



AGENDA

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

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 October 6, 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 – October and November 2025

B. Adopt the 2026 Planning Commission Meeting Schedule

10. Commissioners' Comments Regarding Planning and Zoning Matters

11. Next Regular Meeting - January 5, 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.



BOARD ACTION SUMMARY SHEET

MEETING DATE: December 1, 2025

TOPIC Approval of October 6, 2025, Planning Commission Regular Meeting Minutes

RECOMMENDED MOTION: To approve the October 6, 2025, Planning Commission Regular Meeting Minutes, as presented.



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. Moceri 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. Moceri 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



BOARD ACTION SUMMARY SHEET

MEETING DATE: December 1, 2025

TOPIC: Monthly Planning and Zoning Report – October and November 2025

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 October and November 2025 Monthly Planning and Zoning Report.

ATTACHMENTS:

Monthly Planning and Zoning Report – October 2025

Monthly Planning and Zoning Report – November 2025



21 E. Church Street
 Lake Orion, Michigan 48362
 Tel 248.693.8391
 Fax 248.693.5874
www.lakeorion.org

Monthly Planning & Zoning Report

OCTOBER 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
ZONING COMPLIANCE				
Z-25-28	161 N Axford	New rear yard covered porch addition	9/2/2025	9/16/2025
Z-25-29	3159 N Washington	Removal and expansion of west side porch	8/2/2025	9/16/2025
Z-25-30	160 Heights	Snug Harbor 4 Unit Condo Construction Permit	9/2/2025	9/22/2025
Z-25-31	470 Glenn Ct	Construction of a 12 ft. by 14 ft. rear sunroom addition.	9/16/2025	9/22/2025
Z-25-32	206 E Flint	Installation of four solar panels on the roof of the existing structure.	9/3/2025	9/22/2025
Z-25-33	424 Algene	Residential major renovation of new roof, removal of 3rd floor dormers, changing of the roof line, addition of a 2nd patio, addition of a 3rd floor deck, and major interior renovation.	9/25/2025	10/8/2025
Z-25-##	520 N Shore Ct	Installation of a standalone 13ftx13ft pergola on residential patio.	5/23/2025	Waiting on info from applicant.
Z-25-##	256 S Broadway St	One (1) wall sign facing north towards the parking lot made of 3mm DiBond; 26.6 sf (80"x48")	5/13/2025	ON HOLD
TEMPORARY USE OF RIGHT OF WAY				
R-25-15	3 S Broadway St	Lake Orion Police Association 2025 Car Show	5/14/2025	6/26/2025
R-25-16	Elizabeth and Broadway Sts	Utility gas valve replacement	7/15/2025	7/24/2025
R-25-17	494 N Broadway St	Replacement of gas service	7/1/2025	7/14/2025
R-25-18	443 N Broadway St	Further gas valve repairs	8/11/2025	8/18/2025
R-25-19	45 W Flint St	Temporary dumpster placement for building renovation project	8/14/2025	8/21/2025
R-25-20	37 E Flint St	Temporary blocking of sidewalk and four parking spaces for associated patio wall removal project	8/19/2025	8/25/2025
SIGNAGE				
S-25-06	37 E Flint St	Installation of one (1) painted wall sign 51 SF in area on the north/parking lot elevation.	8/27/2025	9/3/2025
S-25-07	37 E Flint St	One (1) class two temporary sandwich board sign on Flint St sidewalk until December 2, 2025	8/12/2025	9/3/2025
WALLS / FENCES				
F-25-##	66 Crescent	Finalizing approved permit based on on-site verification.		PENDING
F-25-04	447 E Jackson St	4' vinyl picket residential fencing.	5/14/2025	6/3/2025
F-25-05	373 N North Shore Dr	Four (4) foot high black aluminum fence along the south/side lot line.	6/20/2025	7/16/2025
F-25-06	457 Glenn Ct	Four (4) foot high non-obscuring fence along the west/side lot line.	8/28/2025	9/15/2025

VARIANCE REQUESTS

NAME / LOCATION	REQUESTED VARIANCES	MEETINGS / STATUS
A-25-004: 493 Algene St	Side yard setback variance for single family addition	Approved at the 10/2/2025 BZA Meeting
A-25-005: 256 S Broadway	Rear/Waterfront setback variance	Scheduled for 11/6/2025 BZA Meeting
A-25-006: 694 Victoria Island	Rear yard setback variance	Scheduled for 11/6/2025 BZA Meeting

ACTIVE DEVELOPMENT PROJECTS

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
44. E Flint	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 <i>STATUS: Applicant granted an extension at the August PC meeting</i>
ORION VILLAS 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 <i>Construction: Nearing Completion</i>
WEST VILLAGE 55 W. Elizabeth	VLO-23-04 Former Ehman Center PUD for mixed-use, multiple-family residential flats and lofts at the former Ehman Center property.	PC / Council PUD Eligibility Approval: September 7 / 13, 2021 PC / Council Preliminary PUD Approval: October 4 / 25, 2021 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 – <i>Waiting on revised plans to address 8/19/2025 meeting issues.</i>
Lake Street Realignment and Improvements	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 <i>Processing address request</i>
SNUG HARBOR 160 Heights	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 <i>Applicant requested condo conversion – Scheduled for October PC</i>
MYSTIC COVE	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 <i>Construction: In Progress</i>
STARBOARD	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 <i>Approved Boat House Unit building permit per PC conditions of approval</i>
CONSTELLATION BAY	VLO-23-02 Mixed-use residential, multi-family townhomes	Planning Commission Approval: October 3, 2022. Planning Commission on April 3, 2023 (amended site plan) Engineering Approval: December 16, 2024

	and apartments, shoreline improvements.	Final Zoning Approval: November 26, 2024 Construction: December 3, 2024 - Pre-con; Demo underway <u>Grading begun as part of Peninsula construction</u>
THE PENINSULA	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 <u>Construction ongoing</u>
146 S. Broadway	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>
CLOUD RETAIL 494 S. Broadway	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 Village Marijuana Permit Approval: <u>On-going final engineering review</u>
WEST HARBOR ORION 225 Lake Street	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. <u>Construction: TBD?</u>
EASTPORT	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. Village Planning Commission Review: <u>Anticipated October 2025.</u> <u>After joint meeting Township has proceeded with reviews and will be granting Board approval in September. Village review scheduled for October Planning Commission.</u>
ORION LUMBERYARD	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 Commission. <u>Awaiting formal application submittal.</u>
WEST VILLAGE TOWNHOMES 315 N Lapeer St	VLO-25-003 Demolition of school admin building and construction of 15 townhomes	Planning Commission Approval: September 2, 2025. <u>Awaiting applicant submittal of revised plans to address conditions of approval.</u>

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
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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.

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:

- **Mario Ortega, AICP**, Senior Principal Planner (mortega@mcka.com)
- **Alicia Warren**, Associate Planner (awarren@mcka.com)

Or visit us during on-site office hours, every Tuesday from 9:30am-4:30pm or reach out during our Virtual Office Hours on Thursday mornings!

(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

NOVEMBER 2025

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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. *Awaiting completion of final edits to both ordinances for final adoption.*

GOGov Permitting and Licensing Software: *Application process to be updated to specify which projects require only a Village zoning permit, which projects require only a Township building permit and which require both. Applicants will then start the zoning permit through GoGov on the Village website and then separately apply for a building permit through the Township. A list of projects and the required permits will be created and updated as needed.*

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.

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- 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. *We will be holding a training session in January to cover past practices that the BZA would like to continue and discuss the methods of applying variance approval criteria. Future trainings will cover 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
ZONING COMPLIANCE				
SI7-00Q	146 BELLEVUE AVE	Generator installation	11/12/2025	OPEN
Z-25-42	197 S BROADWAY ST	paving, installation of a fence, outdoor seating, installation of awnings, installation of a door, and interior removal of a handicap ramp.	11/5/2025	IN PROGRESS
Z-25-41	146 S BROADWAY ST, Suite 150	Outdoor seating along building frontage	11/4/2025	11/5/2025
FVR-GOB	209 N PARK BLVD 179 N. PARK BLVD	Dumpster and grease trap enclosure	10/28/2025	ON HOLD
Z-25-40	437 CONVERSE CT	Generator (back-up mechanical unit) installation	10/6/2025	11/4/2025
Z-25-35	418 HAUXWELL DR	Generator placement within rear yard, at least 10 ft. from adjacent dwelling windows.	10/8/2025	10/14/2025
Z-25-37	215 S BROADWAY ST	Reconstruction of previously existing deck	10/6/2025	10/14/2025
Z-25-36	21 E CHURCH ST	Removal of existing steeple and fill in of roof area	10/7/2025	10/13/2025
Z-25-34	378 S BROADWAY ST	Upgrade of interior finishes and equipment with minor alterations of exterior wall finishes only.	9/30/2025	10/8/2025
Z-25-33	424 ALGENE DR	Residential major renovation of new roof, removal of 3rd floor dormers, changing of the roof line, addition of a 2nd patio, addition of a 3rd floor deck, and major interior renovation.	9/25/2025	10/8/2025
RL3-RJL	146 BELLEVUE AVE	Installation of a back-up generator in the south side yard.	9/27/2025	ON HOLD
Z-25-31	470 GLENN CT	Construction of a 12 ft. by 14 ft. rear sunroom addition.	9/16/2025	9/22/2025
Z-25-32	206 E FLINT ST	Installation of solar panels to the existing solar system on the roof of the home.	9/3/2025	9/22/2025
Z-25-30	160 HEIGHTS RD	Construct 4 unit condo building	9/2/2025	9/22/2025
TEMPORARY USE OF RIGHT OF WAY				
R-25-19	45 W Flint St	Temporary dumpster placement for building renovation project	8/14/2025	8/21/2025 EXP. EXTENDED
R-25-21	638 BUENA VISTA AVE	Right-of-way use for building maintenance	9/29/2025	10/8/2025
R-25-22	16 S NORTH SHORE DR APT 1	Use of right-of-way for Consumers Energy gas utility retirement	10/7/2025	10/14/2025
R-25-23	601 E FLINT ST #1	Installation of gas service to multiple-unit residential building.	9/29/2025	10/22/2025
R-25-24	512 LONGPOINTE DR	Right-of-way use for utility maintenance/connection	10/21/2025	10/23/2025
R-25-26	485 BELLEVUE AVE	Use of right-of-way for Consumers Energy utility retirement	10/23/2025	11/5/2025
R-25-27	159 N WASHINGTON ST	Use of right-of-way for Consumers Energy utility retirement	10/28/2025	11/5/2025

R-25-25	60 W FLINT ST	Metro Act/removal and replacement of 1 flag of sidewalk to place 2 4" conduits from property line to existing utility pole	11/3/2025	11/5/2025
SIGNAGE				
S-25-08	45 W FLINT ST	Downtown Restaurant permanent signage of five (5) signs	10/2/2025	10/23/2025
S-25-10	403 S BROADWAY ST	Permanent wall sign	11/4/2025	11/5/2025
WALLS / FENCES				
F-25-07	576 E FLINT ST	6ft. wood fence	10/21/2025	10/27/2025
9UR-17E	357 W FLINT ST	4 foot tall picket non opaque-aluminum fence in the front and side yard.	11/12/2025	IN PROGRESS

VARIANCE REQUESTS

NAME / LOCATION	REQUESTED VARIANCES	MEETINGS / STATUS
A-25-004: 493 Algene St	Side yard setback variance for single family addition	Approved at the 10/2/2025 BZA Meeting
A-25-005: 256 S Broadway	Rear/Waterfront setback variance	Tabled for future discussion
A-25-006: 694 Victoria Island	Rear yard setback variance	Approved at the 11/6/2025 BZA Meeting

ACTIVE DEVELOPMENT PROJECTS

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
44. E Flint <i>Four Story Mixed Use</i>	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 <u>STATUS: Has an extension until August 2026 to submit permits</u>
ORION VILLAS <i>597 E. Flint</i>	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 <u>STATUS: On-going Construction</u>
WEST VILLAGE <i>55 W. Elizabeth</i>	VLO-23-04 Former Ehman Center PUD for mixed-use, multiple-family residential flats and lofts at the former Ehman Center property.	PC / Council PUD Eligibility Approval: September 7 / 13, 2021 PC / Council Preliminary PUD Approval: October 4 / 25, 2021 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 – <i>Waiting on</i> <u>STATUS: Waiting on revised plans to 8/19/2025 review comments</u>
Lake Street Realignment and Improvements	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 <u>STATUS: Will meet with developer to obtain update</u>
SNUG HARBOR <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 <u>STATUS: Condo conversion approved with conditions</u>

<p>MYSTIC COVE 468 Mystic Cove Ln</p>	<p>VLO-22-05 Mixed-use, multifamily townhomes & dock/shoreline improvements.</p>	<p>Planning Commission Approval: October 3, 2022. Council Lot Reconfigurations Approval: June 2023 Final Zoning Approval: April 23, 2024 Engineering Approval: October 31, 2024 <u>STATUS: On-going construction.</u></p>
<p>STARBOARD 10 S Park Blvd</p>	<p>VLO-23-05 Mixed-use, multifamily townhomes & marina improvements.</p>	<p>Planning Commission Approval: November 6, 2023. Council License Agreement Approval: November 27, 2023 Engineering Approval: Revise & Resubmit Final Zoning Approval: Pending <u>STATUS: Approved Boat House Renovation Zoning Compliance. Approved showroom and garage Village demolition permit.</u></p>
<p>CONSTELLATION BAY 300 S Broadway St</p>	<p>VLO-23-02 Mixed-use residential, multi-family townhomes and apartments, shoreline improvements.</p>	<p>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 <u>STATUS: Grading has begun. Need to determine permit status and extent of work.</u></p>
<p>THE PENINSULA 201 Port Side Dr</p>	<p>VLO-23-07 Single-family site condominiums</p>	<p>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 <u>STATUS: On-going construction.</u></p>
<p>CLOUD RETAIL 494 S. Broadway</p>	<p>VLO-21-10 Commercial (marijuana retail) site plan.</p>	<p>Council Lot Reconfiguration Approval: March 13, 2023 Planning Commission Approval: April 3, 2023. Engineering Approval: Revise & Resubmit July 12, 2024 Village Marijuana Permit Approval: Waiting on submittal <u>STATUS: Waiting on revised plans based on engineering comments</u></p>
<p>WEST HARBOR ORION 225 Lake Street</p>	<p>Residential, single family homes (2)</p>	<p>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. <u>STATUS: Demolition ongoing</u></p>
<p>EASTPORT 571 S Broadway St</p>	<p>VLO-25-01 Cross-jurisdiction Site Mixed-Use Project</p>	<p>Site Plan Submitted: May 5, 2025 (Township portion submitted as PUD Concept) Village-Township Joint Public Hearing: June 18, 2025. Village Planning Commission Review: SLU and Site Plan Approval with Conditions: October 6, 2025 <u>STATUS: Awaiting revised plans based on PC conditions. Awaiting township final PUD approvals.</u></p>
<p>ORION LUMBERYARD 215 S Broadway St</p>	<p>Public parking lot, pavilion, and gathering space.</p>	<p>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 PC. <u>STATUS: Awaiting site plan application submittal</u></p>
<p>WEST VILLAGE TOWNHOMES 315 N Lapeer St</p>	<p>VLO-25-003 Demolition of admin building and construction of 15 townhomes</p>	<p>Planning Commission Approval: September 2, 2025. <u>STATUS: Awaiting applicant submittal of revised plans to address conditions of approval.</u></p>

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.

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.

Visit us during on-site office hours, every Tuesday from 9:30am-4:30pm or contact us via the following:

- **Village Planner: Mario Ortega, AICP**, Senior Principal Planner (mortega@mcka.com)
- **Planning & Zoning Coordinator: Sommer Nafal**, Assistant Planner (snafal@mcka.com)
- **McKenna Phone Number:** 7 Days a Week 248-596-0920
- **Planning & Zoning Desk:** (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: December 1, 2025

TOPIC: Adopt the 2026 Planning Commission Meeting Schedule

BACKGROUND INFORMATION: Pursuant to the Open Meetings Act, public bodies are required to adopt and publish a schedule of their meetings prior to the start of each year. Currently, the Planning Commission meets on the first Monday of each month at 6:30 pm, unless otherwise designated in its meeting schedule.

RECOMMENDED MOTION: To adopt the meeting schedule establishing the 2026 Meeting Dates for the Planning Commission for the Village of Lake Orion and to authorize the Clerk to post the schedule pursuant to the Open Meetings Act.



**PLANNING COMMISSION
2026 REGULAR MEETING SCHEDULE
First Monday of the Month**

By Member _____

RESOLVED: To adopt the 2026 regular meeting schedule of the Lake Orion Planning Commission as follows:

- MONDAY, JANUARY 5, 2026
- MONDAY, FEBRUARY 2, 2026
- MONDAY, MARCH 2, 2026
- MONDAY, APRIL 6, 2026
- MONDAY, MAY 4, 2026
- MONDAY, JUNE 1, 2026
- MONDAY, JULY 6, 2026
- MONDAY, AUGUST 3, 2026
- TUESDAY, SEPTEMBER 8, 2026
- MONDAY, OCTOBER 5, 2026
- MONDAY, NOVEMBER 2, 2026
- MONDAY, DECEMBER 7, 2026

**ALL MEETINGS WILL BE HELD AT THE
VILLAGE OF LAKE ORION COUNCIL CHAMBERS
21 E. CHURCH STREET
LAKE ORION MICHIGAN
AND BEGIN AT 6:30 PM**

BE IT FURTHER RESOLVED: To direct the Village Clerk to post the public notice of the regular meeting schedule in accordance with Section 5(2) of the Michigan Open Meetings Act.

**SECONDED BY:
AYES:
NAYS:
ABSENT:**

** 21 E. Church Street * Lake Orion, MI 48362 * 248-693-8391 * www.lakeorion.org **