former commercial greenhouse for mixed use, retail, multiple-family, and single family.	Site Plan Submitted: May 5, 2025 (Township portion submitted as PUD Concept) Village-Township Joint Public Hearing: June 18, 2025.  <b><u>Pre-Construction Meeting: Pending Final Engineering – Status: TBD</u></b>
<b>ORION LUMBERYARD</b>	Public parking lot, pavilion, and gathering space.	Demolition & Cleanup: Ongoing; Building Structural Rehab: Building permit issued and structures to be saved are receiving necessary structural shoring. PUD Application: Held pre-application at the September Planning <b><u>STATUS: Awaiting site plan application submittal</u></b>
<b>WEST VILLAGE TOWNHOMES</b> 315 N Lapeer St	VLO-25-003 Demolition of school admin building and construction of 15 townhomes	Planning Commission Approval: September 2, 2025. <i>Awaiting applicant submittal of revised plans to address conditions of approval.</i> <b><u>STATUS: Awaiting applicant submittal of revised plans to address conditions of approval.</u></b>

**LOOKING AHEAD: POTENTIAL PROJECTS**

**Unified Master Plan:** Immediately following adoption of the Action Plan, the Village should pursue a comprehensive update to the Master Plan, unifying recent amendments; updating community data, trends, and analyses; and providing a modern, easy-to-read document to guide community growth for the next 10-20 years.

**Zoning Amendments:** The following table summarizes staff recommendations for Zoning Ordinance and/or Map amendments for consideration by the Planning Commission. Should the Planning Commission wish to pursue one or more of these amendments, the Commission may direct staff to further study the issue(s) and/or prepare draft amendment ordinance(s). All proposed amendments require a public hearing, a recommendation by the Planning Commission, and adoption by the Village Council.

SECTION	TOPIC / ISSUE	RECOMMENDED CHANGES
4.03, 12.03, 13.11	RL-Lake SF District setback requirements; current street setback for principal: 25 ft. / for detached accessory: 20 ft.	Provide “Established Front Setback” (EFS) standards for the street setback of lake district homes, like for the RV district. Allows more flexibility for small, nonconforming lake lots to be built in line with adjacent properties Example: 25 ft. or EFS and in no instance less than 15 ft. Adjust detached accessory setback for RL lots to 10 ft.
4.02, 13.12	RV- Village SF District permitted uses	Provide “Accessory Dwelling Unit” (ADU) and “cluster housing” standards permitted (or special) land uses in the RV district.
4.03, 12.02	Single-family district lot coverage / open space; impervious surfaces	Provide lot coverage or open space standards for impervious surfaces (concrete, asphalt) in single-family districts; encourage alternatives (i.e., permeable pavers). Example: no less than 25% of any lot shall remain uncovered, unbuilt upon, and maintained as landscaped or naturalized open space. So if maximum lot coverage for buildings and structures in RV is 40%, an additional 35% can be impervious surfacing (driveways, walkways, patios, etc.)
11.04	PUD review and approval process	Eliminate circuitous review requirements; clearly delineate roles and responsibilities of approving bodies, particularly regarding PUD contract approval.
19.02	Site plan review and approval process	Clearly delineate roles and responsibilities of reviewers and approving bodies, particularly regarding final site plan and construction plan review; require deadline (ex.: 6 months) for final site plan submittal following PC approval.
14.02	Off-street parking requirements	Study demand and current trends, consider updating off-street parking requirements for certain uses, e.g., multiple family uses may be updated to be commensurate with number of bedrooms.

15.02	Landscaping standards	Increase landscaping standards for multiple family and commercial developments; include preferred/prohibited tree species list; require certain percentage of flatwork to be permeable.
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Prepared by:



McKenna provides day-to-day assistance to Village staff and administration, applicants and developers, and the public regarding planning, zoning, and economic development matters. We also assist in the administration of the Planning Commission and the Board of Zoning Appeals. Contact your McKenna team via email:

- **Jake VanBoxel, MSA, Principal Planner (jvanboxel@mcka.com)**
- **Sommer Nafal, NCI, Assistant Planner (snafal@mcka.com)**

Or visit us during on-site office hours, every Tuesday from 10:00am-5:00pm!

(248) 693-8391 ext. 107  
zoning@lakeorion.org

As always, thank you for your support and participation – *it takes a Village!*



## BOARD ACTION SUMMARY SHEET

**MEETING DATE:** February 2, 2026

**TOPIC:** Zoning Ordinance Amendment

### BACKGROUND BRIEF:

The purpose of this agenda item is to facilitate a Planning Commission discussion regarding potential amendments to the Village of Lake Orion Zoning Ordinance, specifically **Section 13.11 – Accessory Buildings and Structures** and **Section 13.17 – Parking and Storage of Mobile Homes, Travel Trailers, Motor Homes, Watercraft, Vessels, Trucks, and Other Items**. The discussion is intended to identify areas of clarification, consistency, and potential updates prior to any formal amendment process.

Sections 13.11 and 13.17 of the Zoning Ordinance regulate the placement, size, use, and storage of accessory buildings and certain vehicles or recreational equipment on residential and non-residential properties. Over time, questions have arisen regarding interpretation, enforcement consistency, and alignment with current property use trends and community expectations.

Common issues identified include:

- Overlap or ambiguity between accessory structure regulations and storage provisions
- Definitions and dimensional standards for accessory buildings
- Allowable locations and duration of storage for recreational vehicles and similar items
- Enforcement challenges due to unclear or outdated language

These issues have prompted a review of the ordinance sections to determine whether amendments are warranted to improve clarity, usability, and consistency with the Village's planning goals.

The Planning Commission serves in an advisory capacity on zoning ordinance matters. At this stage, the Commission is asked to:

- Review the existing ordinance language
- Discuss identified concerns or areas of confusion
- Consider whether updates are needed to better reflect current conditions and best practices
- Provide direction and feedback to staff and the Planning and Zoning Coordinator

### RECOMMENDED ACTION:

No formal action is requested at this meeting unless the Commission chooses to recommend moving forward with draft amendments to Village Council. If moving forward, a public hearing must be noticed 15 days before the hearing.

# Memorandum



**TO:** Village of Lake Orion Planning Commission

**FROM:** Jake VanBoxel, MSA, Principal Planner  
Sommer Nafal, Assistant Planner

**SUBJECT:** **Draft Accessory Use and Recreational Vehicle Parking & Storage Amendment**

**DATE:** January 29, 2026

## BACKGROUND

Recently, the Village has received inquiries and complaints regarding the parking and long-term outdoor storage of recreational vehicles on residentially zoned parcels that do not contain a primary dwelling unit, particularly within the RL Lake Single Family Residential District. These situations most commonly involved vacant lots being used on a seasonal basis to park or store motor homes, trailers, boats, or similar recreational equipment.

During review, staff identified that this interpretation conflicted with the overall structure and intent of the Zoning Ordinance, which consistently treats outdoor storage of vehicles and equipment as an accessory use that is incidental to residential occupancy. However, because this principle was not expressly stated in Section 13.17 or cross-referenced to the accessory use provisions in Section 13.11, staff's ability to enforce against storage on vacant parcels appears limited and potentially vulnerable to appeal.

The issue was brought into sharper focus by a specific RL-zoned property where a recreational vehicle was parked for extended periods throughout the summer months on a lot without a primary dwelling. This circumstance highlighted a gap between the ordinance's intended residential character protections and its explicit regulatory language. Although other sections of the ordinance assumed the presence of a principal building, the absence of a clear statement within the recreational vehicle storage regulations creates uncertainty.

## INTRODUCTION

At the February 2, 2026, meeting, the Planning Commission will review the proposed text amendment regarding accessory uses and prohibiting the parking and storing of recreational vehicles and similar items on a property without a principal residential building. The Commissioners should discuss the proposed text amendments and provide feedback and modifications to guide the development of these ordinance revisions. Should the Planning Commission find the text acceptable, a public hearing can be set for the Village Council to review and adopt the language recommended by the Planning Commission.

## SECTION 13.11 TEXT AMENDMENT – ACCESSORY BUILDINGS, STRUCTURES, AND USES

The proposed text amendment would expand the scope of Section 13.11. The section title and operative language now expressly include "uses", not just buildings and structures, reinforcing that accessory regulations apply to activities occurring on a lot, not only constructed improvements.

Additionally, a new section (H) identifies the parking and storage of recreational vehicles, boats, trailers, etc. as an accessory use. This addition will support the change in Section 13.17.

**SECTION 13.17 TEXT AMENDMENT – PROHIBITING ON PARCELS WITHOUT PRIMARY BUILDING**

The revised Section 13.17 retains the existing dimensional, numerical, seasonal, and district-specific standards for recreational vehicle storage, but adds a new and critical limitation: “The outdoor parking or storage of recreational vehicles, watercraft, vessel trailers, or similar items shall be permitted only on lots containing a lawful principal building used for residential purposes. Storage or parking of such items on vacant lots in residential districts is prohibited.”

This creates a new section (D) and shifts the rest of the text subsequently. Exact placement of the draft text can be reviewed and changed if deemed necessary.

The proposed text establishes a clear rule that recreational vehicle storage is not a stand-alone use of land and provides zoning staff with explicit ordinance language to support enforcement actions.

**SUMMARY OF CHANGES**

The revisions clarify that the outdoor parking or storage of recreational vehicles and related items is an accessory use, not a principal land use, and therefore may occur only when a lawful principal residential building is present on the parcel. These changes align the ordinance with long-standing zoning principles and improve enforceability.

Additionally, the proposed revisions:

- Formally tie recreational vehicle storage to the accessory use framework already embedded throughout the ordinance
- Reinforces that accessory uses cannot exist independently of a principal use
- Ensures internal consistency between Sections 13.11 and 13.17
- Protects the residential character of the Village

We look forward to discussion of this amendment at the Planning Commission meeting on February 2nd. Following the discussion, if consensus from the Planning Commission is reached to move forward with the regulations as proposed, or with modifications, we will present the item at the next Planning Commission meeting as a public hearing for recommendation to the Village Council.

We look forward to reviewing these findings and recommendations with you. Please feel free to contact us with any questions.

Respectfully submitted,

**McKENNA**



Jake VanBoxel, MSA  
Principal Planner



Sommer Nafal, NCI  
Assistant Planner

Section 13.11 ACCESSORY BUILDINGS, ~~AND~~ STRUCTURES, AND USES

Accessory buildings and structures, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

**A. General Requirements.**

1. No more than two (2) detached accessory buildings larger than 80 square feet each, are permitted on a zoning lot.
2. Accessory buildings, structures, and uses are permitted only in conjunction with, incidental to and on the same zoning lot as a principal building that is permitted in the particular zoning district.
3. No detached accessory building may exceed 16 feet in height.
4. No attached accessory building may exceed the height of a principal structure as regulated by this Ordinance.
5. Accessory buildings may not exceed the ground floor area of the principal dwelling unit.
6. All accessory buildings and structures (except accessory mechanical units as regulated in Section 13.11.E.) shall be considered when calculating the permitted lot coverage.

**B. Setback and Location Requirements.**

1. Where the accessory building or structure is structurally attached to a main building, it shall be subject to and must conform to all regulations of this Ordinance applicable to main or principal buildings.
  - a) In the RV District accessory buildings and structures are not permitted in any required front yard or in front of the front building line of the house, unless specifically permitted herein.
  - b) In the RL District a garage (attached or detached) and any other detached accessory buildings may be permitted on the front (street) side of the lot, and shall be setback at least 20 feet from the front (street) lot line.
2. Detached accessory buildings and structures shall comply with the following setback requirements:

Setback From	Minimum Setback
Front lot line (RV only)	Behind front building line of house
Side lot line	3 ft.
Side street lot line	10 ft.
Rear lot line	3 ft.
Water lot line	25 ft.

3. Except as provided below, where any lot in a zoning district abuts or is traversed by a navigable lake or stream, no accessory building or

structure shall be erected within 25 feet of the edge of said navigable lake or stream, except as permitted by Section 13.11.C., below.

4. In the case of a double frontage lot, accessory buildings and structures shall observe front yard requirements on both street frontages.
5. All accessory buildings and structures shall comply with setback and fire rating requirements in the Building and Fire codes.

### **C. Permitted Encroachments**

1. Accessory structures such as patios and decks raised not more than eight (8) inches above the surrounding grade shall be permitted to encroach into a required rear or waterfront setback area.
2. A detached accessory structure that is supported by columns without walls, and that has at least seventy-five percent (75%) of the area of all its vertical planes open to light and air shall be permitted to be located less than twenty-five (25) feet, but no less than ten (10) feet from the water lot line and edge of Lake Orion. Such structure shall not exceed twelve (12) feet and six (6) inches in height (measured from grade to roof ridge) or exceed 175 square feet of total assembled area. An ornamental, nonilluminated spire or decoration shall be allowed atop, provided it is less than four (4) inches in diameter and less than five (5) feet in additional height.

### **D. Boat Houses and Boat Hoists**

1. Seasonal boat hoist(s) are permitted on an RL zoning lot. A building permit is not required for a seasonal boat hoist.
2. One (1) permanent boat hoist no greater than eight (8) feet in height with a one-boat capacity is permitted on an RL zoning lot, provided all state and federal permits and a zoning compliance or building permit are obtained. The height of the hoist is measured as the distance above the ordinary high water mark.
3. One (1) single boat house or one (1) permanent boat hoist larger than eight (8) feet in height or capable of hoisting more than one (1) boat at a time, and a seasonal boat hoist(s), may be permitted per lot. The boat house or boat hoist:
  - a) May not be greater than 14 feet in height at the peak of its roof. Height is measured as the distance above the ordinary high water mark.
  - b) May not contain any plumbing facilities except for hot and cold running water.

- c) May not be used for either temporary or permanent sleeping or living quarters;
- d) May not be used for commercial purposes;
- e) May not be greater than 480 square feet in water surface area;
- f) May not be located closer than five (5) feet to the nearest side lot line, or extension of that line into the water and is not subject to waterfront yard setback requirements.
- g) Must not unreasonably impair the view and use of the lake by neighboring property owners;
- h) Must be constructed in compliance with a zoning compliance or building permit and state and federal permit requirements, including, but not limited to, those administered pursuant to the Inland Lakes and Streams Act, P.A. 346 of 1972, as amended.

#### **E. Accessory Mechanical Units**

1. **Single Family Residential.** Freestanding heating, ventilation, standby generators, and air conditioning equipment may be located in any yard other than the required front yard of the principal structure, subject to the following requirements (window-mounted room air-conditioners are exempt from these requirements):
  - a) Placement of accessory mechanical equipment shall not be permitted within 10 feet of a window on an adjacent dwelling.
  - b) Accessory mechanical equipment shall be screened in a manner which will reduce the noise output of the unit and to shield the equipment from view of any road, adjacent residence, or the Lake. The maximum noise output from any such unit shall not exceed 55 decibels, measured at a distance often (10) feet from the unit.
2. **Non-Single Family Residential.** Freestanding, roof or building mounted equipment (including air conditioning units, transformers, generators and similar) for all non-single family residential buildings and uses, and those on sites zoned non-single family residential districts shall be located in accordance with the following:
  - a) **Front Yards.** Equipment shall not be located in a front yard except the Planning Commission may permit equipment to be located in the front yard upon finding that such location will meet the spirit and intent of the zoning district in which the building is located provided such equipment is not located closer than ten (10) feet from an adjacent residential dwelling or district.

- b) Side and Rear Yards. Equipment shall be permitted in a side or rear yard provided such equipment is not located closer than ten (10) feet from an adjacent residential dwelling or district.
  - c) Screening. Equipment shall be screened from public rights-of-way and adjacent uses by evergreen trees or shrubs, walls, or berming. Alternative methods of screening may be approved by the Planning Commission.
  - d) The Planning Commission shall have the authority to waive or modify the above requirements upon the determination that such waiver or modification meets the spirit and intent of the district in which the equipment is located.
- F. **Swimming Pools.** Swimming pools shall be in compliance with all setback requirements for the principal building, except in-ground swimming pools which are subject to the requirements of Section 13.11. C., above.
- G. **Accessory Buildings in RM and Non-Residential Zoning Districts.** An accessory building or structure in the RM Multiple Family Residential, or any non-residential zoning district shall comply with all requirements of this Ordinance for a principal building in that zoning district. Setbacks may be modified by the Planning Commission upon determination that the modification is necessary to achieve specific design objectives and will not negatively impact the surroundings or Village as a whole.
- H. **Outdoor parking or storage of recreational vehicles, boats, trailers, and similar items constitutes an accessory use and shall comply with Article 13.17 of this Ordinance.**

## Section 13.17 PARKING AND STORAGE OF MOBILE HOMES, TRAVEL TRAILERS, MOTOR HOMES, WATERCRAFT, VESSELS, TRUCKS AND OTHER ITEMS

Mobile homes, travel trailers, motor homes, boats, watercraft and other vessels, vessel trailers, trucks, and other similar items shall be subject to the following requirements:

- A. No mobile home may be stored or parked on any lot, except in conformance with the provisions of Section 13.14.
  1. No more than one (1) travel trailer or one (1) motor home, and up to two (2) other recreational vehicles as defined in this Ordinance (excluding watercraft and vessel trailers) may be parked or stored outdoors on any lot that is zoned or used for residential purposes. Permitted outdoor parking or storage of all recreational vehicles shall be only in the rear yard, except in the RL District where they shall be permitted only in the street front yard. All watercraft, vessel trailers and recreational vehicles stored on a residential lot shall be currently registered to the owner or occupant of that lot.
  2. In addition, the following regulations shall apply in the districts noted:
    - a) *RL District.*
      - 1) From September 1st through May 31st, no more than two (2) watercraft less than 16 feet in length, and no more than two (2) watercraft 16 feet in length or greater, and no more than two (2) vessel trailers, may be parked or stored outdoors in the street front yard.
      - 2) From June 1st through August 31st, no watercraft shall be parked or stored outdoors on an RL lot for longer than 72 hours unless written permission is obtained from the Zoning Administrator for a longer storage period, not to exceed three (3) weeks during the three month period. However, parking or storage of no more than two (2) vessel trailers may be permitted during the period of June 1st through August 31st.
    - b) *RV District.* Recreational vehicles shall be permitted to be stored or parked outdoors on a lot as provided under 13.17.B.1. above, except that the two (2) other recreational vehicles permitted may include watercraft and vessel trailers. All recreational vehicles that are stored outdoors shall be located in the rear yard.

- B. On lots zoned for residential use, the maximum permitted lot coverage requirement shall include all buildings, plus outdoor parking or storage space for travel trailers, motor homes and watercraft.
- C. No recreational vehicle parked or stored shall have fixed connections to electricity, water, gas or sanitary facilities, nor shall it be used for living or housekeeping purposes while on the premises.
- D. *Accessory Use Limitation.*
1. *The outdoor parking or storage of recreational vehicles, watercraft, vessel trailers, or similar items shall be permitted only on lots containing a lawful principal building used for residential purposes.*
  2. *Storage or parking of such items on vacant lots in residential districts is prohibited.*
- E. Commercial vehicles exceeding 8,500 pounds gross vehicle weight or eight (8) feet in height, or trailers having more than two (2) axles shall not be parked or stored outdoors on residentially zoned property at any time.
- F. It shall be a prohibited use in all residentially zoned districts to park or store junk, used lumber or metal, or other used building materials, or power-driven construction equipment. Notwithstanding the foregoing, power driven construction equipment may be parked and new construction materials may be stored on site during periods of bona fide construction activity.
- G. *Portable On-Demand Storage Units (“PODS”)*
1. A portable on-demand storage unit (PODS) may be located on a temporary basis on a residential lot for a period not exceeding 72 hours in duration from time of delivery to time of removal.
  2. No more than one PODs storage unit may be located on a zoning lot at one time.
  3. A PODS unit may not be located on a specific zoning lot more than two (2) times in any given 30 day period.
  4. A PODS unit must be located in the driveway of the property at the furthest accessible point from the street. All locations must be improved off-street surfaces and the PODS unit shall not block vision or sight distances, overhang the public sidewalk or right-of-way, or impact vehicle safety on the street.
  5. A PODS unit shall not be considered an accessory structure for purposes of this Ordinance.