



AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, September 02, 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 August 4, 2025, Planning Commission Regular Meeting Minutes

6. Public Comments on Non-Agenda Items Only

7. Public Hearing

8. Old Business

9. New Business

A. Land Division Discussion: VLO-25-002 658, 664, 670 Victoria Island Land Division and Combination Review

B. Site Plan Review: VLO.25.003 – 315 N Lapeer West Village Townhomes

C. PUD Discussion: VLO.25.00X – 215 S Broadway Lumberyard Project Pre-Application Review

10. Commissioners' Comments Regarding Planning and Zoning Matters

11. Next Regular Meeting - October 6, 2025

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: September 2, 2025

TOPIC Approval of August 4, 2025, Planning Commission Regular Meeting Minutes

RECOMMENDED MOTION: To approve the August 4, 2025, Planning Commission Regular Meeting Minutes, as presented.



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, August 4, 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, August 4, 2025 Regular Meeting of the Lake Orion Planning Commission was called to order by Vice Chairperson Edward Sabol at 6:30 p.m.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Vice Chairperson Edward Sabol
Secretary Henry Lorant
Commissioner Teresa Rutt
Commissioner Michael Lamb
Commissioner/Administrative Official Darwin McClary

ABSENT

Chairperson James Zsenyuk
Commissioner Larry Dunn
Commissioner James Barry

STAFF PRESENT

Mario Ortega, McKenna
Recording Secretary Danielle Smith

4. Approval of Agenda

Commissioner Rutt moved, Commissioner Lorant seconded, to approve the agenda for the August 4, 2025 Planning Commission Regular Meeting.

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

5. Approval of Minutes

A. Approval of May 5, 2025 Planning Commission Regular Meeting Minutes

Commissioner Lorant moved, Commissioner Lamb seconded, to approve the May 5, 2025 Planning Commission Regular Meeting Minutes, as presented.

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

B. Approval of June 18, 2025 Planning Commission Special Meeting Minutes

Commissioner Lorant moved, Commissioner Rutt seconded, to approve the June 18, 2025 Planning Commission Special Meeting Minutes, as presented.

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

6. Public Comments on Non-Agenda Items Only

None.

7. Public Hearing

None.

8. Old Business

A. Site Plan Approval Extension for 44 E. Flint Street

The proposed mixed-use building at 44 E. Flint Street received site plan approval on August 5, 2024. The applicant sent a letter requesting a 12-month extension of the site plan approval. Per Sec. 19.02.C(8), the Planning Commission may extend the original 12-month approval period for one additional period of up to 12 months.

Mario Ortega, McKenna, presented the request and was available to answer any questions of the Commission.

MOTION: Commissioner McClary moved, Commissioner Lamb seconded, to approve a 12-month extension of the original site plan from JS Development LLC. for 44 E. Flint Street, originally approved August 5, 2024.

AYES: Rutt, Lorant, McClary, Sabol, Lamb

NAYS: None

ABSENT: Zsenyuk, Dunn, Barry

MOTION: Carried

9. New Business

A. Proposed 2025-2031 Capital Improvement Plan

The Village Council held its public hearing on the proposed 2025-2031 Capital Improvement Plan on June 23, 2025. No public comments were made.

Village Council also held a work session on June 9, 2025 to review and discuss the draft plan. The proposed plan was presented to the Planning Commission prior to final submission to the Village Council on August 11, 2025.

Mr. Ortega and Commissioner McClary gave a brief overview of the Capital Improvement Plan process and were available to answer any questions from commissioners.

MOTION: Commissioner McClary moved, Commissioner Lorant seconded, to recommend to the Village Council that the Village of Lake Orion 2025-2031 Capital Improvement Plan be approved.

Commissioner Lamb stated he would like the Village Council to seek funding sources other than tax dollars for the Capital Improvement Plan. Additionally, Commissioner Lamb shared that he wanted to see more detail in the street improvement program.

AYES: Rutt, Lorant, McClary, Sabol, Lamb

NAYS: None

ABSENT: Zsenyuk, Dunn, Barry

MOTION: Carried

10. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Lamb indicated that he spoke with DDA Director Matthew Gibb, who shared that the DDA still intends to present a site plan for the lumber yard project to the Planning Commission. Additionally, Commissioner Lamb stated that he appreciates that funds from Oakland County for historical preservation are being used to restore the old buildings on the lumber yard site, but believes there are still many questions regarding the project that are unanswered and hopes the site plan will be presented soon. He further shared that the Village Hall will be reroofed and the existing steeple will be removed during that process. There will be discussion as to what the future of the

steeple entails. Lastly, there will be discussion regarding restoring the interior of the church that makes up part of the Village Hall.

Commissioner Lorant asked whether the steeple will be reinstalled after roof repairs are done. Commissioner Lamb shared that the structure of the steeple will be reviewed to see if it can be rehabilitated or replaced with modern “lookalike” materials.

Commissioner Lamb shared that the Cityhood Committee is going to bring forth a discussion to the Village Council in the coming months to review the cityhood process.

14. Next Regular Meeting – September 2, 2025

15. Adjournment

Commissioner Lorant moved, Commissioner Lamb seconded, to adjourn the meeting at 6:42 p.m.

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

Henry Lorant
Secretary

Sonja Stout
Clerk/Treasurer

Danielle Smith
Recording Secretary

Date Approved: September 2, 2025



COMMISSION ACTION SUMMARY SHEET

MEETING DATE: September 2nd, 2025

TOPIC Land Division Discussion: VLO-25-002 658, 664, 670 Victoria Island Land Division and Combination Review

BACKGROUND BRIEF: The property owner of three lots on Victoria Island is proposing to split the middle lot that does not have a single family residential structure and combine one portion with the lot to the north and the remainder to the lot to the south. The existing lot to the south at 670 Victoria Island is currently legally nonconforming and the proposed combination would result in this lot having a legally conforming lot width and lot area. The existing lot to the north at 658 Victoria Island conforms with the lot width requirement but has a legally nonconforming smaller lot area. The combination would reduce the lot area nonconformity.

SUMMARY OF PREVIOUS COMMISSION ACTION:

None.

FINANCIAL IMPACT:

None.

RECOMMENDED MOTION:

We are advising the Planning Commission recommend approval of the proposed lot division and combination to Village Council.

MCKENNA

August 27, 2025

Planning Commission
Village of Lake Orion
21 East Church Street
Lake Orion, Michigan 48362

Subject: Pinho Land Division and Combination Review #1 (Application Received July 1, 2025)

Location: 658, 664 and 670 Victoria Island – Parcel #s 09-03-480-004, 09-03-480-005 and 09-03-480-003 (Located on the northwest corner of Victoria Island)

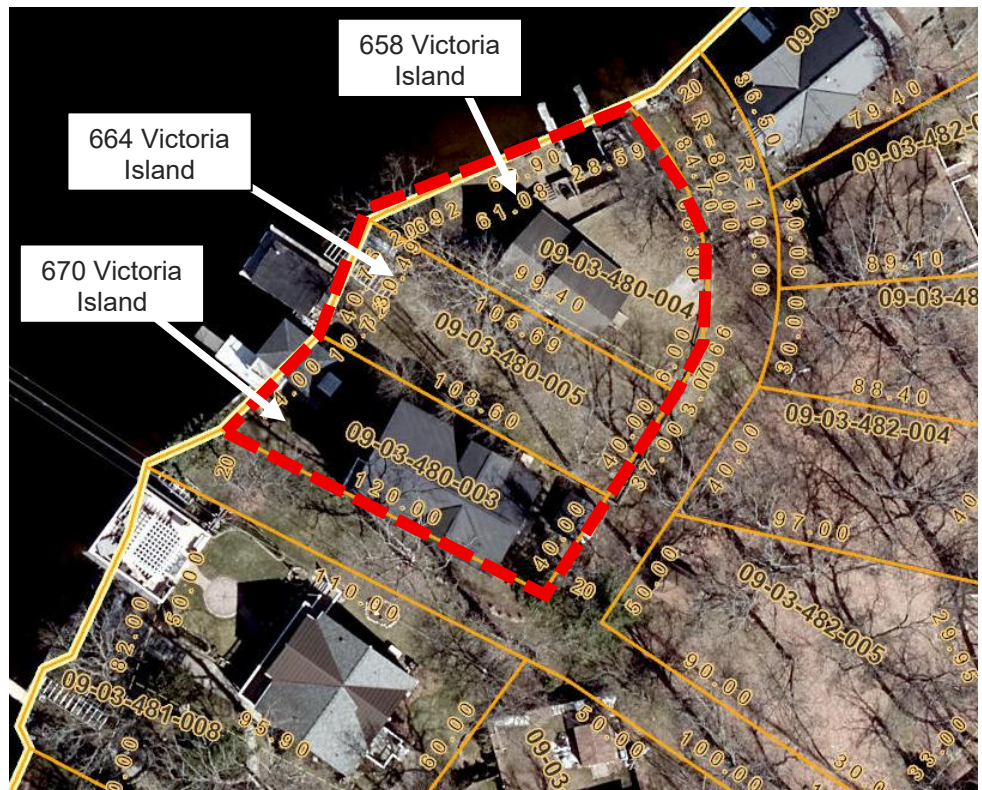
Zoning: RL Lake Single Family Residential

Dear Commissioners:

At the Village's request, we have reviewed the above referenced land division and combination request submitted by Anthony W. Pinho for conformance to the provisions of the Lake Orion Dividing and Partitioning of Land Ordinance (Code of Ordinances: Chapter 157), the Zoning Ordinance, and sound planning and design principles.

EXISTING CONDITIONS

Parcel 09-03-480-003, more commonly known as 670 Victoria Island, is occupied by a single family structure with an approximate footprint of 1,050 square feet (SF) as well as a shed and a boat house. Parcel 09-03-480-005, 664 Victoria Island does not have a principal residence but does have a shed and boat house. Parcel 09-03-480-004, 658 Victoria Island, is occupied by a single family structure with an approximate 725 SF footprint. All lots are under single ownership by the applicant and all lots are zoned RL, Lake Single-Family Residential. The three existing lots are outlined in a red dashed line on the adjacent aerial photo.



HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

PROPOSED DIVISION AND COMBINATION

The applicant is proposing to divide 664 Victoria Island (Parcel 09-03-480-005) in two. The northern portion would be combined with 658 Victoria Island (Parcel 09-03-480-004) and the remaining southern portion would be combined with 670 Victoria Island (Parcel 09-03-480-003). The existing and proposed lot areas are summarized below.

<i>Lot Address and Parcel ID #</i>	<i>Existing Lot Area</i>	<i>Proposed Lot Area</i>
658 Victoria Island (PIN 09-03-480-004)	4,925 SF	5,526 SF
664 Victoria Island (PIN 09-03-480-005)	3,813 SF	
670 Victoria Island (PIN 09-03-480-003)	4,660 SF	7,945 SF

Per the approval procedures of Sec. 157.24, the Planning Commission shall review the land division application and submit a recommendation to the Village Council, based on the approval standards of Sec. 157.25. After reviewing Planning Commission’s recommendation, the Village Council shall make a final decision on the proposed land division and combination. We offer the following comments for your consideration.

DIVISION AND COMBINATION STANDARDS FOR APPROVAL

The Per 157.25, the following standards shall be used as the basis upon which applications for the division or partitioning of land are reviewed and approved:

- A. Compliance with State Law.** An application shall not be approved unless it complies with the Subdivision Control Act, Public Act 288 of 1967, as amended. The Village may permit the dividing of lots, outlots or other parcels of land into not more than 4 parts; however, any lot, outlot or other parcel of land not served by public sewer and public water systems shall not be further divided if the resulting lots, outlots or other parcels are less than the minimum width and area provided for in Section 186 of the Subdivision Control Act of 1967. A lot which is a part of a recorded plat may not be divided into more than 4 parts in perpetuity. An acreage parcel may be divided or partitioned as provided in Section 102(d) of the Subdivision Control Act of 1967.

Complies. The lots are within a platted subdivision and have not been subdivided into four or more parts. The new lots will comply within state standards.

- B. Lot Dimensional Requirements.** All parcels created as a result of the application shall comply with the minimum lot dimensional requirements, including lot size and lot width, minimum yard setback requirements and lot coverage requirements of the current village Zoning Ordinance, adopted in Chapter 158, except in the following circumstances:
 - Where the proposed division or partitioning of land would reduce the degree of existing non-conformity with Zoning Ordinance standards; or
 - Where the non-conforming parcel created as a result of the division or partitioning of land is intended to be combined with additional land for the purposes of creating a building site that conforms with the Zoning Ordinance requirements.

Complies. In the RL District, the required minimum lot width is 60 feet, and the minimum lot area is 7,200 square feet. Currently, 670 Victoria Island has a legally nonconforming lot width and area and 658 Victoria Island has a legally nonconforming lot area. With this proposed division and combination of land, 670 Victoria Island will comply with the lot width and area minimum requirements. The combination with 658 Victoria Island will reduce the degree of existing legal nonconforming lot area and result in a larger overall lot size. The resulting division and combination will result in greater conformity with the zoning ordinance.

- C. Taxes or Assessment Liens.** Any due or unpaid taxes, special assessments upon the property, or any amounts due to the municipality relating to the land which is the subject of the application, such as, but not limited to, charges for water service, sanitary sewer service, and trash collection service, shall be paid before the division or partitioning of land is given final approval. **Complies.**
- D. Depth to Width Ratio.** Wherever possible, the depth-to-width ratio of a resulting parcel shall not exceed 3-to-1. **Complies.** *Both properties will not exceed the 3-to-1 depth-to-width ratio.*
- E. Disruption to Flow of Water.** No application shall be approved if subsequent development would result in disruption to the existing or natural flow of water within drainage ditches, natural water courses, or government-maintained drains, unless evidence of a feasible alternate method of drainage is presented. **Complies.** *No water bodies are impacted as part of this application.*
- F. Consideration of Deed Restrictions.** The effect of proposed division or partitioning of land on deed restrictions shall be considered by the Village Manager, Planning Commission and Village Council in their review of the application. However, such deed restrictions shall not be binding upon the village under this subchapter. **Not applicable.**
- G. Consent of the Title Holder.** No application shall be approved without the consent of the title or deed holder of the subject parcel. **Complies.**
- H. Character of Surrounding Development.** In reviewing an application, the Village Manager, Planning Commission and Village Council shall consider the impact of subsequent construction on the character of surrounding development. In evaluating character of surrounding development, the Village Manager, Planning Commission and Village Council shall consider the size, dimensions, and proportions of existing surrounding parcels. **Complies.** *The proposed reconfiguration will not alter the surrounding neighborhood. The division and combination will increase the degree of lot conformity to the remainder of the neighborhood*
- I. Parking Requirements.** An application shall not be approved if it results in a loss of parking such that development on any of the resulting parcels would be unable to comply with the minimum parking requirements in the Zoning Ordinance. **Not Applicable.** *The lots are a part of Victoria Island which does not have automobile access. No cars are located on the island and no parking is required.*
- J. Access.** An application shall not be approved unless all resulting parcels have direct frontage upon a paved public road or a private road. Accessibility to each newly created parcel must be directly from the public or private road and not by easement across another parcel or lot. **Not Applicable.** *The lots are a part of Victoria Island which does not have paved roads and does not have vehicle access. We note that the lots both have frontage on a dedicated right-of-way and they are accessible from the public right-of-way.*
- K. Public Facilities.** An application shall not be approved unless the resulting parcels are served by public facilities, including, but not limited to, water, sanitary sewer, and paved rights-of-way.

Normally, as a condition of approval, the Village Council may require the applicant to install public facilities in accordance with specifications established by the village, or to guarantee the installation of public facilities in the form of a cash performance bond or an irrevocable letter of credit running in the favor of the village, in the amount of the estimated cost of the installation of the public facilities and associated professional reviews and inspections.

In extraordinary situations, as determined by the Village Council, where properties cannot feasibly be served by public facilities, and the Village Council issues a waiver of the requirement of resulting parcels being served by public facilities, then the minimum width and area of resulting parcels as required in Section 186 of the Subdivision Control Act of 1967, as amended. **Complies.** *No change to the existing public utilities is proposed as part of this application; the subject lots will continue to be serviced as they have been.*

RECOMMENDATION

The proposed division and combination of land will significantly reduce the degree of nonconformity for 658 Victoria Island and make 670 Victoria Island legally compliant with lot area and width standards.

Based on these findings, we advise the Planning Commission to recommend approval to the Village Council for the proposed land division and combination for lots 658, 664 and 670 Victoria Island.

If you have any questions, please do not hesitate to contact us. Thank you.

Respectfully submitted,

McKENNA



Mario A. Ortega, AICP
Senior Principal Planner

670 will get Part of 664 / 658 will get part of 664 (664 will be Dissolved)
Addresses of Parcels to be Combined Zoning District

Parcel Identification Numbers for Parcels to be Combined: (Refer to tax bill)

Parcel 1 09-03-480-003 Parcel 2 09-03-480-004

Parcel 3 09-03-480-005 Parcel 4 09- - - - -

Single Family home shed Boat house 670 / Single Family home 658
Structures: Provide information regarding existing structures on parcels if any
(i.e. parcel 1 has one single family residence and two sheds, parcel 2 is vacant)

Property Owner (Title/Deed Holder Name(s)) Street Address, City, State, Zip

586-489-1870
Phone # Cell # Fax# Email

Anthony William Pinho 1946 Vinsetta Blvd. Royal Oak, MI
Property Owner (Title/Deed Holder Name(s)) Street Address, City, State, Zip

(attach additional owners names as necessary)
Email Tony pinho 72 @ gmail.com
Agent Name (if any) Street Address, City, State, Zip

Phone # Cell # Fax# Email

Does property owner own any additional parcels adjacent to the above parcels? Yes No

If yes, please provide information so that documentation can be made that such combination will not create a nonconforming parcel or nonconforming structure(s). This information may include a Registered Survey.

Address of Adjacent Parcel / Same Owner Parcel No. (Refer to tax bill) (Attach additional information if necessary)

NOTE:

- Taxes and/or Assessment Liens must be paid prior to the combination being processed.
- Fees must be included as established by Village Council.
- Further divisions and partitioning of land must meet the regulations in effect at time of application.
- In some instances, a Staked Survey prepared by a Michigan Registered Land Survey may be required.

Attach Proof of Ownership. (Tax Bills will not be accepted)

All Property Owner(s) Signatures Required.

Agents must attach Property Owners signed authorization to act on their behalf.

Anthony Pinho 7/12/2025
Signature of Property Owner Date Agent Signature (if any) Date

Signature of Property Owner Date Signature of Property Owner Date

****OFFICE USE ONLY* DO NOT WRITE BELOW ***

Date Rcvd. Fee: Receipt No. Sign # Approved / Denied By: Date:

VILLAGE OF LAKE ORION
21 E CHURCH
LAKE ORION, MI 48362-3287
United States
Phone : (248) 693-8391

Received From: PINHO, ANTHONY
Date: 07/01/2025 Time: 11:55:55 AM
Receipt: 0000050660 *** REPRINT ***
Cashier: HEDRICKC

670 VICTORIA ISLAND WILL GET PART OF
664 VICTORIA ISLAND; 658 VICTORIA
ISLAND WILL GET PART OF 664 VICTORIA
ISLAND

ITEM REFERENCE	AMOUNT

P LOTSPL APPLICATION TO COMBINE LOTS	
1 @ 120	\$500.00

SUB-TOTAL	\$500.00
Total Tendered:	\$500.00
ORDER #: pi_3Rg6XIGbbNaN9o2z10azTW4M	
CC Processing Fee	\$15.25
Credit Cards	
Grand Total:	\$515.25
Change:	\$0.00

KENNEDY SURVEYING, INC.

105 N. Washington St.
Oxford, Michigan 48371
STAKED SURVEY "PROPOSED CONDITIONS"

Phone (248) 628-4241
Email: kennedsurveying@sbcglobal.net

Certified Exclusively To: Anthony Pinho

Date: June 24, 2025

Address: 1946 Vinsetta Boulevard, Royal Oak, Michigan 48073

Job No. 15-7381, Page 1 of 2

This is to certify that I, [Signature], Licensed Professional Surveyor, 4001017623, on this date have surveyed and mapped the land platted below, and that all of the requirements of P.A. 132 of 1970, as amended, have been complied with and are described as follows:

See Page 2 of 2 for Property Descriptions.

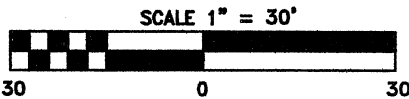
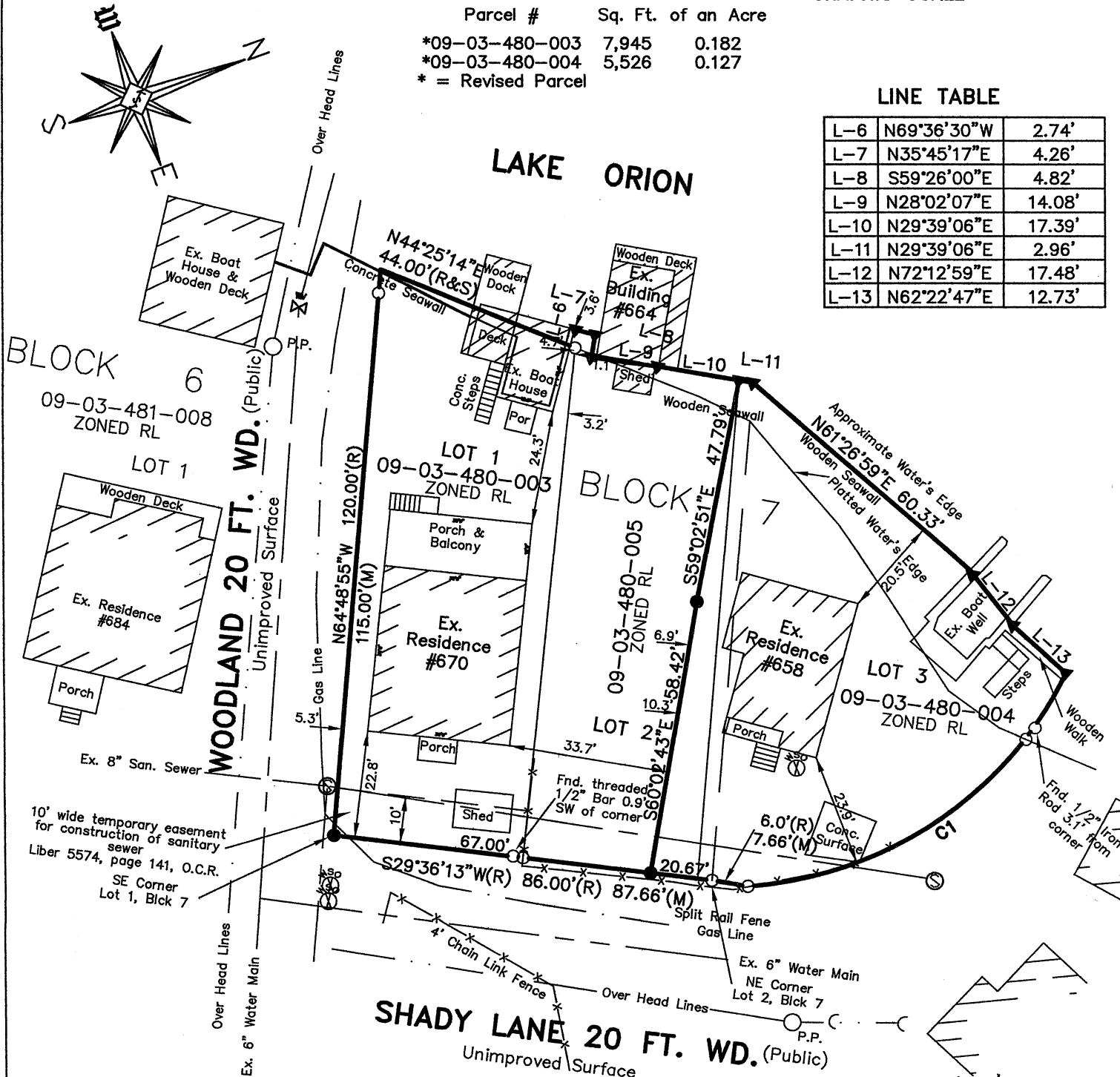


TABLE OF PARCELS

Parcel #	Sq. Ft. of an Acre	
*09-03-480-003	7,945	0.182
*09-03-480-004	5,526	0.127
* = Revised Parcel		

LINE TABLE

Line	Bearing	Distance
L-6	N69°36'30"W	2.74'
L-7	N35°45'17"E	4.26'
L-8	S59°26'00"E	4.82'
L-9	N28°02'07"E	14.08'
L-10	N29°39'06"E	17.39'
L-11	N29°39'06"E	2.96'
L-12	N72°12'59"E	17.48'
L-13	N62°22'47"E	12.73'



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	84.70'	80.00'	60°39'46"	N13°54'39"W	80.80'

LEGEND

- R = Recorded Distance
- S = Set Distance
- P.O.B. = Point of Beginning
- = Ex. Fence Line
- DWG No. 15-73815
- Drawn By: SST
- = Found 1/2" Iron Rod Unless Otherwise Noted
- = Set 1/2" Iron Rod W/Cap
- ⊙ = Found Concrete Monument
- M = Measured Distance

P.O.L. = Point On Line

This survey was done without the benefit of a Title Policy, therefore, all easements of record and other factors relevant to title may not be shown.



When Recorded Please Return Original(s) To:
Kennedy Surveying, Inc.
105 N. Washington St.
Oxford, Michigan

June 24, 2025

Anthony Pinho
1946 Vinsetta Boulevard
Royal Oak, Michigan 48073
Job No. 15-7381, Page 2 of 2

PROPOSED CONDITIONS

PROPERTY DESCRIPTION FOR THAT PART OF PARCEL #09-03-480-005 BEING ADDED TO PARCEL #09-03-480-004

Part of Lot 2, Block 7 of "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1" being a subdivision of part of Sections 2, 3, 10 & 11, Village of Lake Orion, Oakland County, Michigan as recorded in Liber 4 of Plats on Page 19 of Oakland County records. Also, part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. Being more particularly described as commencing at the southeast corner of Lot 1, Block 7 of said "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1"; thence North 29°36'13" East 67.00 feet along the west line of Shady Lane 20 feet wide (so called) to the Point of Beginning; thence proceeding North 60°02'43" West 58.42 feet to a point; thence North 59°02'51" West 47.79 feet to a point on a wooden seawall; thence South 62°41'53" East 0.85 feet to a point; thence South 65°00'00" East 105.69 feet to a point on the west line said Shady Lane; thence South 29°36'13" West 10.00 feet along the west line of said Shady Lane to the Point of Beginning. Containing 553 Square Feet or 0.013 of an Acre (Gross Area). Reserved therefrom all easements and right of ways of record.

REVISED PROPERTY DESCRIPTION FOR PARCEL #09-03-480-003 (WHICH INCLUDES THE REMAINING PART OF PARCEL #09-03-480-005)


All of Lot 1 and part Lot 2, Block 7 of "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1" being a subdivision of part of Sections 2, 3, 10 & 11, Village of Lake Orion, Oakland County, Michigan as recorded in Liber 4 of Plats on Page 19 of Oakland County records. Also, part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. Being more particularly described as beginning at the southeast corner of said Lot 1; thence proceeding North 64°48'55" West 120.00 feet along the southerly line of said Lot 1 to the southwest corner of said lot 1; thence North 44°25'14" East 44.00 feet along the westerly line of said Lot 1 to the northwest corner of said Lot 1; thence North 69°36'30" West 2.74 feet to a point on a wooden seawall; (the next four (4) courses following along a wooden seawall); thence North 35°45'17" East 4.26 feet to a point; thence South 59°26'00" East 4.82 feet to a point; thence North 28°02'07" East 14.08 feet to a point; thence North 29°39'06" East 17.39 feet to a point; thence South 59°02'51" East 47.79 feet to a point; thence South 60°02'43" East 58.42 feet to a point on the westerly line of Shady Lane 20 feet wide (so called); thence South 29°36'13" West 67.00 feet along the westerly line of said Shady Lane to the Point of Beginning. Containing 7.945 Square Feet or 0.182 of an Acre (Gross Area). Reserved therefrom all easements and right of ways of record.

REVISED PROPERTY DESCRIPTION FOR PARCEL #09-03-480-004 (WHICH INCLUDES PART OF PARCEL #09-03-480-005)

All of Lot 3 and part of Lot 2, Block 7 of "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1" being a subdivision of part of Sections 2, 3, 10 & 11, Village of Lake Orion, Oakland County, Michigan as recorded in Liber 4 of Plats on Page 19 of Oakland County Records. Also, part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. Being more particularly described as commencing at the southeast corner of Lot 1 of said "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1"; thence North 29°36'13" East 67.00 feet along the westerly line of Shady Lane 20 feet wide (so called) to the Point of Beginning; thence proceeding North 60°02'43" West 58.42 feet to a point; thence North 59°02'51" West 47.79 feet to a point on a wooden seawall (the next four (4) courses following along a wooden seawall); thence North 29°39'06" East 2.96 feet to a point; thence North 61°26'59" East 60.33 feet to a point; thence North 72°12'59" East 17.48 feet to a point; thence North 62°22'47" East 12.73 feet to the extension of the westerly line of said Shady Lane and a point on a non-tangent curve; thence along a curve to the right (having a radius of 80.00 feet) central angle of 60°39'46" and a long chord bearing South 13°54'39" East 80.80 feet) an arc distance of 84.70 feet to a point; thence South 29°36'13" West 20.67 feet along the westerly line of said Shady Lane to the Point of Beginning. Containing 5,526 Square Feet or 0.127 of an Acre (Gross Area). Reserved therefrom all easements and right of ways of record.

NOTE:

The bearings as expressed on this Staked Survey and used in the property descriptions are related to the bearing of the westerly line of Shady Lane, South 29°36'13" West.


Houston K. Kennedy, PS
Kennedy Surveying, Inc.

HKK/clk



KENNEDY SURVEYING, INC.

105 N. Washington St.
Oxford, Michigan 48371

Phone (248) 628-4241
Email: kennedsurveying@sbcglobal.net

STAKED SURVEY "EXISTING CONDITIONS"

Certified Exclusively To: Anthony Pinho

Date: June 24, 2025

Address: 1946 Vinsetta Boulevard, Royal Oak, Michigan 48073

Job No. 15-7381, Page 1 of 2

This is to certify that I, [Signature], Licensed Professional Surveyor, 4001017623, on this date have surveyed and mapped the land placed below, and that all of the requirements of P.A. 132 of 1970, as amended, have been complied with and are described as follows:

See Page 2 of 2 for Property Descriptions.

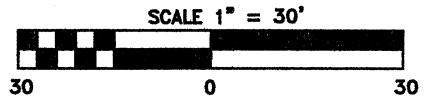
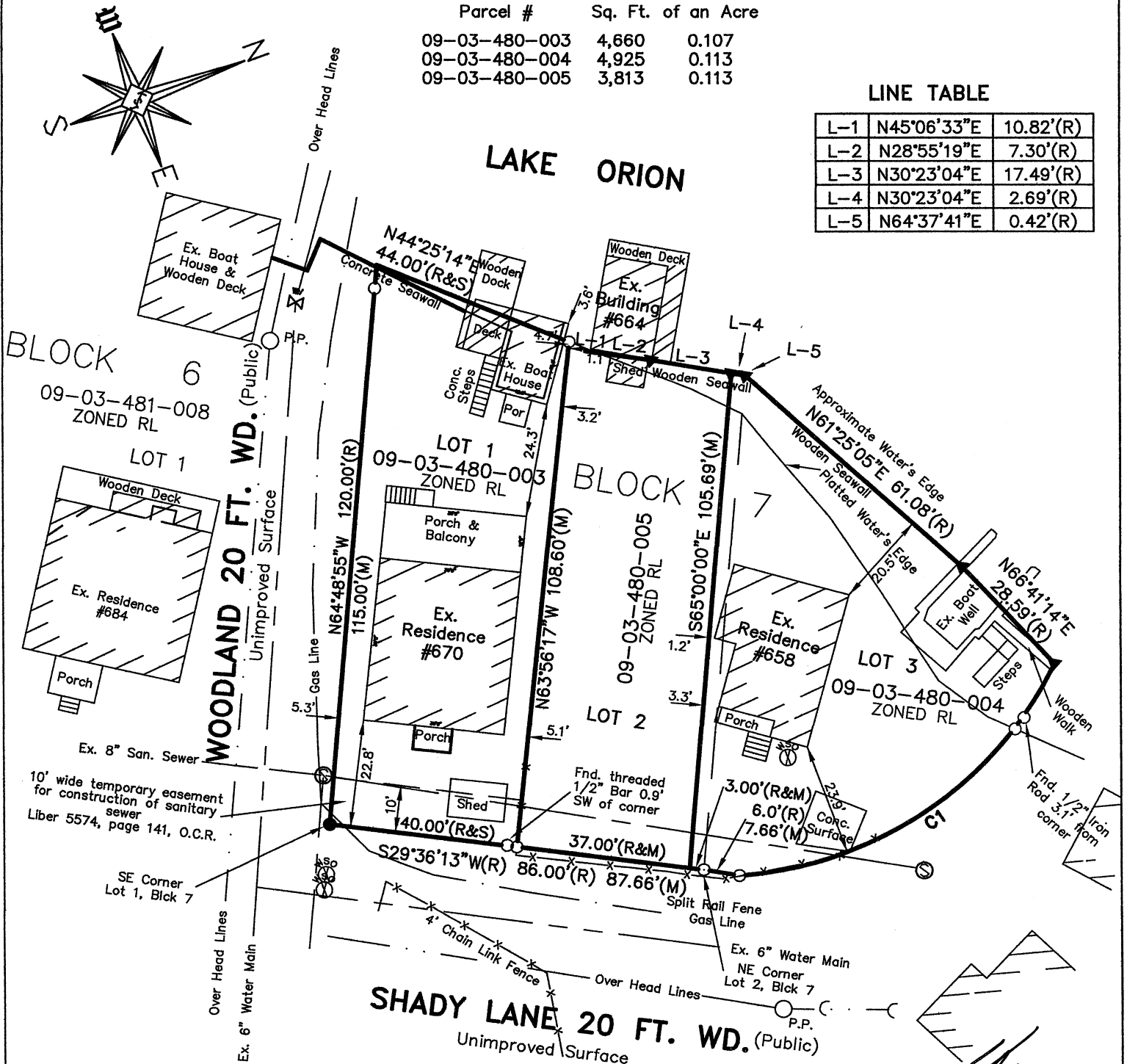


TABLE OF PARCELS

Parcel #	Sq. Ft. of an Acre	
09-03-480-003	4,660	0.107
09-03-480-004	4,925	0.113
09-03-480-005	3,813	0.113

LINE TABLE

Line	Bearing	Distance
L-1	N45°06'33"E	10.82'(R)
L-2	N28°55'19"E	7.30'(R)
L-3	N30°23'04"E	17.49'(R)
L-4	N30°23'04"E	2.69'(R)
L-5	N64°37'41"E	0.42'(R)



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	84.70'	80.00'	60°39'46"	N13°54'39"W	80.80'

LEGEND

- R = Recorded Distance
- S = Set Distance
- P.O.B. = Point of Beginning
- = Ex. Fence Line
- DWG No. 15-73814
- Drawn By: SST
- = Found 1/2" Iron Rod Unless Otherwise Noted
- = Set 1/2" Iron Rod W/Cap
- ⊙ = Found Concrete Monument
- M = Measured Distance

P.O.L. = Point On Line

This survey was done without the benefit of a Title Policy, therefore, all easements of record and other factors relevant to title may not be shown.



JUN 24 2025

When Recorded Please Return Original(s) To: Kennedy Surveying, Inc. 105 N. Washington St. Oxford, Michigan

105 NORTH WASHINGTON STREET
OXFORD, MICHIGAN 48371
(248) 628-4241 FAX (248) 628-7191

June 24, 2025

Anthony Pinho
1946 Vinsetta Boulevard
Royal Oak, Michigan 48073
Job No. 15-7381, Page 2 of 2

EXISTING CONDITIONS

PROPERTY DESCRIPTION FOR PARCEL #09-03-480-003

Lot 1, Block 7 of "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1", a subdivision of Sections 2, 3, 10 & 11, Village of Lake Orion, Oakland County, Michigan, as recorded in Liber 4 of Plats on Page 19 of Oakland County records.

PROPERTY DESCRIPTION FOR PARCEL #09-03-480-004

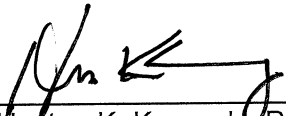
All of Lot 3 and the northerly 3 feet of Lot 2, Block 7 of "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1" being a subdivision of part of Sections 2, 3, 10 & 11, Village of Lake Orion, Oakland County, Michigan as recorded in Liber 4 of Plats on Page 19 of Oakland County records. Also, part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. Being more particularly described as beginning at the northeasterly corner of said Lot 2 in common with the southeasterly corner of said Lot 3; thence proceeding South 29°36'13" West 3.00 feet along the easterly line of said Lot 2 to a point; thence North 65°00'00" West 105.69 feet along a line parallel to the line common to said Lots 2 and 3 to a point on a wooden seawall; the next four (4) courses following along a wooden seawall; thence North 30°23'04" East 2.69 feet to a point; thence North 64°37'41" East 0.42 feet to a point; thence North 61°25'05" East 61.08 feet to a point; thence North 66°41'14" East 28.59 feet to the extension of the westerly line of Shady Lane 20 feet wide (so called) and a point on a non-tangent curve; thence along a curve to the right (having a radius of 80.00 feet, central angle of 60°39'46", and Long chord bearing South 13°54'39" East 80.80 feet) an arc distance of 84.70 feet along the westerly line of said Shady Lane to a point; thence South 29 36'13" West 6.0 feet (recorded as) and 7.66 feet (measured as) along the westerly line of said Shady Lane to the Point of Beginning. Containing 4,925 Square feet or 0.113 of an Acre (Gross Area). Reserved therefrom all easements and right of ways of record.

PROPERTY DESCRIPTION FOR PARCEL #09-03-480-005

Part of Lot 2, Block 7 of "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1" being a subdivision of part of Sections 2, 3, 10 & 11, Village of Lake Orion, Oakland County, Michigan as recorded in Liber 4 of Plats on Page 19 of Oakland County records. Also, part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. Being more particularly described as beginning at the southeast corner of said Lot 2; thence proceeding North 63°56'17" West 108.60 feet along the southerly line of said Lot 2 to the southwest corner of said Lot 2; thence North 45°06'33" East 10.82 feet along the platted water's edge of Lake Orion to a point on a wooden seawall; thence North 28°55'19" East 7.30 feet along a wooden seawall to a point; thence North 30°23'04" East 17.49 feet along a wooden seawall to a point; thence South 65°00'00" East 105.69 feet along a line parallel to the northerly line of said Lot 2 to a point on the westerly line of Shady Lane 20 feet wide (so called); thence South 29°36'13" West 37.00 feet along the westerly line of said Shady Lane to the Point of Beginning. Containing 3,813 Square feet or 0.088 of an Acre (Gross Area). Reserved therefrom all easements and right of ways of record.

NOTE:

The bearings as expressed on this Staked Survey and used in the property descriptions are related to the bearing of the westerly line of Shady Lane, South 29°36'13" West.


Huston K. Kennedy, PS
Kennedy Surveying, Inc.

HKK/clk





COMMISSION ACTION SUMMARY SHEET

MEETING DATE: September 2nd, 2025

TOPIC Site Plan Review:
VLO.25.003 – 315 N Lapeer West Village Townhomes

BACKGROUND BRIEF: West Village Owner, LLC. is proposing to demolish the now vacant school administration building at 315 N Lapeer St. and construct two townhome style multi-family structures. A total of 15 units would be located on the 1.63 acre site.

The property was recently rezoned to the RM Multiple Family Residential District. Based on the proposed use and the density, the project can be reviewed and approved under the standard multiple family residential development requirements. While it may appear connected with or a part of the PUD project on the property to the north, it is being proposed as not being associated with that redevelopment. This review is being conducted with the understanding the site can function independently as a standard 15 unit multifamily townhouse project.

SUMMARY OF PREVIOUS COMMISSION ACTION: None.

FINANCIAL IMPACT: None.

RECOMMENDED MOTION: It is recommended that any site plan approval granted by the Planning Commission be contingent upon the following:

- A. Applicant submittal of a revised site plan that includes:
 1. Landscape plan modifications to address species selection issue if so directed by the Planning Commission.
 2. Parking lot modifications to address excessive parking issue if so directed by the Planning Commission.
 3. Revised building elevations that includes material colors.
 4. Revised photometric plan that includes fixture heights and complies with permitted light levels.
- B. Approval of revised plans by Fire Marshal and Village Engineer.

MCKENNA

August 27, 2025

Planning Commission
Village of Lake Orion
21 E. Church St.
Lake Orion, MI 48362

Subject: VLO-25-03 West Village (315 N Lapeer Road), Site Plan Review #1

Dear Commissioners:

West Village (the "Project") is a site plan application for a fifteen-unit multiple-family development at 315 N Lapeer Street, developed by West Village Residence, LLC (the "Applicant"). The Project is located on one 1.63 acre parcel (09-02-403-020) at the corner of W Church Street and N Lapeer Street. The approximate parcel location is shown below in the yellow outline. The Project scope includes the following:

- Demolition of the former Lake Orion School Administrative Building;
- Construction of two (2) townhome buildings with fifteen dwelling units;
- General site improvements such as landscaping, lighting, interior sidewalk, utilities, etc.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.

SUMMARY OF COMPLIANCE

Ordinance Standards	Compliance	Comments
1. Required Information	Complies.	See Item #1
2. Use & Harmonious Design	Complies.	See Item #2.
3. Dimensional Standards	Complies	See Item #3.
4. Natural Features / Landscaping	<u>May comply.</u>	<u>Applicant can improve species selection to meet ordinance intent. See Item #4.</u>
5. Access & Circulation	<u>Complies*</u>	<u>*Fire Marshal approval required.</u>
6. Parking & Loading	<u>May comply.</u>	<u>Parking spaces exceed the minimum by over 20%, therefore, the Applicant must get Planning Commission approval for the 12 extra spaces or remove them from the plan.</u>
7. Building Design & Architecture	<u>May comply</u>	<u>Applicant to provide material colors on a revised elevation plans.</u>
8. Engineering / SWM		See Engineer's report.
9. Lighting	<u>Does not comply</u>	<u>Applicant must provide parking lot pole mounting heights to ensure compliance with the ordinance. Footcandle maximums exceed allowed measurement.; See item #9.</u>

RECOMMENDATION

The proposed project will add a new housing type for Village residents. If the Planning Commission determines that the site plan is in substantial compliance with ordinance standards, we recommend any approval be granted contingent upon the following:

- A.** Applicant submittal of a revised site plan that includes:
 1. Landscape plan modifications to address species selection issue if so directed by the Planning Commission.
 2. Parking lot modifications to address excessive parking issue if so directed by the Planning Commission.
 3. Revised building elevations that includes material colors.
 4. Revised photometric plan that includes fixture heights and complies with permitted light levels.
- B.** Approval of revised plans by Fire Marshal and Village Engineer.

If you have any questions, please do not hesitate to contact us. Thank you.

Respectfully submitted,

McKENNA



Mario A. Ortega, AICP
Senior Principal Planner



Alicia Warren
Associate Planner

CC: Village Manager, Mr. Darwin McClary (mcclaryd@lakeorion.org)
Village Clerk, Ms. Sonja Stout (stouts@lakeorion.org)

Site Plan Review

Standards for Site Plan Approval are set forth by [Article 19: Administrative Procedures and Standards](#). This project is reviewed against the Village's [Zoning Ordinance](#), Master Plan, existing site conditions, and sound planning and design principles.

Underlined text denotes items that require additional information, consideration, or a waiver from the Code.

We offer the following comments for your consideration:

1. REQUIRED INFORMATION

Section 19.02(D) lists the information required of all site plans undergoing Planning Commission review; the applicant has provided the required information.

2. USE & HARMONIOUS DESIGN

Zoning Ordinance Standards: *All elements of the site must be harmoniously and efficiently designed in relation to the topography, size, and type of land, and the character of the adjacent properties and the proposed use. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding properties for uses permitted on such property.*

Findings: The site is zoned the RM, Multiple Family Residential District where the varied residential uses are outlined in Section 5.02. The Intent section of Article 5 reads:

The intent of the RM, Multiple Family Residential District is to address the varied housing needs of residents of different age and family groups by providing various types and sizes of residential dwellings for ownership or rental at a higher density than is permitted in any of the Single Family Residential Districts. Multiple family housing should be located near major thoroughfares and collector streets for good accessibility and must be designed so as not to overtax existing community facilities, utilities or services.

The proposed townhouses are suitable for the RM, Multiple Family Residential District as it fits the higher density residential intent. The Project also adheres to the accessibility intent of the District as it is located near major thoroughfares (Church Street and N Lapeer Street).

3. DIMENSIONAL STANDARDS

Zoning Ordinance Standards: *The site plan must comply with the district requirements for minimum floor area, height of building, lot size, yard space, density and all other requirements as set forth in the Schedule of Regulations.*

Findings: The Applicant meets all of the dimensional standards of the RM, Multiple Family Residential District. The table below outlines the dimensional standards required and whether compliance has been met:

Dimensional Measurement	Required	Proposed	Comments
Min. Lot Area	8,000 sq. ft.	70,995 sq. ft.	In compliance.
Min. Lot Frontage	70'	261'	In compliance.
Front Yard Setback	25'	25'	In compliance.
Min. Side Yard Setback (both)	15'	26' (north); 25' (south)	In compliance.

Dimensional Measurement	Required	Proposed	Comments
Min. Rear Yard Setback	25'	25'	In compliance.
Min. Floor Area per 3-Bedroom Unit	1,000 sq. ft.	>1,000 sq. ft.	In compliance.
Max. Building Height	40'	33' 4"	In compliance.
Max. Lot Coverage	35%	26%	In compliance.
Density	15 DUs per acre	15 units/1.15 Acre = 13 DUs/acre	In compliance.

4. NATURAL FEATURES, SCREENING & LANDSCAPING

Zoning Ordinance Standards: *The existing natural landscape shall be preserved in its natural state as much as possible, by minimizing tree and soil removal and by topographic modifications that result in maximum harmony with adjacent properties.*

There must be reasonable visual and sound privacy. Fences, walks, barriers, and landscaping must be used, as appropriate, for the protection and enhancement of property and the safety and privacy of occupants and users.

Findings:

Landscaping and Plant Material. The applicant has provided a landscaping plan on sheets LP.01 and LP.02. The following landscaping and screening standards are relevant to this Project:

Plant Materials and Landscape Elements. The proposed plant materials and landscape elements must be of high quality, be of diverse species types, and follow the required plant material specifications. The landscape plan includes a variety of different street, parking lot, and detention basin trees.

The Ordinance requires that no single plant species comprise more than 20% of any category of plant material. The landscaping plan meets this diversity requirement.

Environmentally Sensitive Design. The ordinance encourages the applicant to incorporate environmentally sensitive design treatments such as permeable pavers, rain gardens or native plantings as well as best management practices for stormwater management. The applicant shows perennial beds throughout the parking lot, The detention basin plantings include a mix of deciduous trees around the permit and a “storm water basin seed mix” within the basin. We recommend that the applicant consider replacing standard perrinals and deciduous trees with species native to Michigan including native grasses. These species are more appropriate for the Michigan plant hardiness zone and are not as easily subjective to known diseases or infestation. See additional notes in paragraph 8 Stormwater Management.

5. ACCESS & CIRCULATION

Zoning Ordinance Standards: *All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access.*

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets or pedestrian or bicycle pathways in the vicinity of the site. Streets and drives that are a part of an existing or planned street system serving adjacent developments shall be of an appropriate width to the volume of traffic they are planned to carry and shall have a dedicated right-of-way equal to that specified in a recognized source of reference.

Where the Planning Commission determines, after expert consultation, that public safety would be substantially promoted in a particular location by reducing the number of points of ingress and egress between private property and an adjoining highway, cross-access may be required. Shared drive approaches between adjoining parcels may also be permitted under this Section.

Findings:

Vehicular Access. Vehicular access to the site is provided from two driveways which extend from N Lapeer Street and around to Church Street. The existing curb cut on Church Street will be relocated as part of this project. The site plan is subject to the standards of the Township Fire Marshal regarding emergency access and fire suppression.

Pedestrian Connectivity. New development should be walkable and include pedestrian connections to the front of the homes. The site plan shows sidewalks leading to each unit and a perimeter sidewalk in the Church St and Lapeer St rights-of-way in compliance with this standard.

6. PARKING & LOADING

Zoning Ordinance Standards: *Off-street parking, loading, and unloading areas and outside refuse storage areas, or other storage areas that face or are visible from adjacent homes, or from public thoroughfares, shall be screened by walls, fencing or landscaping of effective height.*

Findings: Off-street parking is located within the site. Each townhouse includes a two-car garage. Additionally, 18 parking spots are proposed along the north of the Project site. One of these parking spaces is barrier free, as required by section 14.02.

Per section 14.02, two parking spaces are required for each unit which results in a total of 30 required parking spaces (with 15 units). A total of 48 parking spaces are proposed, including 1 barrier free parking space, exceeding this requirement by 18 parking spaces. Off-street parking space and aisleway are dimensioned at 19 ft. x 9 ft. stalls with a 14' 4" aisle way. Manuvering lane must be 22 feet in width.

Per section 14.02(B.2), the minimum parking requirement shall not exceed 20% in an effort to minimize excessive areas of pavement, unless otherwise approved by the Planning Commission. 20% of 30 is 6, therefore the additional 18 spaces must be approved by the Planning Commission.

7. BUILDING DESIGN & ARCHITECTURE

Zoning Ordinance Standards: *All buildings along the street frontage of the parcel shall have a primary entrance or entrances on the façade facing the street. All primary entrances must be accessible to pedestrians. Primary entrances should be highlighted through the incorporation of architectural features such as canopies, awnings, porticos, raised cornice parapets over the doors arches, large windows, or architectural details such as tile work and moldings that are integrated into the building structure and design.*

Building materials used on exteriors of new buildings shall be appropriate for the character and size of the proposed building, and shall complement the materials used on surrounding buildings and in the Village Downtown. Brick, stone, integrally colored architectural block are preferred building materials. Clapboard materials such as cement siding ("Hardy Plank" or similar) and shake shingles are encouraged as accent building materials. E.I.F.S. and metal may be acceptable as accent materials only, and should not comprise more than 20% of the wall area of any façade. Vinyl or metal siding is discouraged.

Findings:

Building Design. The proposed townhomes have slightly varied front setbacks and façade elements, providing some relief to the large building. Gable roofs help ground the design and provide some vertical interest. Architectural features are provided along the wondows and door frames.

Building Materials. The proposed elevations feature material types; however, the material colors are not specified within the plans. The proposed materials include brick, engineered siding, limestone, vinyl, and stone with asphalt shingled roofs. The applicant must specify material colors on a revised set of elevations.

8. ENGINEERING / STORMWATER MANAGEMENT

Zoning Ordinance Standards: *Appropriate measures shall be taken to ensure that the removal of stormwater will not adversely affect adjoining properties or the capacity of the public storm drainage system and shall comply with State and Federal standards. Provisions shall be made for the construction of stormwater facilities, and the prevention of erosion and dust. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicles or pedestrian traffic and will not create nuisance ponding in paved areas.*

Adequate services and utilities and improvements shall be available or provided, located and constructed with sufficient capacity and durability to properly serve the development. All utilities shall be located underground unless modified by the Planning Commission based on persuasive evidence provided by the applicant indicating it is not feasible to locate utilities underground. Where possible and practical, drainage design shall recognize existing natural drainage patterns.

Findings: Stormwater pre-treatment infrastructure is not proposed for this Project. All stormwater and utility requirements must be addressed to the satisfaction of the Village Engineer. As noted above the detention pond can be enhanced with best management practices using native species. The Oakland County standards allow for the applicant to evaluate the use of BMPs and propose alternatives if determined to no be feasible.

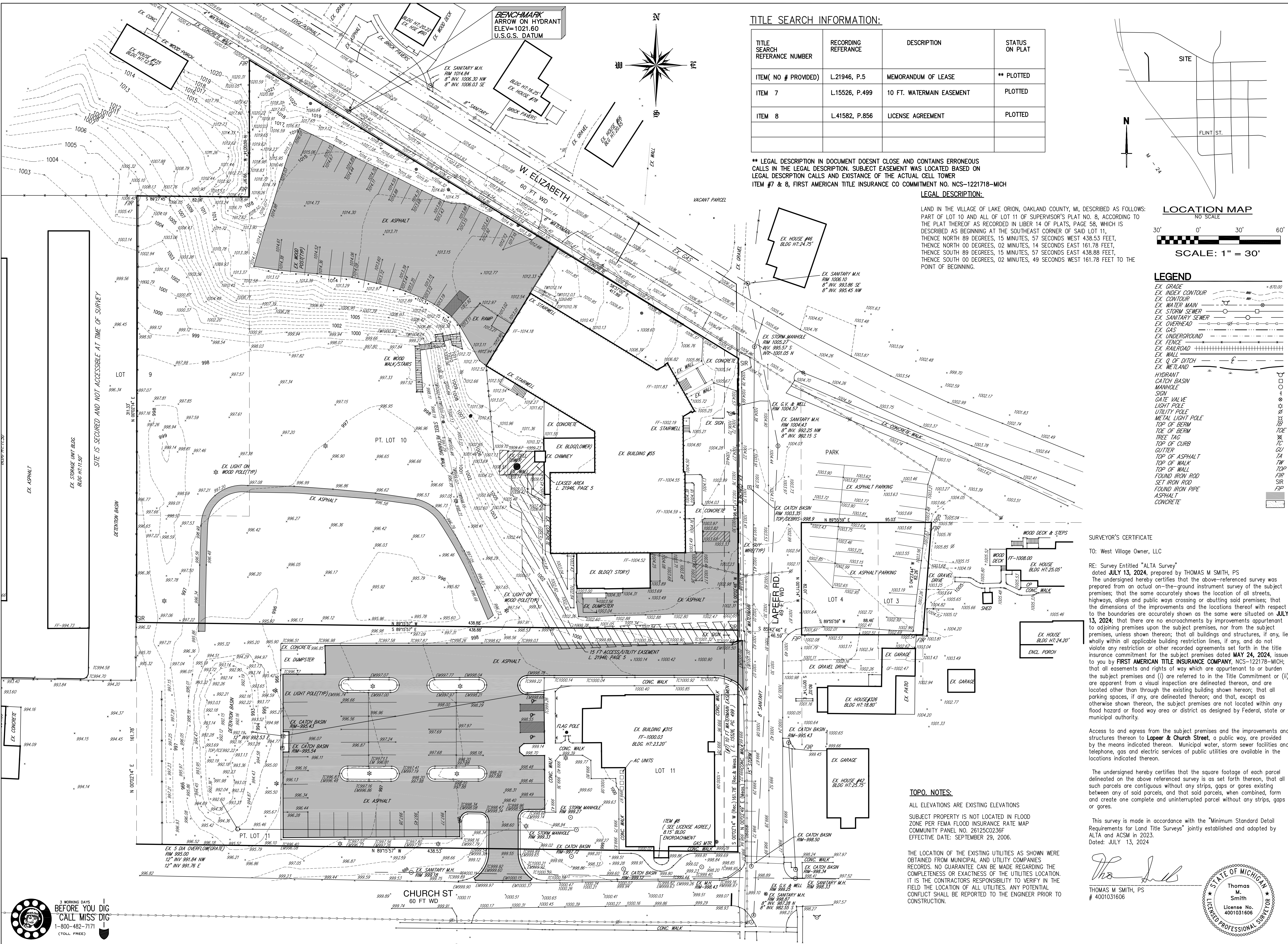
9. LIGHTING

Zoning Ordinance Standards: *Exterior lighting must be arranged so that it is deflected away from adjoining properties and so that it does not impede vision of drivers along adjacent streets.*

Findings: Building mounted lighting and light pole fixtures are proposed within the Project. Parking areas, driveways and pedestrian walkways within the site are adequately illuminated.

Applicant must provide parking lot pole mounting heights to ensure compliance with the ordinance.

Standards	Required	Proposed	Compliance
Max. Height of Light Fixtures	22' or height of building, whichever is less.	<u>Not Provided</u>	<u>Does Not Comply.</u>
Max. Illumination at Any Given Point	10 fc.	<u>42.6 fc.</u>	<u>Does Not Comply.</u>
Max. Illumination at the Property Line	0.5 fc.	0.3 fc.	Complies



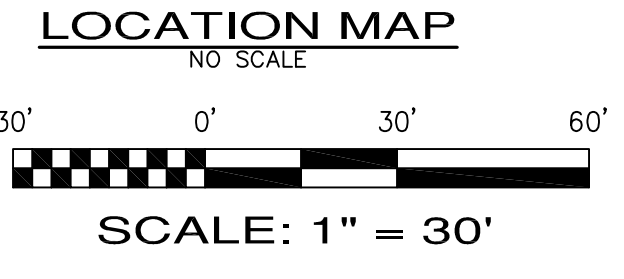
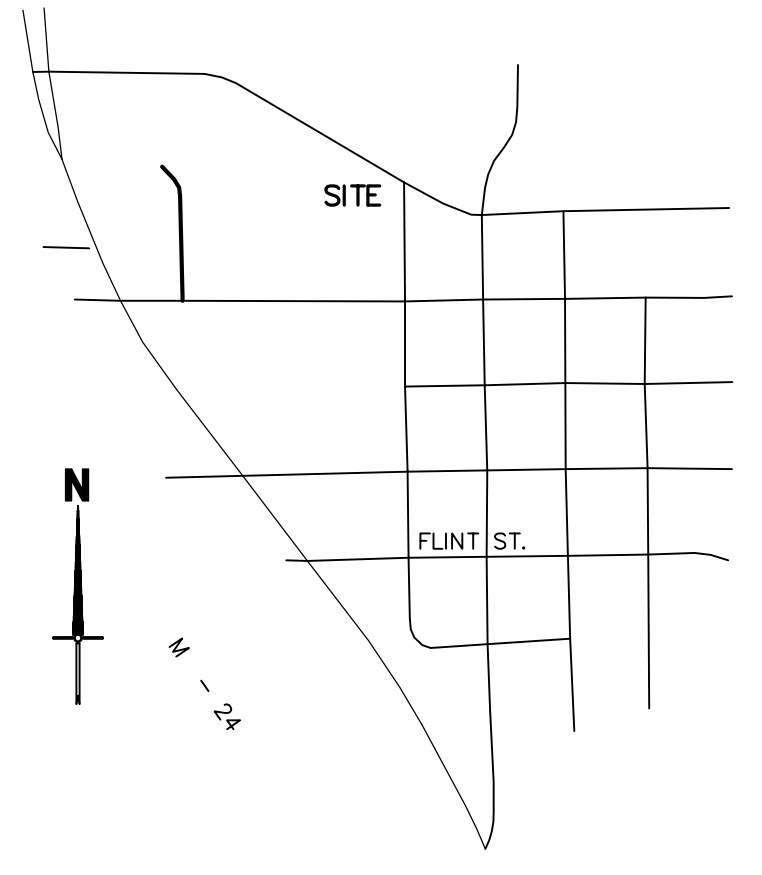
TITLE SEARCH INFORMATION:

TITLE SEARCH REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
ITEM (NO # PROVIDED)	L.21946, P.5	MEMORANDUM OF LEASE	** PLOTTED
ITEM 7	L.15526, P.499	10 FT. WATERMAIN EASEMENT	PLOTTED
ITEM 8	L.41582, P.856	LICENSE AGREEMENT	PLOTTED

**** LEGAL DESCRIPTION IN DOCUMENT DOESNT CLOSE AND CONTAINS ERRONEOUS CALLS IN THE LEGAL DESCRIPTION. SUBJECT EASEMENT WAS LOCATED BASED ON LEGAL DESCRIPTION CALLS AND EXISTANCE OF THE ACTUAL CELL TOWER**
ITEM #7 & 8, FIRST AMERICAN TITLE INSURANCE CO COMMITMENT NO. NCS-1221718-MICH

LEGAL DESCRIPTION:

LAND IN THE VILLAGE OF LAKE ORION, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS: PART OF LOT 10 AND ALL OF LOT 11 OF SUPERVISOR'S PLAT NO. 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 58, WHICH IS DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11, THENCE NORTH 89 DEGREES, 15 MINUTES, 57 SECONDS WEST 438.53 FEET, THENCE NORTH 00 DEGREES, 02 MINUTES, 14 SECONDS EAST 161.78 FEET, THENCE SOUTH 89 DEGREES, 15 MINUTES, 57 SECONDS EAST 438.88 FEET, THENCE SOUTH 00 DEGREES, 02 MINUTES, 49 SECONDS WEST 161.78 FEET TO THE POINT OF BEGINNING.



- LEGEND**
- EX. GRADE
 - EX. INDEX CONTOUR
 - EX. CONTOUR
 - EX. WATER MAIN
 - EX. STORM SEWER
 - EX. SANITARY SEWER
 - EX. OVERHEAD
 - EX. GAS
 - EX. UNDERGROUND
 - EX. FENCE
 - EX. RAILROAD
 - EX. WALL
 - EX. DITCH
 - EX. METLAND
 - HYDRANT
 - CATCH BASIN
 - MANHOLE
 - SIGN
 - GATE VALVE
 - LIGHT POLE
 - UTILITY POLE
 - METAL LIGHT POLE
 - TOP OF BERM
 - TOE OF BERM
 - STREET GAS
 - TOP OF CURB
 - GUTTER
 - TOP OF ASPHALT
 - TOP OF WALK
 - TOP OF WALL
 - FOUND IRON ROD
 - SET IRON ROD
 - FOUND IRON PIPE
 - ASPHALT
 - CONCRETE

SURVEYOR'S CERTIFICATE

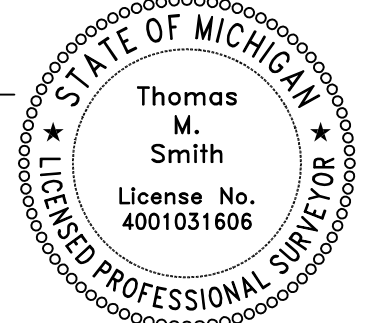
TO: West Village Owner, LLC
 RE: Survey Entitled "ALTA Survey" dated **JULY 13, 2024**, prepared by THOMAS M SMITH, PS
 The undersigned hereby certifies that the above-referenced survey was prepared from an actual on-the-ground instrument survey of the subject premises; that the same accurately shows the location of all streets, highways, alleys and public ways crossing or abutting said premises; that the dimensions of the improvements and the locations thereof with respect to the boundaries are accurately shown as the same were situated on **JULY 13, 2024**; that there are no encroachments by improvements appurtenant to adjoining premises upon the subject premises, nor from the subject premises, unless shown thereon; that all buildings and structures, if any, lie wholly within all applicable building restriction lines, in and do not violate any restriction or other recorded agreements set forth in the title insurance commitment for the subject premises dated **MAY 24, 2024**, issued to you by **FIRST AMERICAN TITLE INSURANCE COMPANY, NCS-1221718-MICH**; that all easements and rights of way which are appurtenant to or burden the subject premises and (i) are referred to in the Title Commitment or (ii) are apparent from a visual inspection are delineated thereon, and are located other than through the existing building shown hereon; that all parking spaces, if any, are delineated thereon; and that, except as otherwise shown thereon, the subject premises are not located within any flood hazard or flood way area or district as designed by Federal, state or municipal authority.

Access to and egress from the subject premises and the improvements and structures thereon to **Lapeer & Church Streets**, a public way, are provided by the means indicated thereon. Municipal water, storm sewer facilities and telephone, gas and electric services of public utilities are available in the locations indicated thereon.

The undersigned hereby certifies that the square footage of each parcel delineated on the above referenced survey is as set forth thereon, that all such parcels are contiguous without any strips, gaps or gores existing between any of said parcels, and that said parcels, when combined, form one complete and uninterrupted parcel without any strips, gaps or gores.

This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 2023.
 Dated: **JULY 13, 2024**

THOMAS M SMITH, PS
 # 4001031606



TOPO. NOTES:

ALL ELEVATIONS ARE EXISTING ELEVATIONS
 SUBJECT PROPERTY IS NOT LOCATED IN FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26125C0236F EFFECTIVE DATE: SEPTEMBER 29, 2006.

THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANIES RECORDS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY IN THE FIELD THE LOCATION OF ALL UTILITIES. ANY POTENTIAL CONFLICT SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.

Section 9, Item B

NO.	DATE	DESCRIPTION	BY

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SE Sujak Engineering PLC
 CIVIL ENGINEERING \$ PLANNING \$ DESIGN \$
 491 Coolidge Highway
 Troy, MI 48068
 Email: SujakEngineering@Comcast.net
 Phone: (248) 885-8431
 Fax: (248) 885-8432

Seal

ORIGINAL IN SIGNATURE IN BLUE

Tom C. Sujak, P.E. No. 046986

315 N. Lapeer St
 Lake Orion, MI 48362
 Parcel # 09-02-403-020

Alla Survey

Scale: 1" = 30'
 Drawn: TMS
 Checked: TCS
 Approved: TMS
 Date: 7/13/2024
 Job no. 24-049
 Sheet No. CS1.0

ZONING: RM - RESIDENTIAL MULTI-FAMILY

SITE:
WIDTH = 438.89 FEET
DEPTH = 161.78 FEET
AREA = 70,995.06 SQUARE FEET
ACRES = 1.63 ACRES

SETBACKS:

FRONT: 25'
REAR: 25'
SIDE: 25'

MAX HEIGHT: 40'

BUILDING HEIGHT: 33' - 4"

UNITS BY TYPE:
• ONE BEDROOM 0
• TWO BEDROOM 0
• THREE BEDROOM 15

TOTAL # OF UNITS: 15

PARKING
MULTIFAMILY HOUSING: 2 SPACES PER UNIT
REQUIRED: 15 UNITS X 2 = 30 SPACES
PROVIDED: 30 SPACES + 18 PUBLIC (OVERNIGHT)
TOTAL PARKING: 48 SPACES

DENSITY CALCULATIONS:

SITE:
WIDTH = 438.89 FEET
DEPTH = 161.78 FEET
AREA = 70,995.06 SQUARE FEET
ACRES = 1.63 ACRES

PROVIDE FOR REMOVAL OF DETENTION BASIN
AREA = 14,000 SQUARE FEET
ACRES = 0.32 ACRES

TOTAL ACRES USED FOR DENSITY CALCULATIONS: 1.31 ACRES

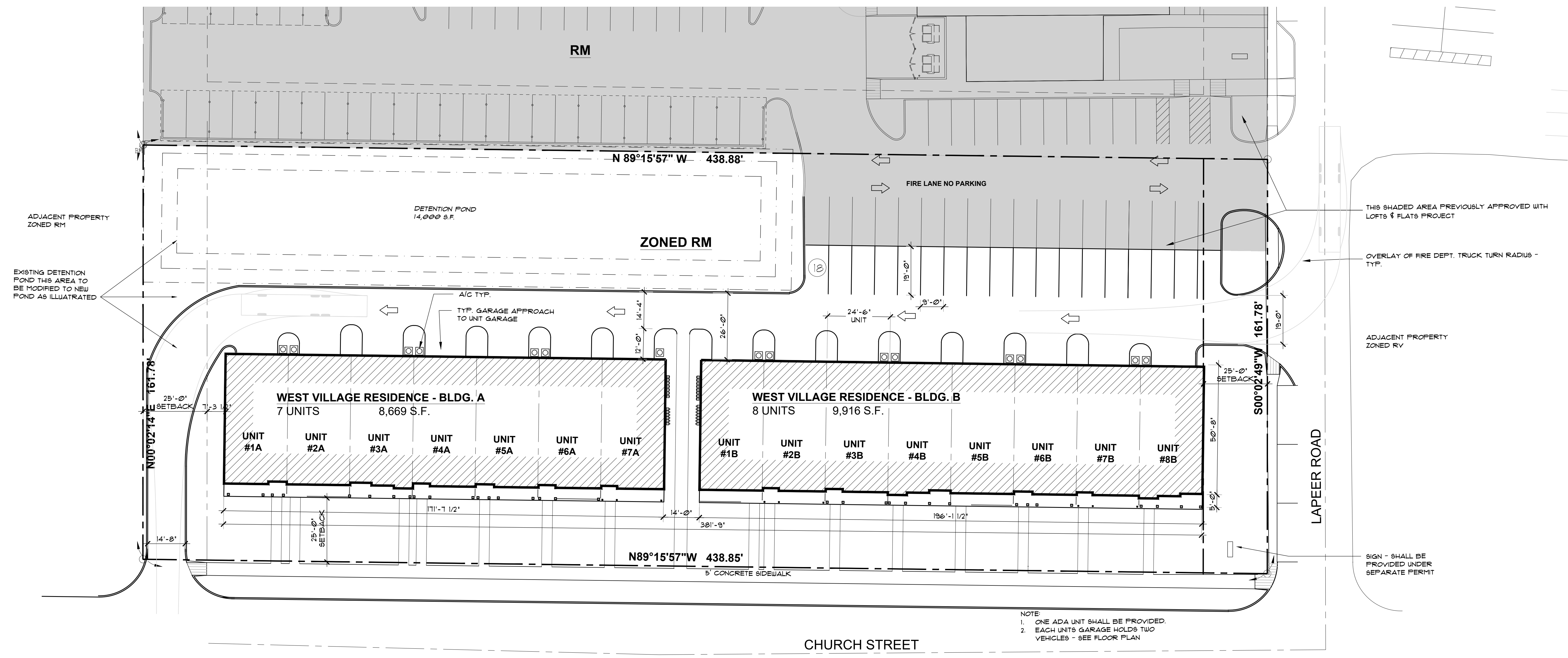
PER ZONING ORDINANCE - MAX. RESIDENTIAL UNITS PER ACRE = 15
MAXIMUM NUMBER OF RESIDENTIAL UNITS = 15.65 OR 15 UNITS ALLOWED

TOTAL NUMBER OF RESIDENTIAL UNITS PROVIDED = 15

PARKING INFORMATION

PARKING AREA	SPACES
RESIDENCE PKG (2/GARAGE)	30
RESIDENCE NORTH PKG	18
TOTAL PARKING	48
TOTAL NUMBER OF CONDOMINIUM UNITS (15 BLDGS)	15
RESIDENCE REQ. PKG	2/UNIT
TOTAL NUMBER OF PARKING AVAILABLE PER UNIT	3.2 SPACES PER UNIT

NOTE: PARKING SHALL BE PROVIDED WITHIN ONE UNIT GARAGE AS REQUIRED FOR ADA UNIT LOCATION NOT YET DETERMINED



Project
WEST VILLAGE RESIDENCE
315 N. Lapeer
LAKE ORION, MI. 48362
Client
WEST VILLAGE OWNER, LLC
79 OAKLAND AVE
PONTIAC, MI. 48342

REVISION SCHEDULE

DATE	DESCRIPTION
7/1/25	DESIGN REVIEW
8/4/25	SITE PLAN APPROVAL



DRAWN BY: TDG
CHECKED BY: TDG

Drawing Title
SITE PLAN

Project Number
25-448
Drawing Number



WEST VILLAGE RESIDENCE



project sponsor:
West Village Owner, LLC
79 Oakland Avenue
Pontiac, MI 48342
248.758.9925

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revisions:
Site Plan Approval 08.04.25

sheet title:
SITE LANDSCAPE PLAN

project no.
202508

sheet no.
LP.01

NOT TO BE USED AS CONSTRUCTION DRAWING

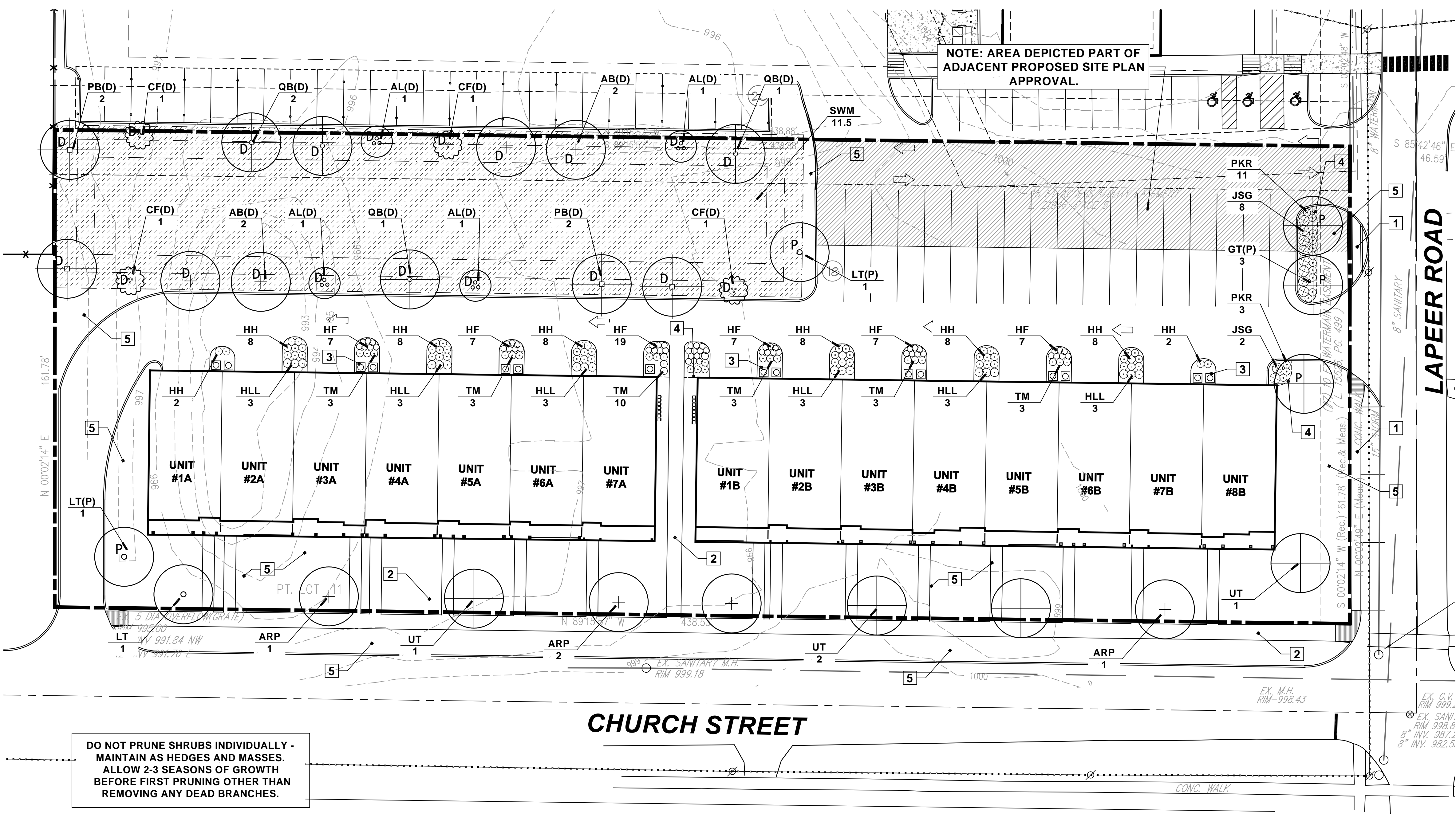
- NOTE KEY:**
- 1 EXISTING SIDE WALK TO REMAIN.
 - 2 PROPOSED SIDEWALK - SEE CIVIL DRAWINGS.
 - 3 AC CONDENSER TYP. - SEE ARCH. DWGS.
 - 4 SHOVEL CUT BED EDGE - TYP.
 - 5 NEW SEED LAWN

- GENERAL PLANTING REQ.:**
- A THE WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIAL, LABOR, EQUIPMENT, TOOLS, AND SUPERVISION REQUIRED FOR THE COMPLETION AS SHOWN ON THE DRAWING.
 - B ALL PLANT MATERIALS SHALL CONFORM TO THE TYPE STATED ON THE PLANT LIST. SIZES SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "A.A.N. STANDARDS FOR GRADE NO. 1 NURSERY STOCK" AND NORTHERN NURSERY GROWN.
 - C ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
 - D ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER. TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
 - E ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
 - F ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
 - G THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT GRADES AND SPACING. THE PLANTS SHALL BE ORIENTED AS TO GIVE THE BEST APPEARANCE.
 - H WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE BACKFILLED WITH A TOPSOIL AND NATIVE SOIL MIXTURE, GRADUALLY FILLING, PATTING AND SETTLING WITH WATER.
 - I ALL PLANT MATERIALS SHALL BE PRUNED AND INJURIES REPAIRED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE REMOVAL OF DEAD OR INJURED TWIGS AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPANTING. CUTS SHOULD BE FLUSH, LEAVING NO STUBS.
 - J THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF TWO (2) YEARS. ALL PLANT MATERIAL SHALL HAVE A MINIMUM OF ONE CULTIVATION IN JUNE, JULY, AND AUGUST FOR THE TWO YEAR WARRANTY. AT THAT TIME THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT FOR A FINAL INSPECTION. PLANT MATERIAL WITH 25% DIE BACK, AS DETERMINED BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED. THIS GUARANTEE INCLUDES THE FURNISHING OF NEW PLANTS, LABOR AND MATERIALS. THESE NEW PLANTS SHALL ALSO BE GUARANTEED FOR THE PERIOD OF ONE YEAR.
 - K TOPSOIL SHALL BE FRIABLE, FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. SOIL SHALL BE FREE FROM CLAY LUMPS, COARSE SAND, PLANT ROOTS, STICKS AND OTHER FOREIGN MATERIALS.
 - L NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRIP LINE OF EXISTING TREES.
 - M IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
 - N ALL PLANTING BEDS SHALL RECEIVE 4" SHREDDED BARK MULCH. SEE SPECIFICATIONS.
 - O SOD/SEED LAWN AREAS - ALL LAWN AREAS BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDINGS, DISK SOIL TO 4" DEEP BEFORE TOPSOIL PLACEMENT
 - P SOD SHALL BE TWO YEAR OLD "BARONCHERIDELPHI" KENTUCKY BLUE GRASS GROWN IN A SOD NURSERY ON LOAM SOIL.

- PLANT MIX**
- ALL PLANTING/ PERENNIAL BEDS TO RECEIVE:
- (1) 6 CU FT. ORGANIC COMPOST
 - (1) 50LB BAG COMPOSTED POULTRY MANURE
"CHICK MAGIC" 5-2 WWW.CHICKMAGIC.NET (262)495-6220
 - (1) 5LB BAG SHERMANS 13-13-13 MULTI PURPOSE FERTILIZER
- PER 100 SQ FT BED AREA.
- HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM
- MULCH**
- MULCH TO BE NATURAL DOUBLE SHREDDED HARDWOOD BARK MULCH
- NO GROUND WOOD PALETTE MULCH PERMITTED
NO COLOR OR DYE ADDITIVES PERMITTED

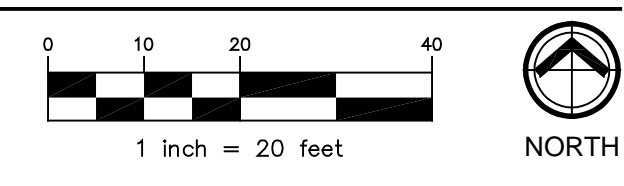
- TOPSOIL**
- CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL LAWN AREAS - TOPSOIL SHALL BE PROVIDED BY CONTRACTOR
- PLANT KEY**
- TREE SYMBOL
TREE TYPE KEY - SEE PLANT LIST THIS SHEET
QUANTITY PLANTING DETAILS SEE SHEET LP.02

- WATERING**
- CONTRACTOR RESPONSIBLE FOR MONITORING THE WATERING OF ALL PLANTINGS AND NEWLY PLANTED LAWN AREAS FOR ONE YEAR FROM THE START OF THE WARRANTY PERIOD.
- ANY PLANTING THAT PERISHES DUE TO LACK OF WATER, OR OVERWATERING, DOES NOT QUALIFY AS THE REQUIRED REPLACEMENT PLANTING AS STATED IN THE SPECIFICATION, AND SHALL BE REPLACED AT NO COST TO THE OWNER.
- NEWLY PLANTED LAWN AREAS THAT PERISH DUE TO LACK OF WATER, OR OVERWATERING, DO NOT QUALIFY AS THE REQUIRED REPLACEMENT TO ESTABLISH A HEALTHY FULL DENSE LAWN AS STATED IN THE SPECIFICATION, AND SHALL BE REPLACED AT NO COST TO THE OWNER.



DO NOT PRUNE SHRUBS INDIVIDUALLY - MAINTAIN AS HEDGES AND MASSES. ALLOW 2-3 SEASONS OF GROWTH BEFORE FIRST PRUNING OTHER THAN REMOVING ANY DEAD BRANCHES.

SITE LANDSCAPE PLAN
SCALE: 1" = 20'



PLANTING SCHEDULE

Parking Lot Trees				
QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
3	GT(P)	Skyline Thornless Honeylocust <i>Gleditsia t. 'Skyline'</i>	3.5" Cal.	B&B
2	LT(P)	Tulip Tree <i>Liriodendron tulipifera</i>	3.5" Cal.	B&B
Detention Basin Trees				
QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
4	AB(D)	Autumn Blaze Maple <i>Acer x. freemanii 'Autumn Blaze'</i>	3.5" Cal.	B&B
4	PB(D)	Bloodgood Plane Tree <i>Platanus x. acerifolia 'Bloodgood'</i>	3.5" Cal.	B&B
4	QB(D)	Swamp White Oak <i>Quercus bicolor</i>	3.5" Cal.	B&B
4	AL(D)	Servicberry <i>Amelanchier laevis</i>	6' Ht. 4 stem min.	B&B
4	CF(D)	Flowering Dogwood <i>Cornus florida</i>	6' Ht. 4 stem min.	B&B
11.5	SWM	Storm Water Basin Seed Mix	36 lbs/ac.	LBS.

Site Plantings				
QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
4	ARP	Red Pointe Maple <i>Acer rubrum 'Frank J'</i>	3.5" Cal.	B&B
1	LT	Tulip Tree <i>Liriodendron tulipifera</i>	3.5" Cal.	B&B
4	UT	Triumph Elm <i>Ulmus 'Triumph'</i>	3.5" Cal.	B&B
25	TM	Moon Yew <i>Taxus x. m. 'Moon'</i>	30" Ht.	Cont.
18	HLL	Little Lime Hydrangea <i>Hydrangea p. 'Little Lime'</i>	5 gal.	Cont.
10	JSG	Sea Green Juniper <i>Juniperus 'Sea Green'</i>	3 gal.	Cont.
54	HF	Francee Hosta <i>Hosta 'Francee'</i>	1 gal.	Cont.
52	HH	Halcyon Hosta <i>Hosta 'Halcyon'</i>	1 gal.	Cont.
14	PKR	Karley Rose Fountain Grass <i>Pennisetum o. 'Karley Rose'</i>	2 Gal.	Cont.

NOTE: CONTRACTOR TO VERIFY ALL PLANT QUANTITIES ON SITE LANDSCAPE PLAN SHEET.

LANDSCAPE DATA

PARKING LOT	
Total Vehicle Use Area:	14,485 s.f.
Landscape Area Req. (5%):	724 s.f.
Trees Req. (1 Tree/ 150 s.f.):	5 Trees
Area Provided:	
Trees Provided:	5 Trees
BASIN LANDSCAPING	
Basin Perimeter:	617 l.f.
Trees Required (1/50 l.f.):	12 Trees
Ornamental Trees Req. (1/75 l.f.):	8 Orn. Trees
Trees Provided:	
Orn. Trees Provided:	8 Trees

seal:



project sponsor:
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Pontiac, MI 48342
248.758.9925

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revisions:
Site Plan Approval 08.04.25

sheet title:
LANDSCAPE DETAILS

project no.
202508

sheet no.
LP.02

EROSION CONTROL BLANKET

Material and Performance Specification Sheet

S150 Erosion Control Blanket

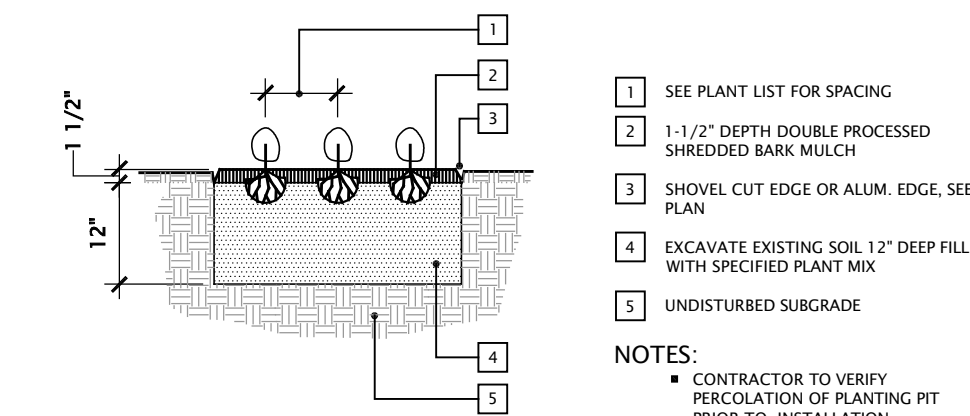
The S150 Erosion Control Blanket is a non-toxic, biodegradable, and non-flammable product made of 100% agricultural straw with a fiber length of 12 to 15 inches. It is designed to be used on slopes of 1:1 or less. The blanket is made of a woven fabric that allows water to pass through while retaining soil. It is available in rolls of 150 feet by 4 feet.

Material Center: S150 Erosion Control Blanket

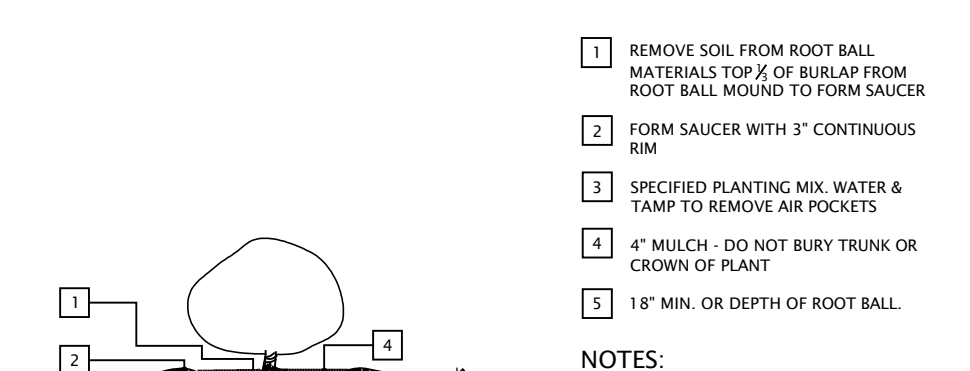
Material	Quantity	Unit
S150 Erosion Control Blanket	1.00	Roll (150' x 4')

Performance Values:

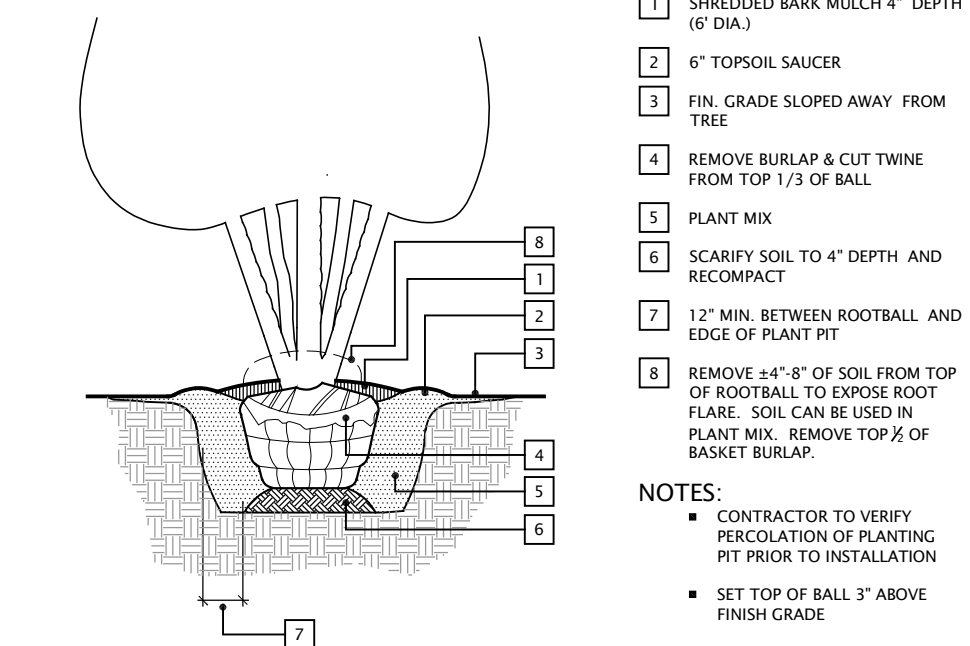
Property	Test Method	Value
Weight	ASTM D1545	1.50 lb/sq yd (0.12 kg/m ²)
Strength	ASTM D1545	100 lb (45 kg)
UV Resistance	ASTM D1545	1000 hours



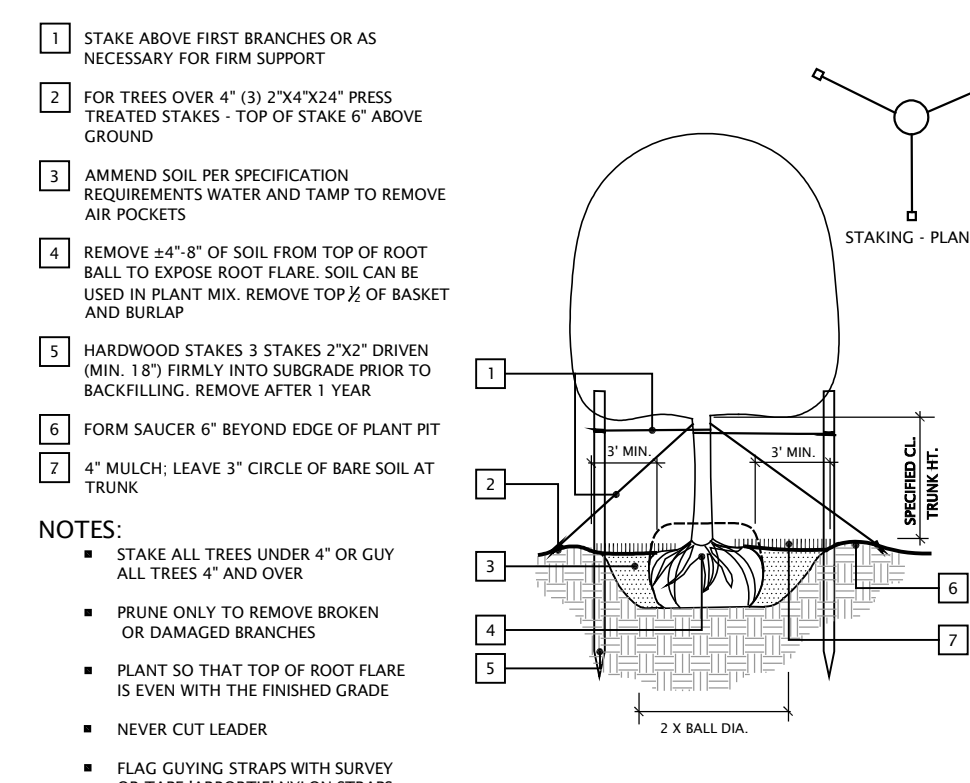
4 PERENNIAL/ GROUND COVER PLANTING DETAIL
NOT TO SCALE



3 SHRUB PLANTING
NOT TO SCALE



2 MULTISTEM TREE PLANTING DETAIL
NOT TO SCALE



1 DECIDUOUS TREE PLANTING
NOT TO SCALE

STORM WATER BASIN MIX
- INCLUDE S160 BLANKET ENTIRE AREA

Total Seeding Rate: 35.00 lbs per acre
3.13 lbs grasses + 2.85 lbs forbs + .50 lbs nurse crop
113.11 native seeds per sq ft

Grasses, Forbs & Rushes	PLS Quantity	Seeds/lb
<i>Andropogon scoparius</i>	1.00	1,000
<i>Cenchrus ciliaris</i>	2.00	4,000
<i>Echinochloa crusgalli</i>	0.40	4,000
<i>Eragrostis canadensis</i>	12.00	14,000
<i>Elymus repens</i>	12.00	14,000
<i>Setaria faberii</i>	1.20	4,000
<i>Setaria viridis</i>	0.40	4,000
<i>Stachytarax canadensis</i>	4.00	1,200
<i>Stachytarax canadensis</i>	0.00	2,200
<i>Stachytarax canadensis</i>	0.40	10,000
<i>Stachytarax canadensis</i>	1.00	0.80
<i>Stachytarax canadensis</i>	4.00	0.83
<i>Stachytarax canadensis</i>	2.00	0.200
Total Grasses	56.00	52.74
Forbs	PLS Quantity	Seeds/lb
<i>Asclepias tuberosa</i>	2.00	0.90
<i>Asclepias tuberosa</i>	2.40	0.24
<i>Asclepias tuberosa</i>	0.80	0.20
<i>Asclepias tuberosa</i>	0.80	0.82
<i>Asclepias tuberosa</i>	0.80	1.21
<i>Asclepias tuberosa</i>	1.20	1.16
<i>Asclepias tuberosa</i>	0.80	2.28
<i>Asclepias tuberosa</i>	0.40	4.00
<i>Asclepias tuberosa</i>	0.40	21.02
<i>Asclepias tuberosa</i>	0.80	1.28
<i>Asclepias tuberosa</i>	1.20	2.58
<i>Asclepias tuberosa</i>	0.40	0.10
<i>Asclepias tuberosa</i>	4.00	1.19
<i>Asclepias tuberosa</i>	0.80	2.02
<i>Asclepias tuberosa</i>	0.80	1.00
<i>Asclepias tuberosa</i>	0.80	1.00
<i>Asclepias tuberosa</i>	0.40	1.13
<i>Asclepias tuberosa</i>	0.40	0.88
<i>Asclepias tuberosa</i>	0.40	0.81
<i>Asclepias tuberosa</i>	0.40	3.42
<i>Asclepias tuberosa</i>	2.00	0.51
Total Forbs	14.00	46.38
Temporary Grass Cover	Quantity	Seeds/lb
<i>Lolium multiflorum</i>	12.00	34.91
<i>Zoysia tenuifolia</i>	488.00	8.15
Total Temp Grasses	488.00	43.16

NATIVE SEEDING MAINTENANCE

During the first growing season, native areas should be mowed a minimum of four times to height of about 4"-6" when the growth reaches 10"-12". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations. If a mower cannot be set high enough, a string trimmer may be used.

During the second growing season, native areas should be mowed a minimum of two times to height of about 8" when the growth reaches 10"-16". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations.

By the second growing season it should be apparent if some areas need reseeding. Reseed or overseed as needed to provide for full coverage.

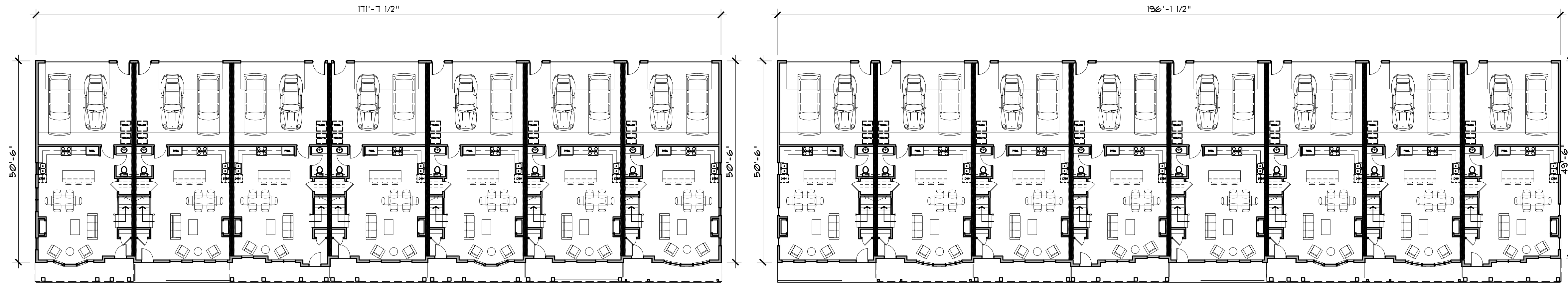
Long term management may include prescribed burning, mowing, hand pulling, and selective herbicide applications. If burning is not allowed or feasible, the planting may be mowed to a short height and the clippings removed in the early spring before ground nesting birds begin nesting.

SEED MIX NOTES

- The seed mixes shall be applied at the specified rate of for each mix.
- Must be installed to manufacturer specification and requirements.

Manufacturer: Native Connections
3815 N Westside Ave.
Kalamazoo, MI 49004
269.459.6900
nativeconnections.net

NOT TO BE USED AS CONSTRUCTION DRAWING



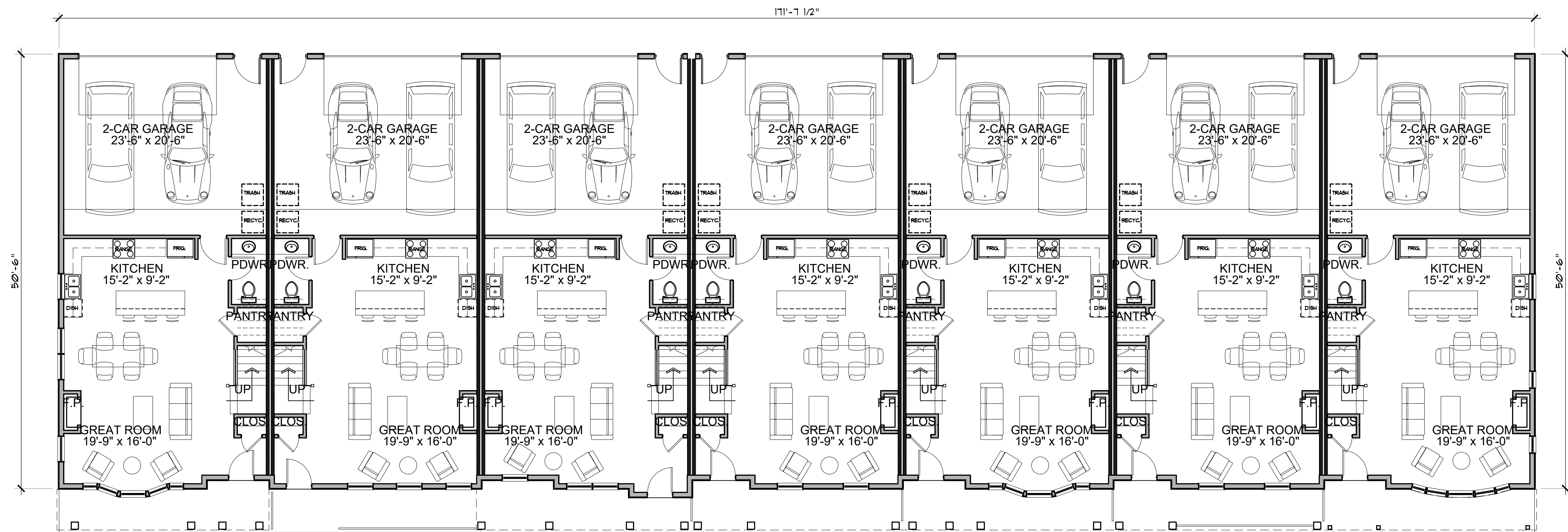
BUILDING A - 7 UNITS

BUILDING B - 8 UNITS

OVERALL FIRST FLOOR PLANS
 SCALE: 1/16"=1'-0"

Project
WEST VILLAGE RESIDENCE
 315 N. Lapeer
 LAKE ORION, MI. 48362
Client
 WEST VILLAGE OWNER, LLC
 79 OAKLAND AVE
 PONTIAC, MI. 48342

REVISION SCHEDULE	
DATE	DESCRIPTION
7/1/25	DESIGN REVIEW
8/14/25	SITE PLAN APPROVAL



ENLARGED FIRST FLOOR PLAN (7 UNITS)
 SCALE: 1/8"=1'-0" BUILDING A

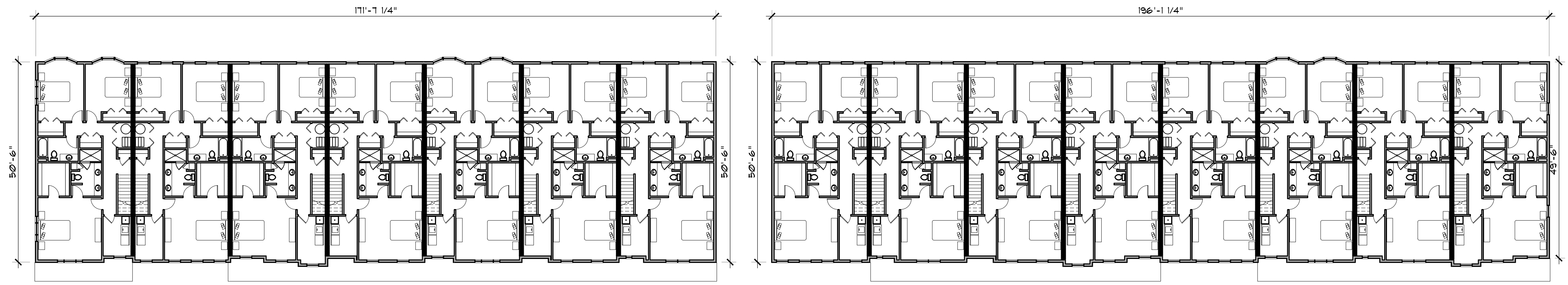


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Drawing Title
OVERALL FIRST FLOOR PLANS (7 UNITS)

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Drawing Number



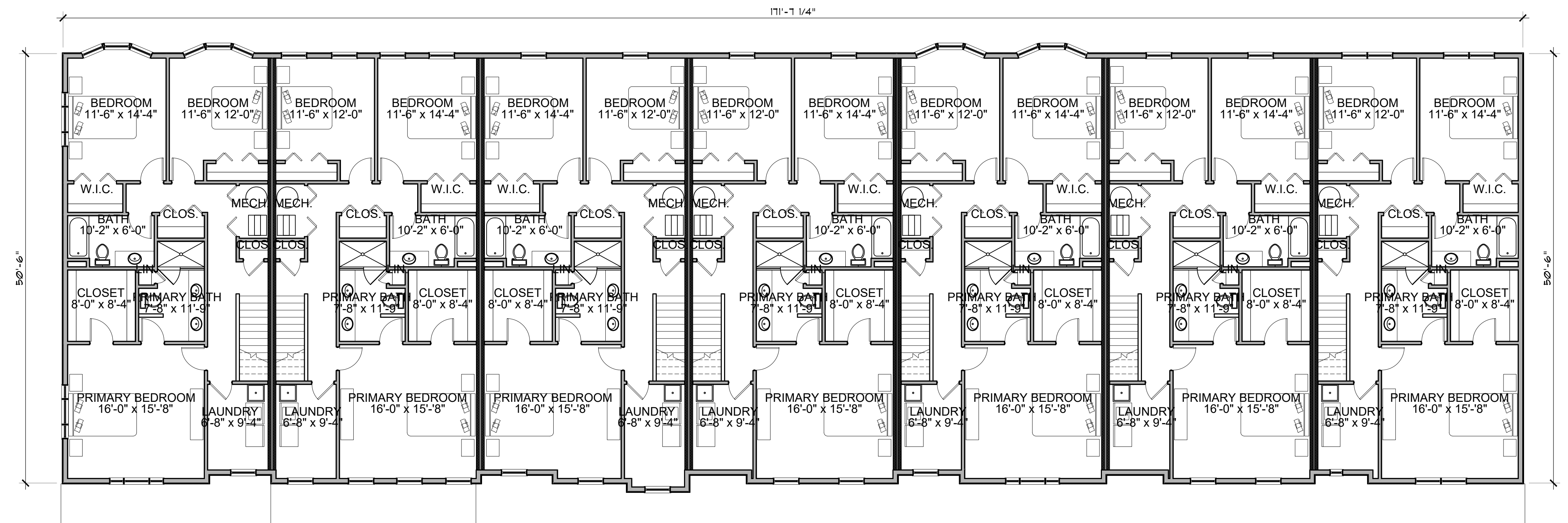
BUILDING A - 7 UNITS

BUILDING B - 8 UNITS

OVERALL SECOND FLOOR PLANS
 SCALE: 1/16"=1'-0"

Project
WEST VILLAGE RESIDENCE
 315 N. Lapeer
 LAKE ORION, MI. 48362
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8/1/25	SITE PLAN APPROVAL



ENLARGED SECOND FLOOR PLAN (7 UNITS)
 SCALE: 1/8"=1'-0"

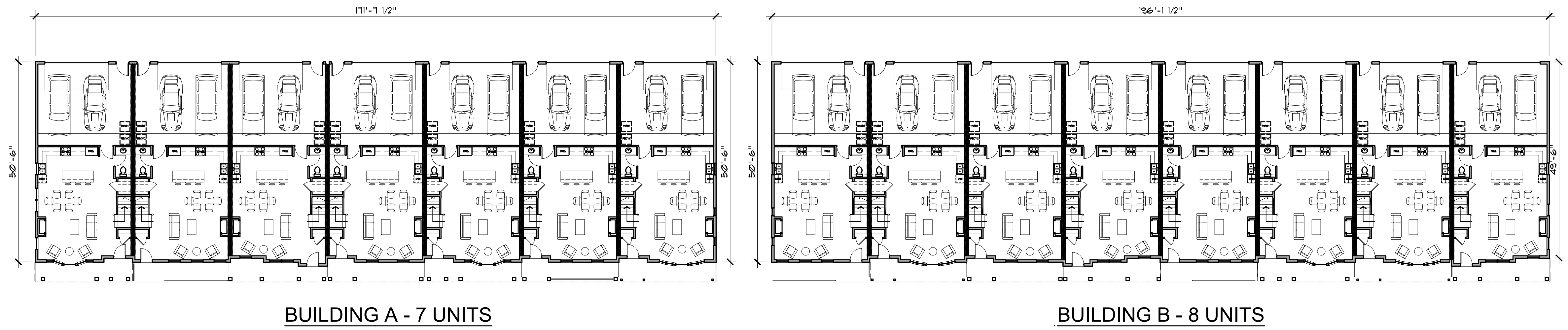
STATE OF MICHIGAN
 BRIAN GILL
 ARCHITECT
 No. 1301044896
 LICENSED ARCHITECT

DRAWN BY: TDG
CHECKED BY: TDG

OVERALL SECOND FLOOR PLANS (7 UNITS)

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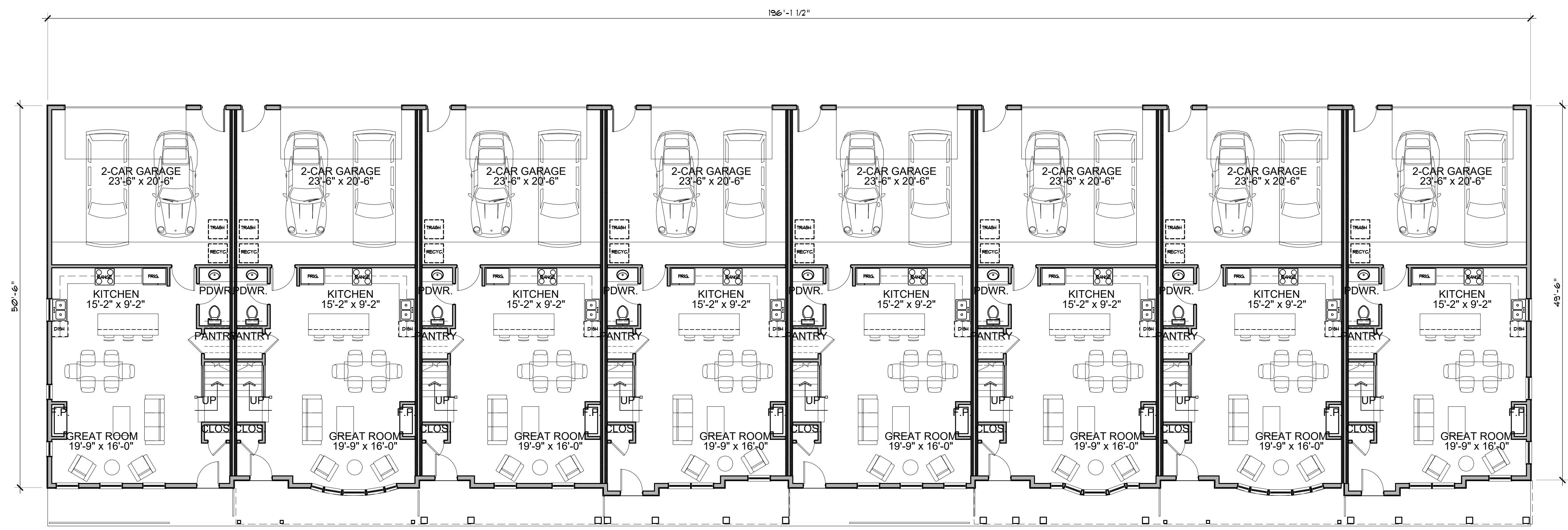
Project Number
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OVERALL FIRST FLOOR PLANS
 SCALE: 1/16"=1'-0"

Project
WEST VILLAGE RESIDENCE
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ENLARGED FIRST FLOOR PLANS (8 UNITS)
 SCALE: 1/8"=1'-0"

REVISION SCHEDULE

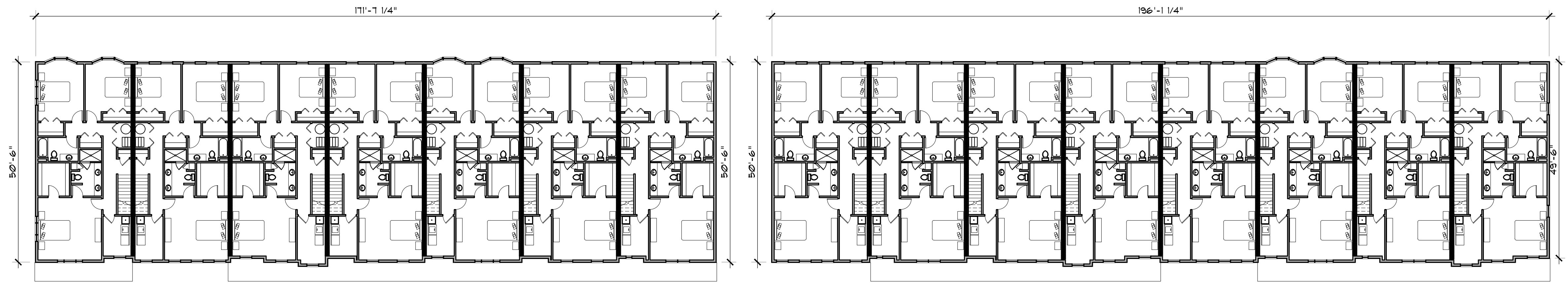
STATE OF MICHIGAN
 BRIAN GILL
 ARCHITECT
 No. 1301044896
 LICENSED ARCHITECT

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CHECKED BY: TDG

OVERALL FIRST FLOOR PLANS (8 UNITS)

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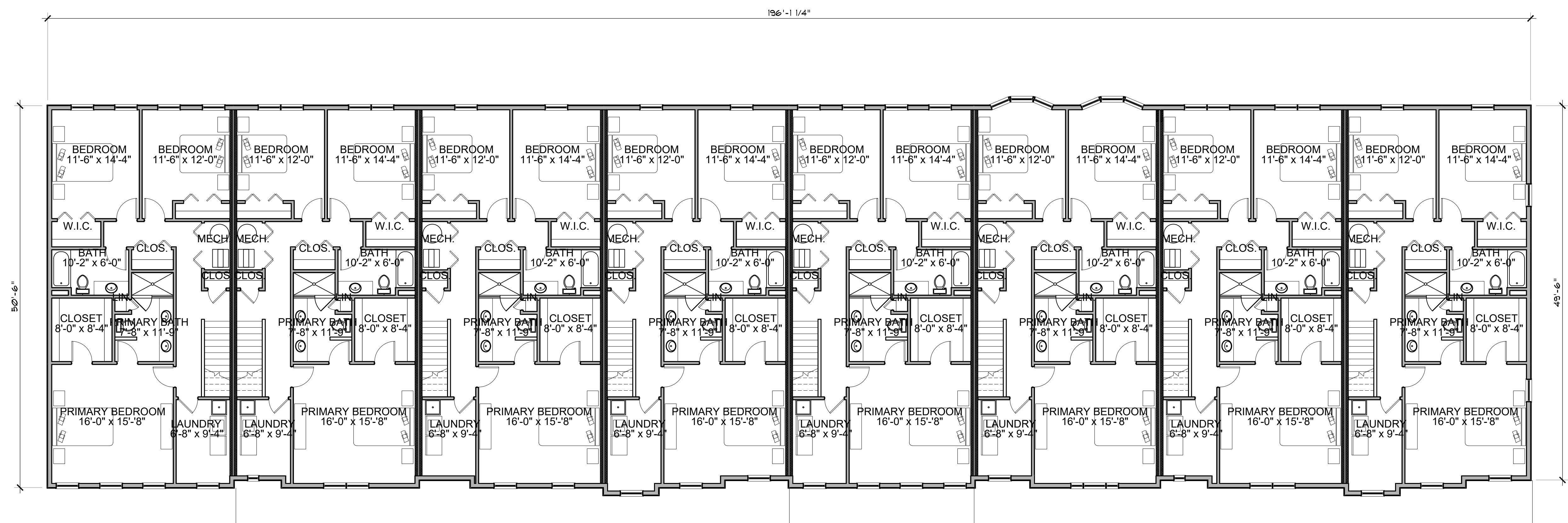
BUILDING A - 7 UNITS

BUILDING B - 8 UNITS

OVERALL SECOND FLOOR PLANS
 SCALE: 1/16"=1'-0"

Project
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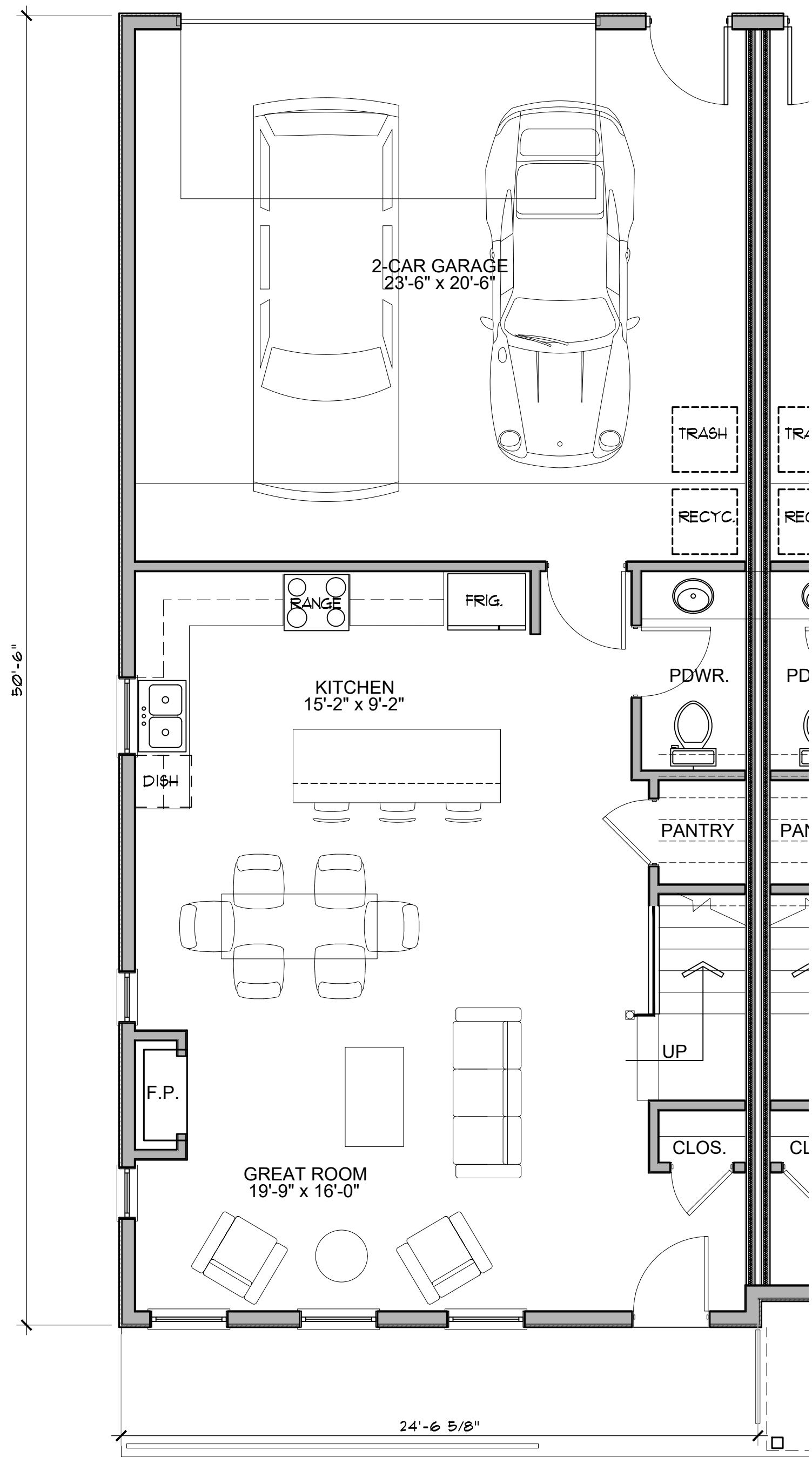


ENLARGED SECOND FLOOR PLANS (8 UNITS)
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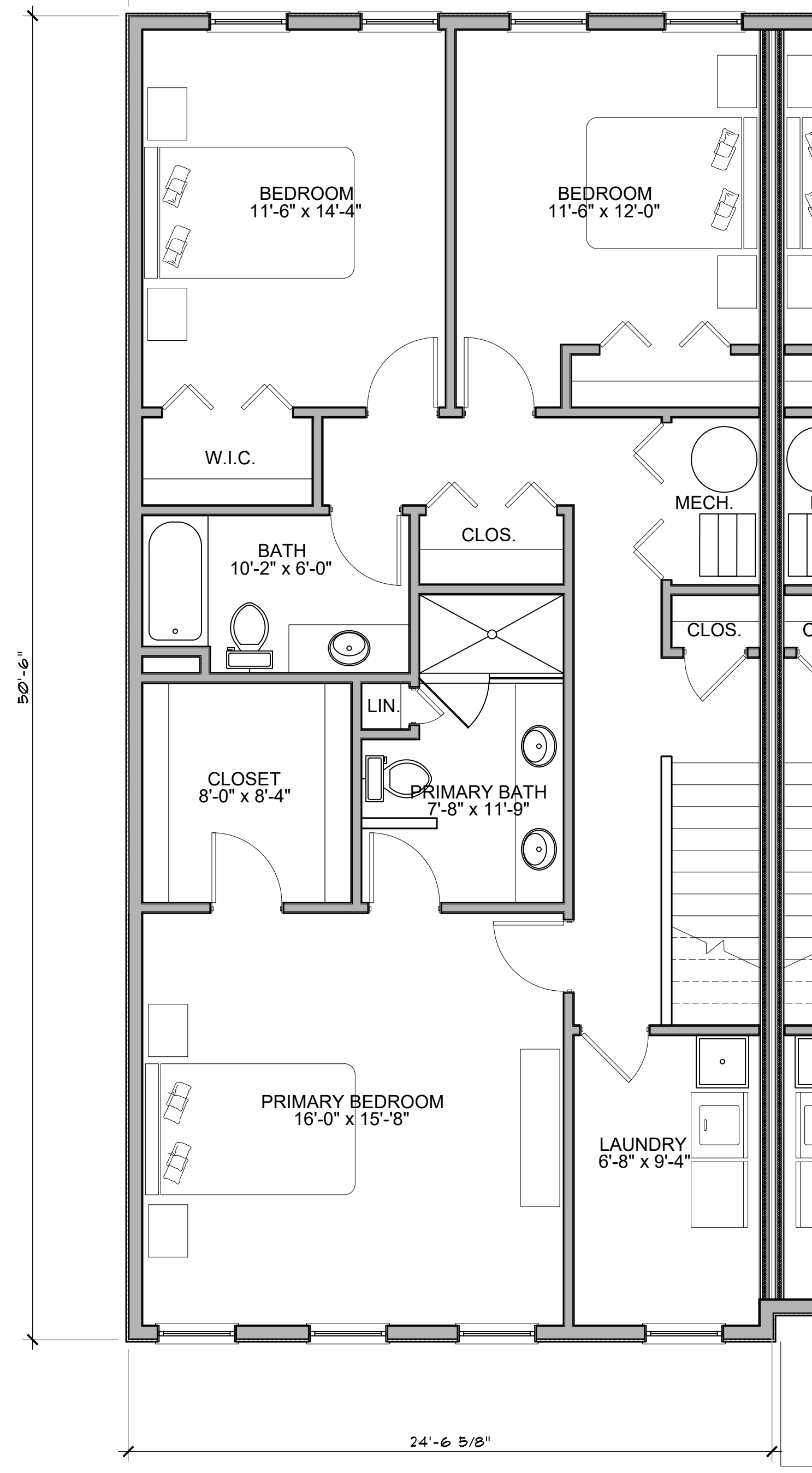
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Drawing Title
OVERALL SECOND FLOOR PLANS (8 UNITS)
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Project Number
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Drawing Number



1 ENLARGED FIRST FLOOR PLAN (TYP.)
SCALE: 1/8"=1'-0" 720 S.F. GARAGE = 515 S.F.



1 ENLARGED SECOND FLOOR PLAN (TYP.)
SCALE: 1/8"=1'-0" 1,194 S.F.

Project
WEST VILLAGE RESIDENCE

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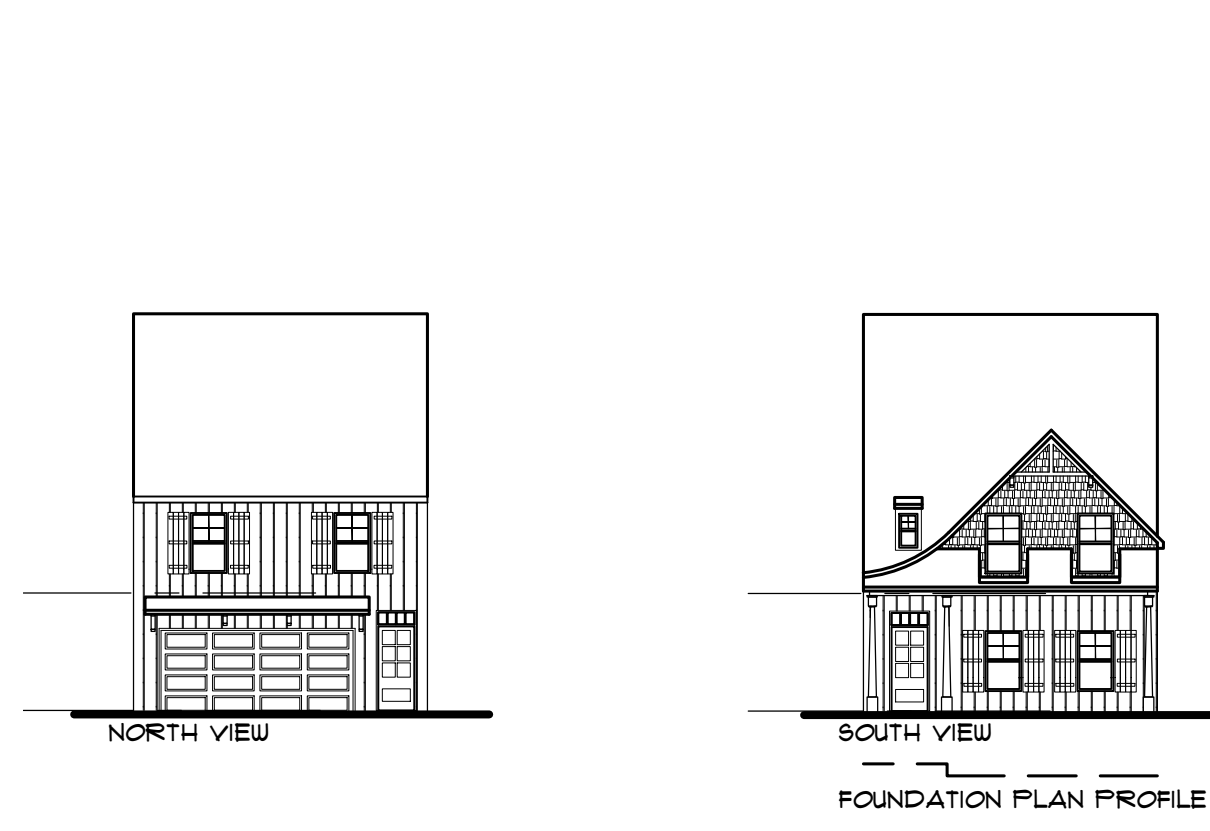


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Drawing Title
ENLARGED FLOOR PLAN (TYPICAL)

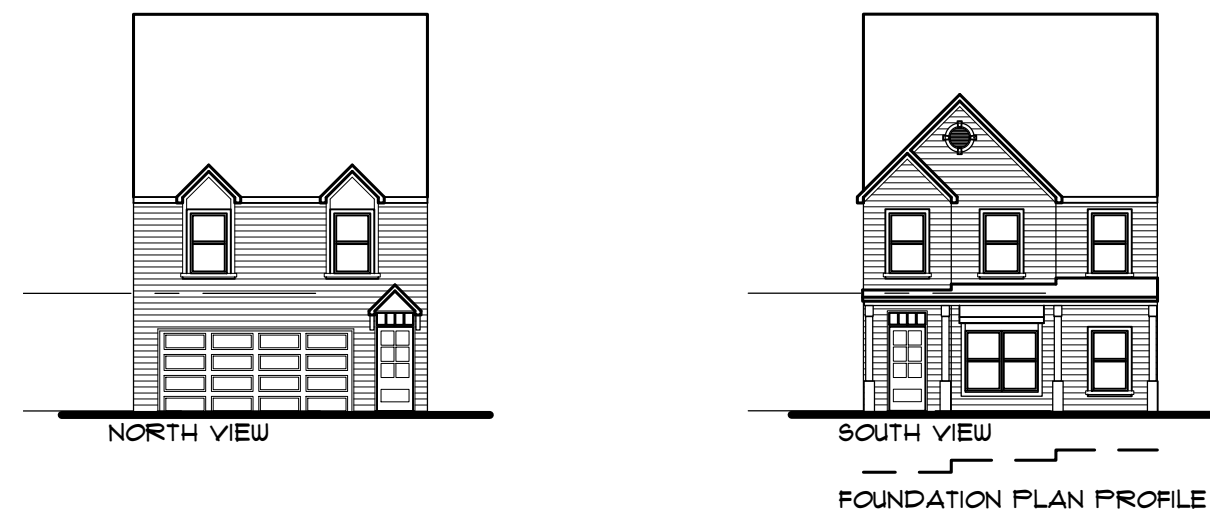
Project Number
25-448
Drawing Number

A 105



UNIT 1 ELEVATION
SCALE: 1/16"=1'-0"

UNIT 1 ELEVATION
SCALE: 1/16"=1'-0"



UNIT 2 ELEVATION
SCALE: 1/16"=1'-0"

UNIT 2 ELEVATION
SCALE: 1/16"=1'-0"



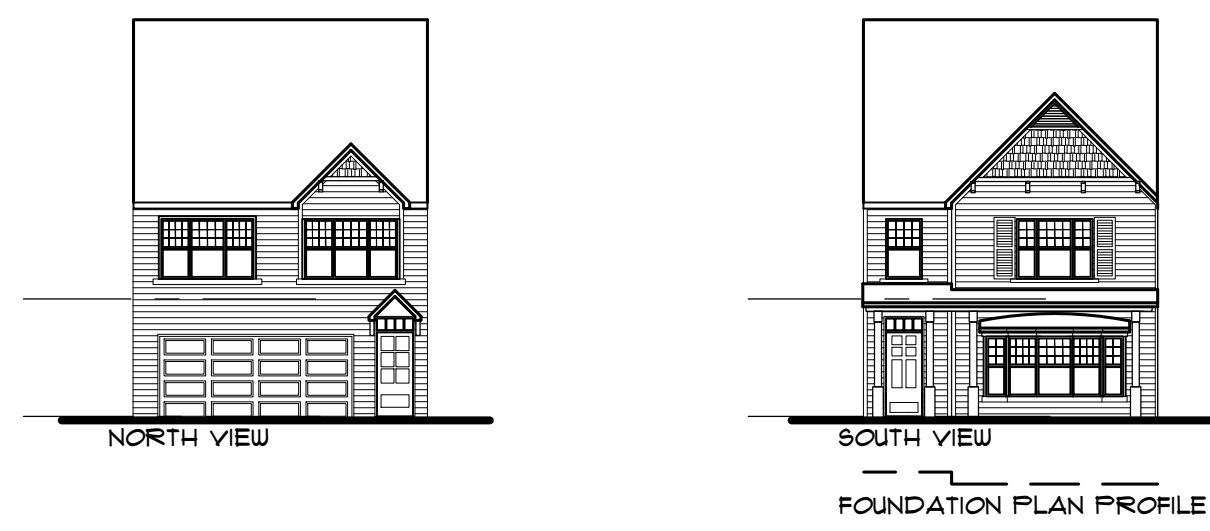
UNIT 3 ELEVATION
SCALE: 1/16"=1'-0"

UNIT 3 ELEVATION
SCALE: 1/16"=1'-0"



UNIT 4 ELEVATION
SCALE: 1/16"=1'-0"

UNIT 4 ELEVATION
SCALE: 1/16"=1'-0"



UNIT 5 ELEVATION
SCALE: 1/16"=1'-0"

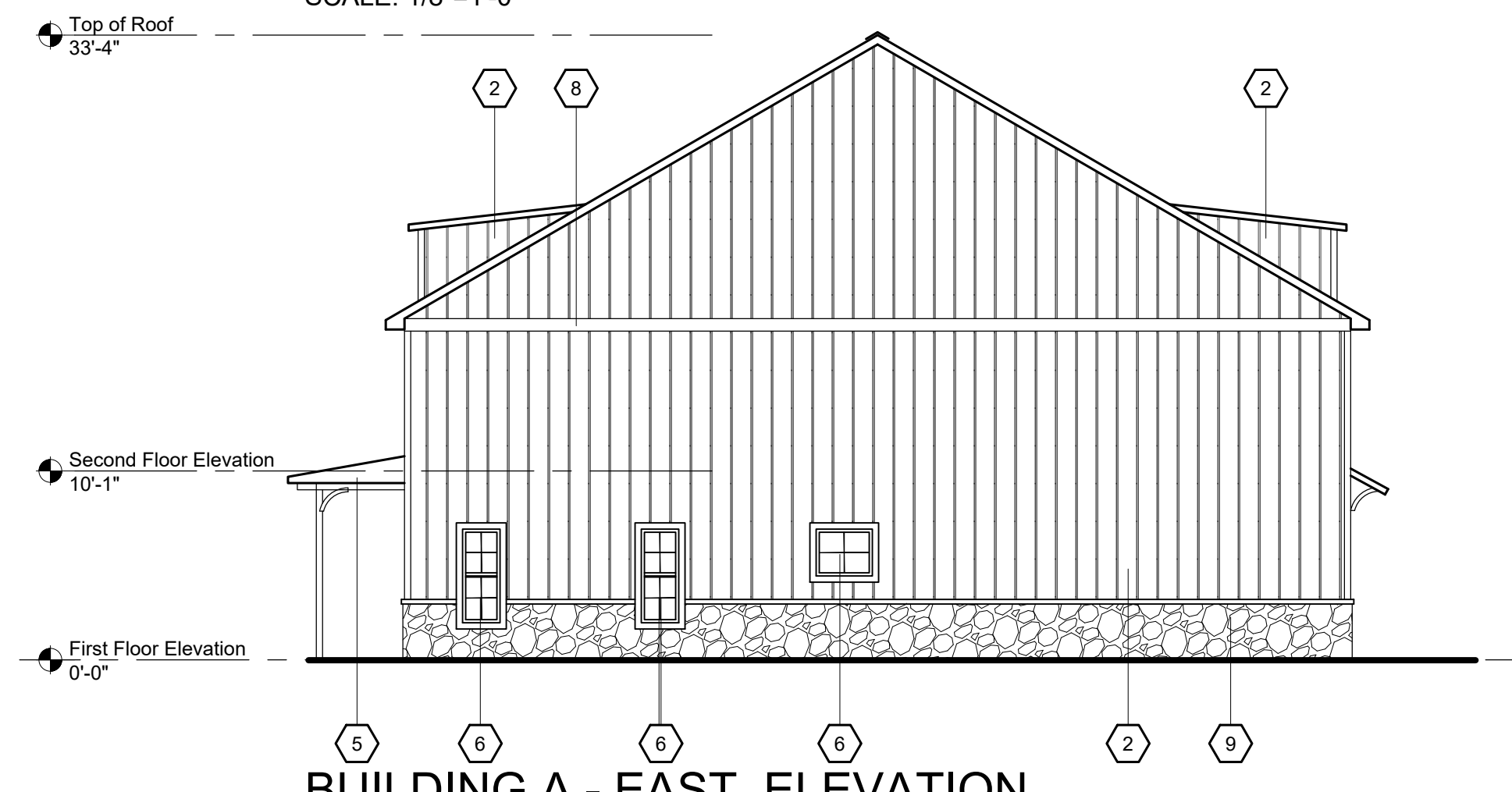
UNIT 5 ELEVATION
SCALE: 1/16"=1'-0"



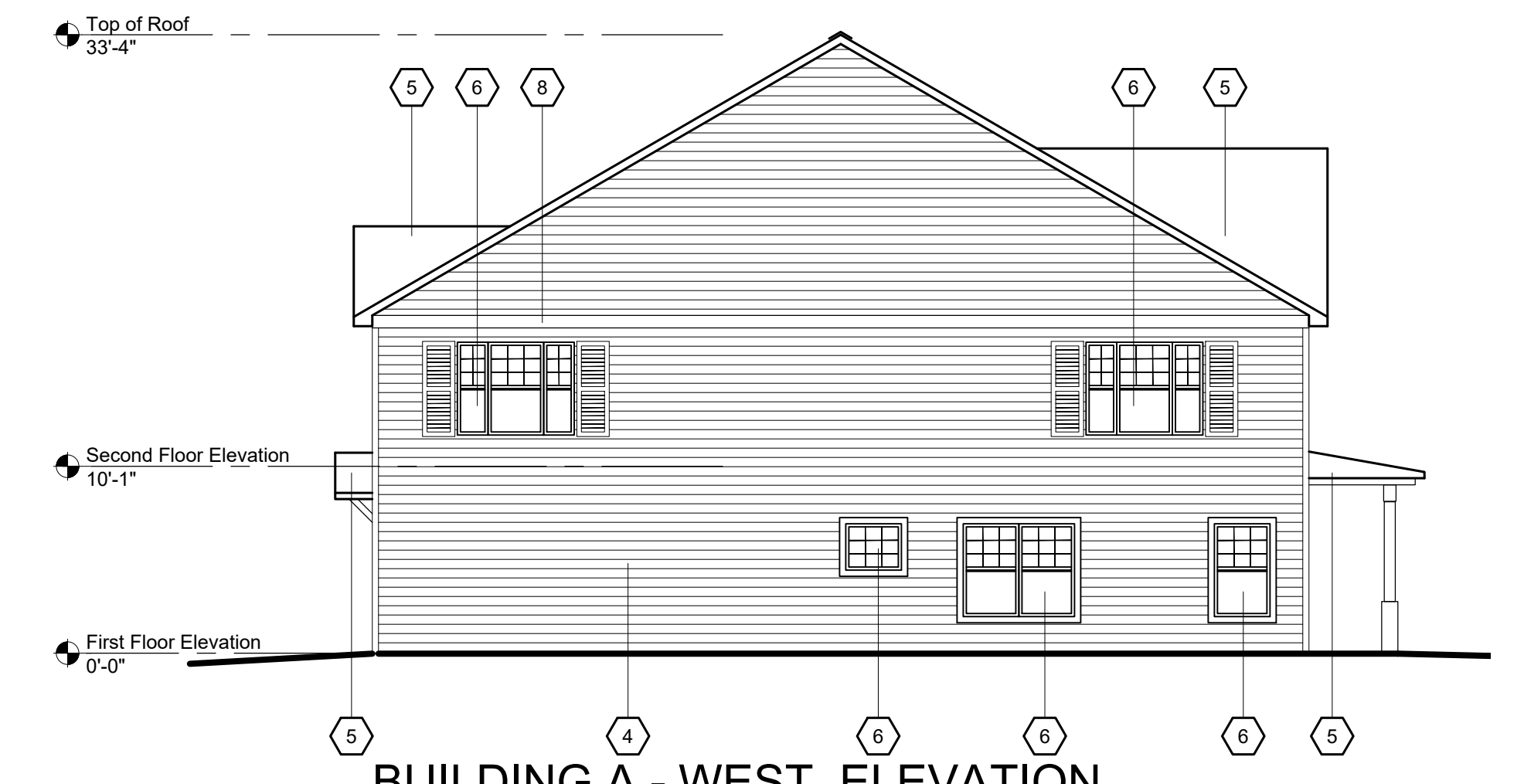
COMBINED BUILDINGS SOUTH ELEVATION
SCALE: 1/16"=1'-0"



BUILDING A - SOUTH ELEVATION
SCALE: 1/8"=1'-0"



BUILDING A - EAST ELEVATION
SCALE: 1/8"=1'-0"



BUILDING A - WEST ELEVATION
SCALE: 1/8"=1'-0"



BUILDING A - NORTH ELEVATION
SCALE: 1/8"=1'-0"

Project
WEST VILLAGE RESIDENCE
315 N. Lapeer
LAKE ORION, MI. 48362
Client
WEST VILLAGE OWNER, LLC
79 OAKLAND AVE
PONTIAC, MI. 48342

REVISION SCHEDULE	
DATE	DESCRIPTION
1/1/25	DESIGN REVIEW
8/1/25	SITE PLAN APPROVAL



DRAWN BY: TDG
CHECKED BY: TDG

Drawing Title
BUILDING ELEVATIONS

Project Number
25-448
Drawing Number

EXTERIOR FINISH SCHEDULE

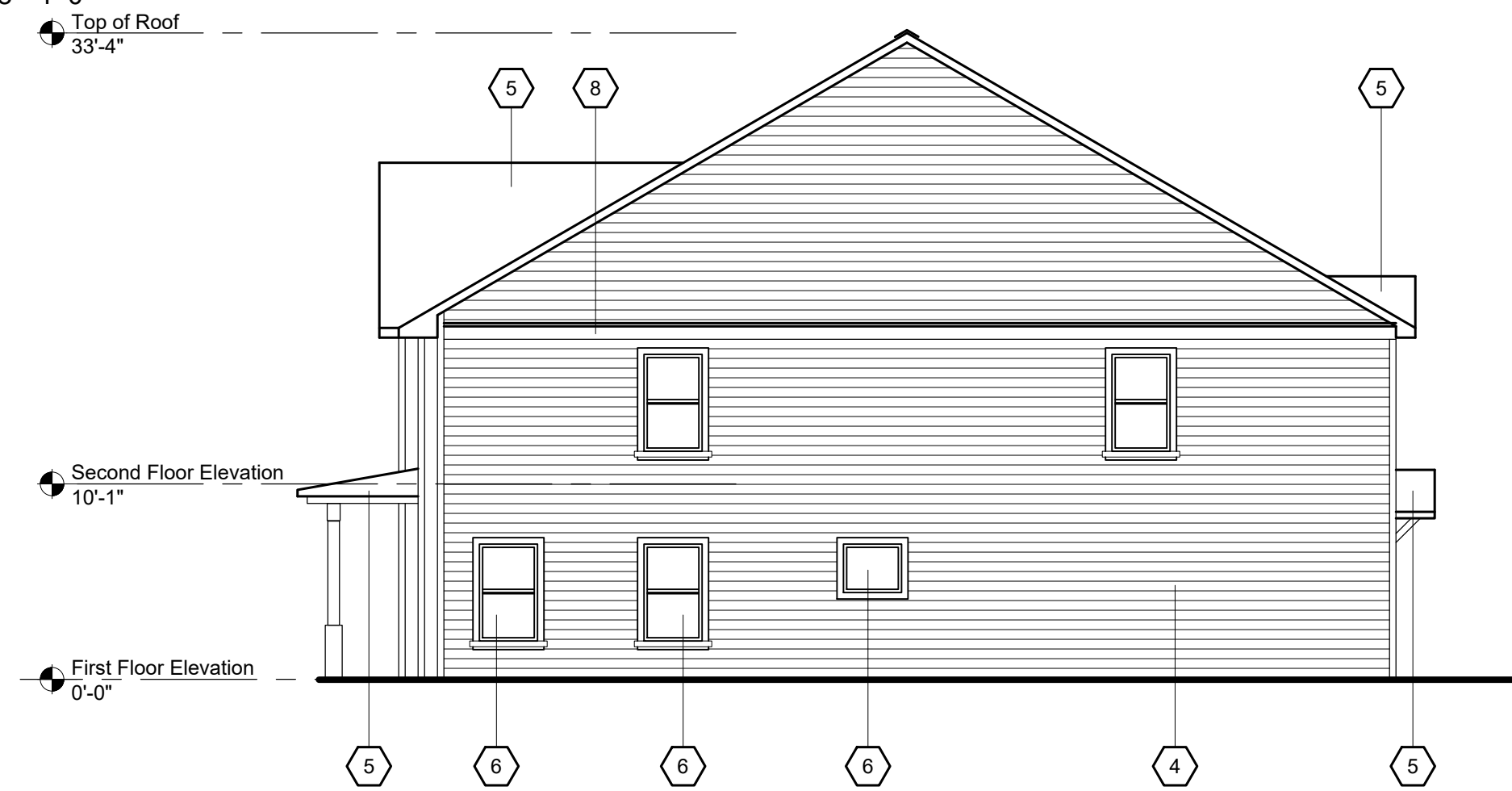
KEY	MATERIAL	MANUFACTURER	DESCRIPTION			LOCATION	ADDITIONAL INFORMATION
			PRODUCT	COLOR	DIMENSION		
1	BRICK	-	FULL RANGE - VELOUR	T.B.D.	STANDARD FACE	UNIT 4 - MAIN WALLS	-
2	ENGINEERED SIDING	-	-	T.B.D.	-	UNIT 1 AND 3 - MAIN WALLS	BOARD AND BATTEN
3	ENGINEERED SIDING	-	-	T.B.D.	-	UNIT 1 AND 5 - 2ND Floor WALLS	SHINGLED SIDING
4	ENGINEERED SIDING	-	-	T.B.D.	-	UNIT 2 AND 5 - MAIN WALLS	LAP SIDING
5	ASPHALT SHINGLES	-	-	T.B.D.	-	ROOFS	-
6	VINYL WINDOW	-	VINYL WINDOW	T.B.D.	-	-	-
7	LIMESTONE	-	-	T.B.D.	-	ON UNIT 4 BRICK	-
8	VINYL	-	TRIM BOARD	T.B.D.	-	FACADE BANDING AT UNIT SEPARATIONS	-
9	STONE	-	-	T.B.D.	-	UNIT 3 - WAINSCOT	-

NOTE: ALL VISIBLE METAL FLASHINGS, COPING ETC. JOINED WITH ROOF & SIDING SHALL MATCH IN COLOR. ARCHITECT SHALL BE NOTIFIED OF ANY UNRESOLVED AREAS THAT DIFFER IN COLOR FROM THOSE PROPOSED FOR APPROVAL.



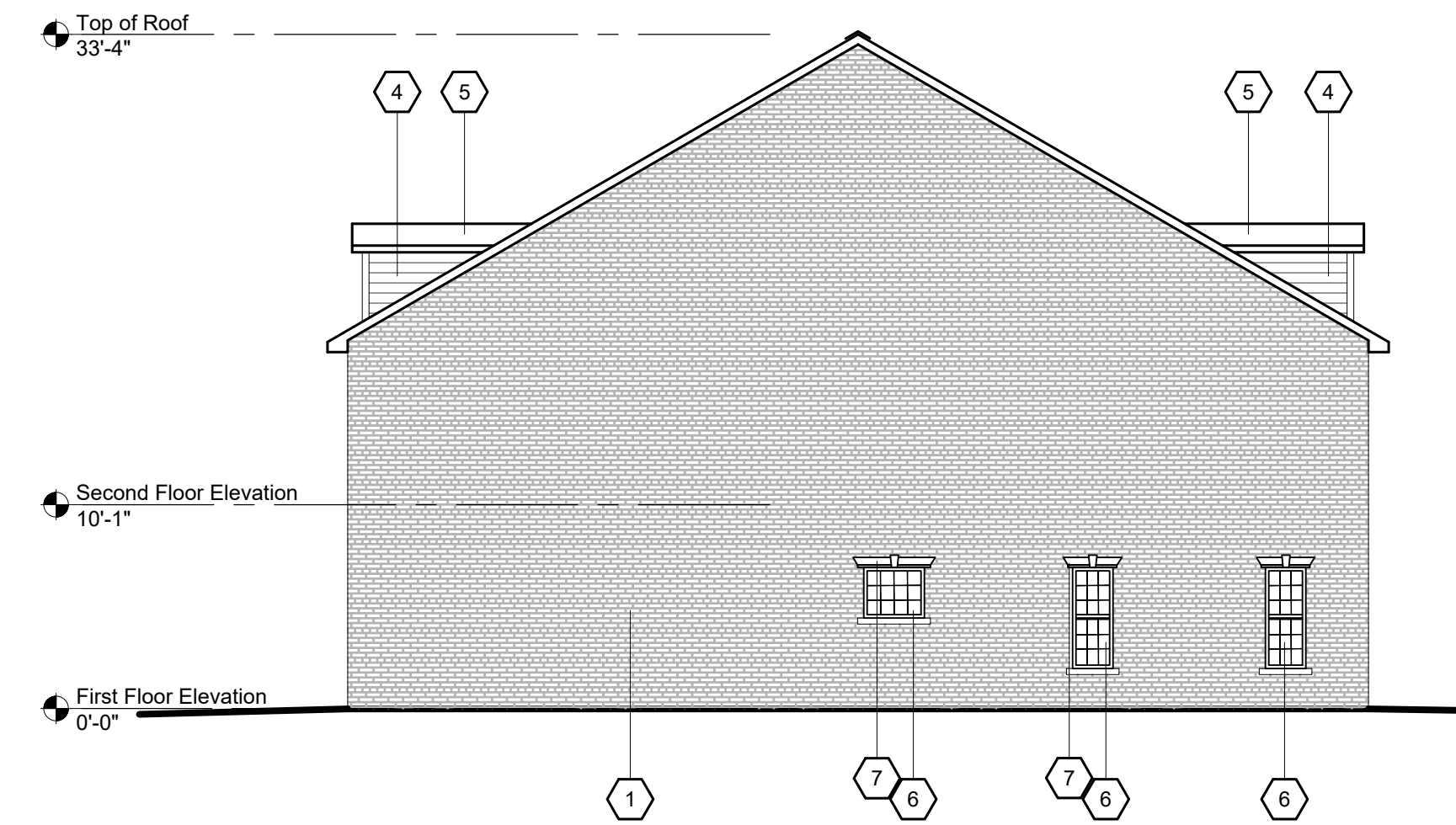
BUILDING B - SOUTH ELEVATION

SCALE: 1/8"=1'-0"



BUILDING B - EAST ELEVATION

SCALE: 1/8"=1'-0"



BUILDING B - WEST ELEVATION

SCALE: 1/8"=1'-0"



BUILDING B - NORTH ELEVATION

SCALE: 1/8"=1'-0"

Project
WEST VILLAGE RESIDENCE
 315 N. Lapeer
 LAKE ORION, MI. 48362
Client
 WEST VILLAGE OWNER, LLC
 79 OAKLAND AVE
 PONTIAC, MI. 48342

REVISION SCHEDULE	
DATE	DESCRIPTION
1/11/25	DESIGN REVIEW
8/14/25	SITE PLAN APPROVAL



DRAWN BY: TDG
CHECKED BY: TDG

Drawing Title
BUILDING ELEVATIONS

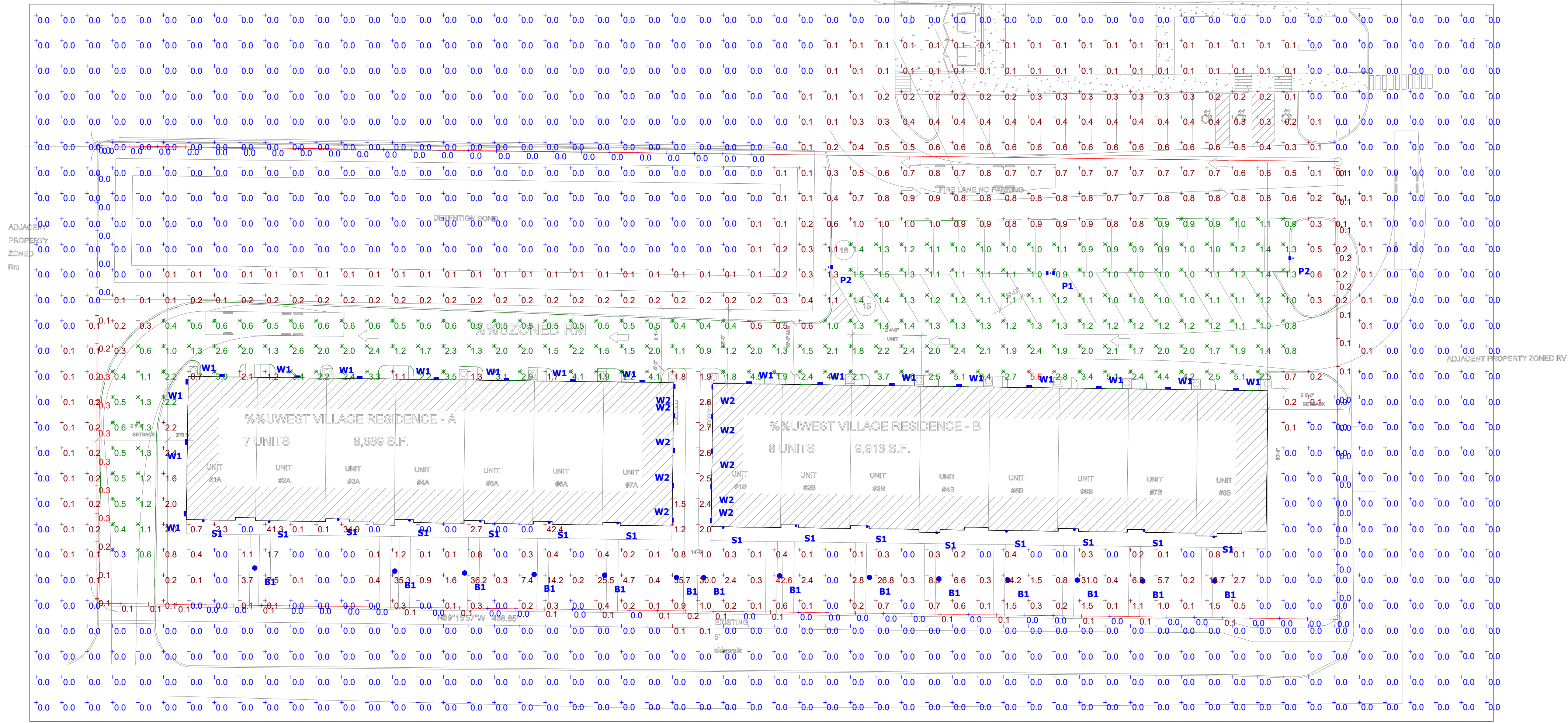
Project Number

25-448

Drawing Number

A 301

Plan View
Scale - 1" = 25ft



General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

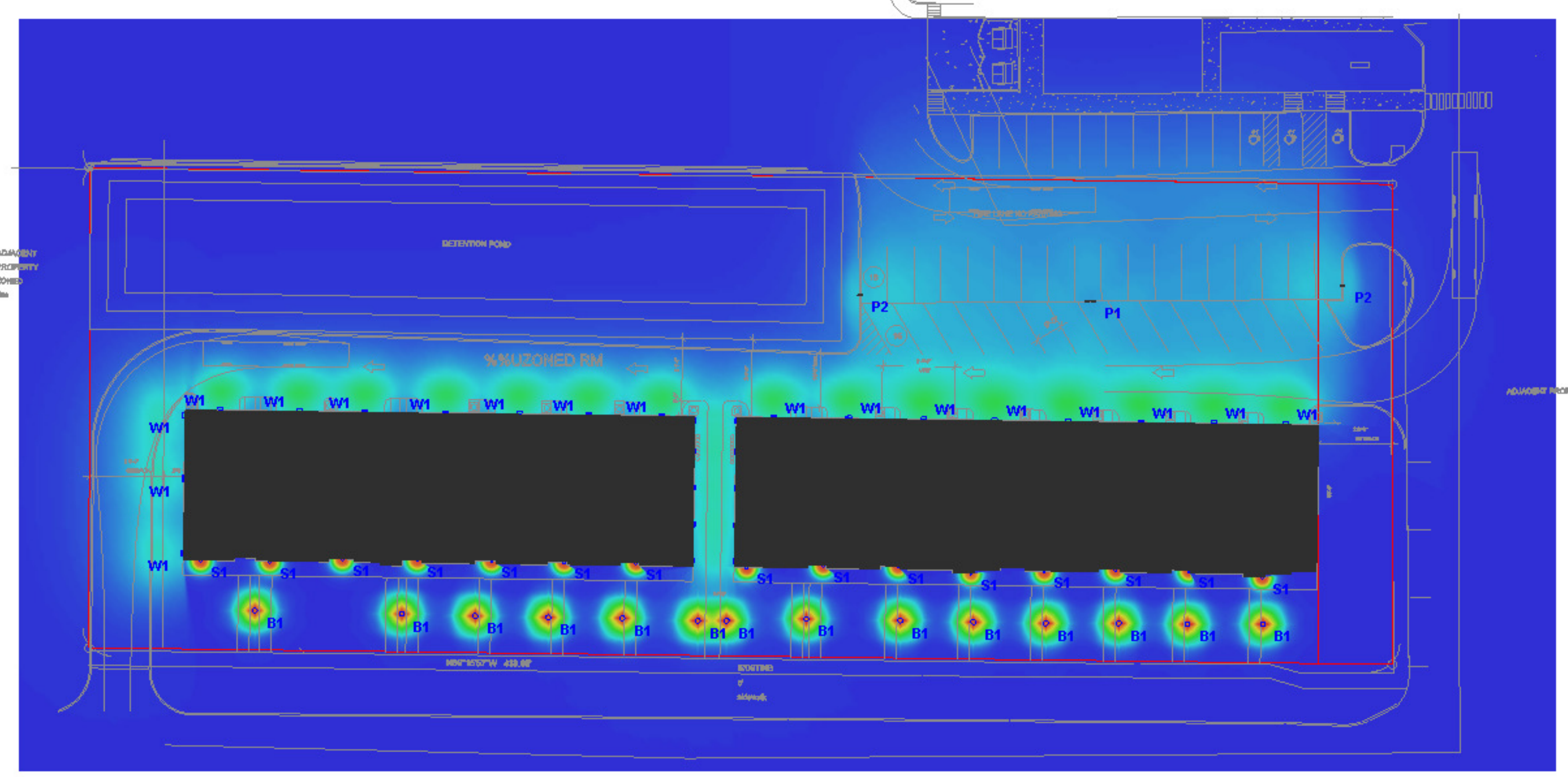
Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.CO M OR 734-266-6705.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

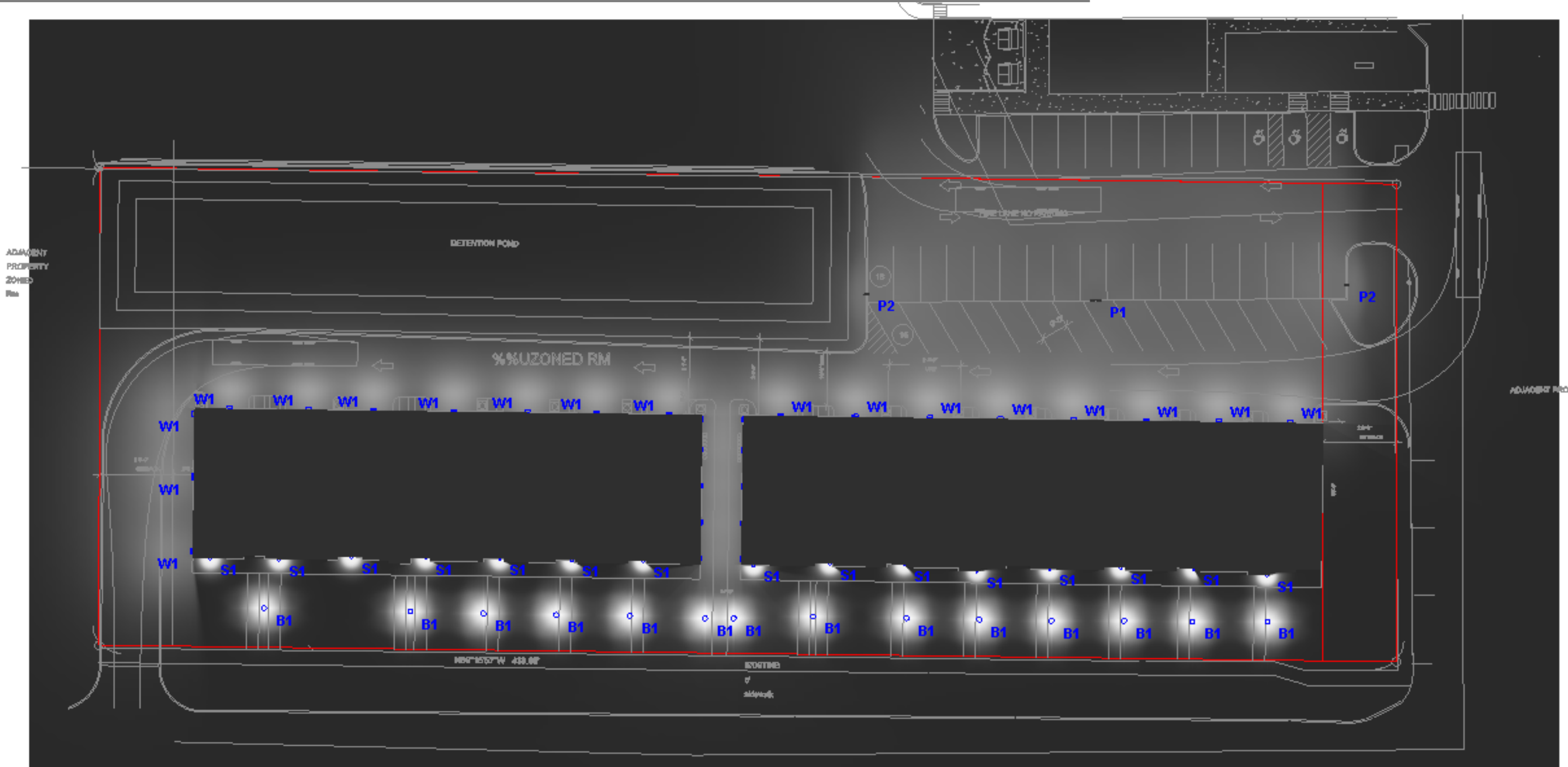
Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade	+	0.7 fc	42.6 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes	X	1.6 fc	5.6 fc	0.3 fc	18.7:1	5.3:1
Property Line	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
○	B1	14	Lithonia Lighting	RADB LED P5 40K SYM DDBXD	RADB LED P5 40K SYM DDBXD	2221	0.9	32.31
□	P1	1	Lithonia Lighting	DSX0 LED P1 40K 70CRI TSW	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 5 Wide	4665	0.9	66.42
□	P2	2	Lithonia Lighting	DSX0 LED P2 40K 70CRI TFTM MVOLT HS	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Forward Throw Houseside Shield	4860	0.9	45.14
□	W1	18	Lithonia Lighting	ARC1 LED P1 40K	ARC1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K	1454	0.9	10.8751
□	W2	10	BEGA	33 509 K4	33 509 K4	923	0.9	13
○	S1	15	KUZCO LIGHTING	LD3-WS09W14-3036-BK-UNV-010	CYLINDER	1290	0.9	14.8

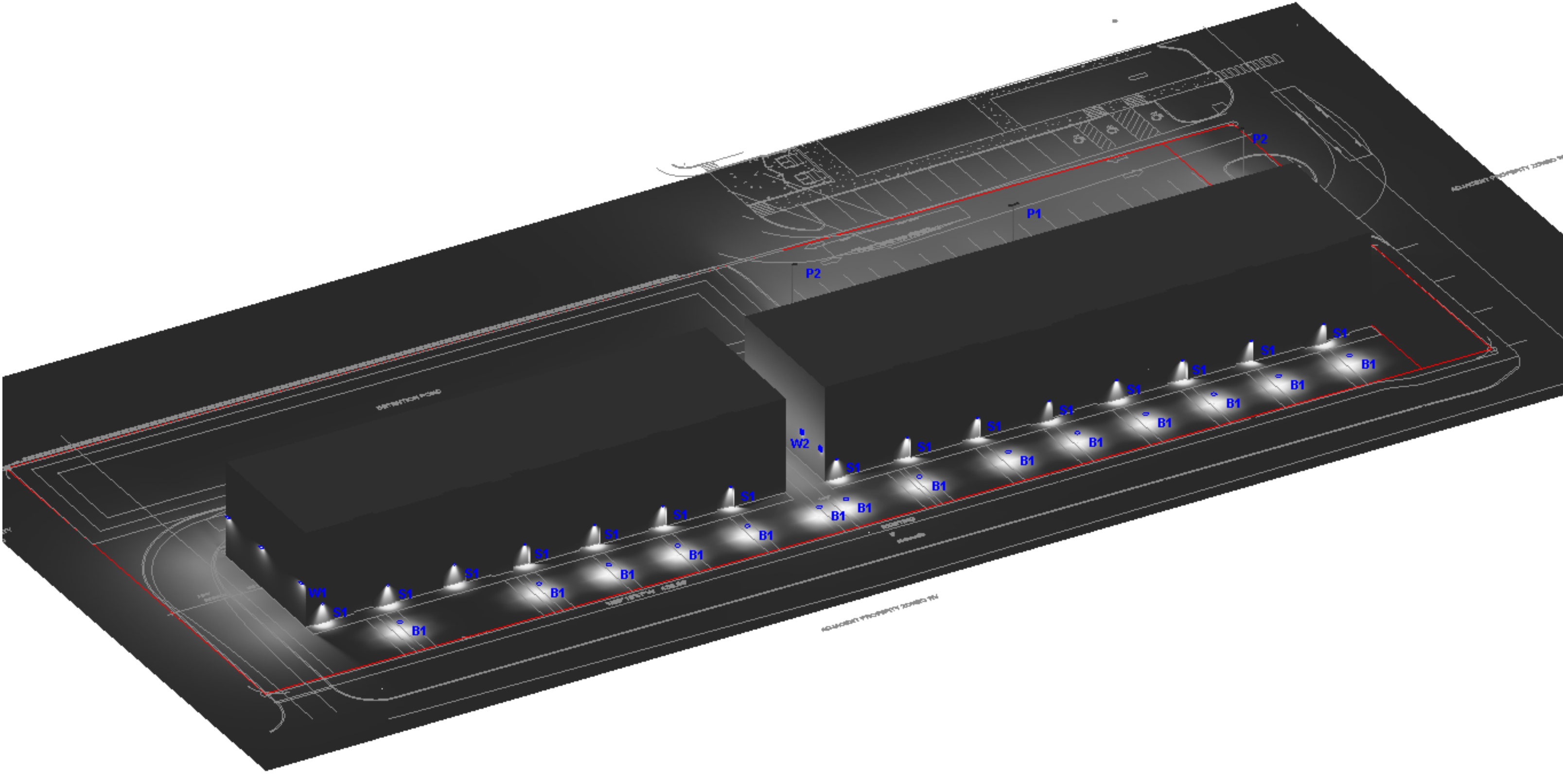


Plan Pseudo

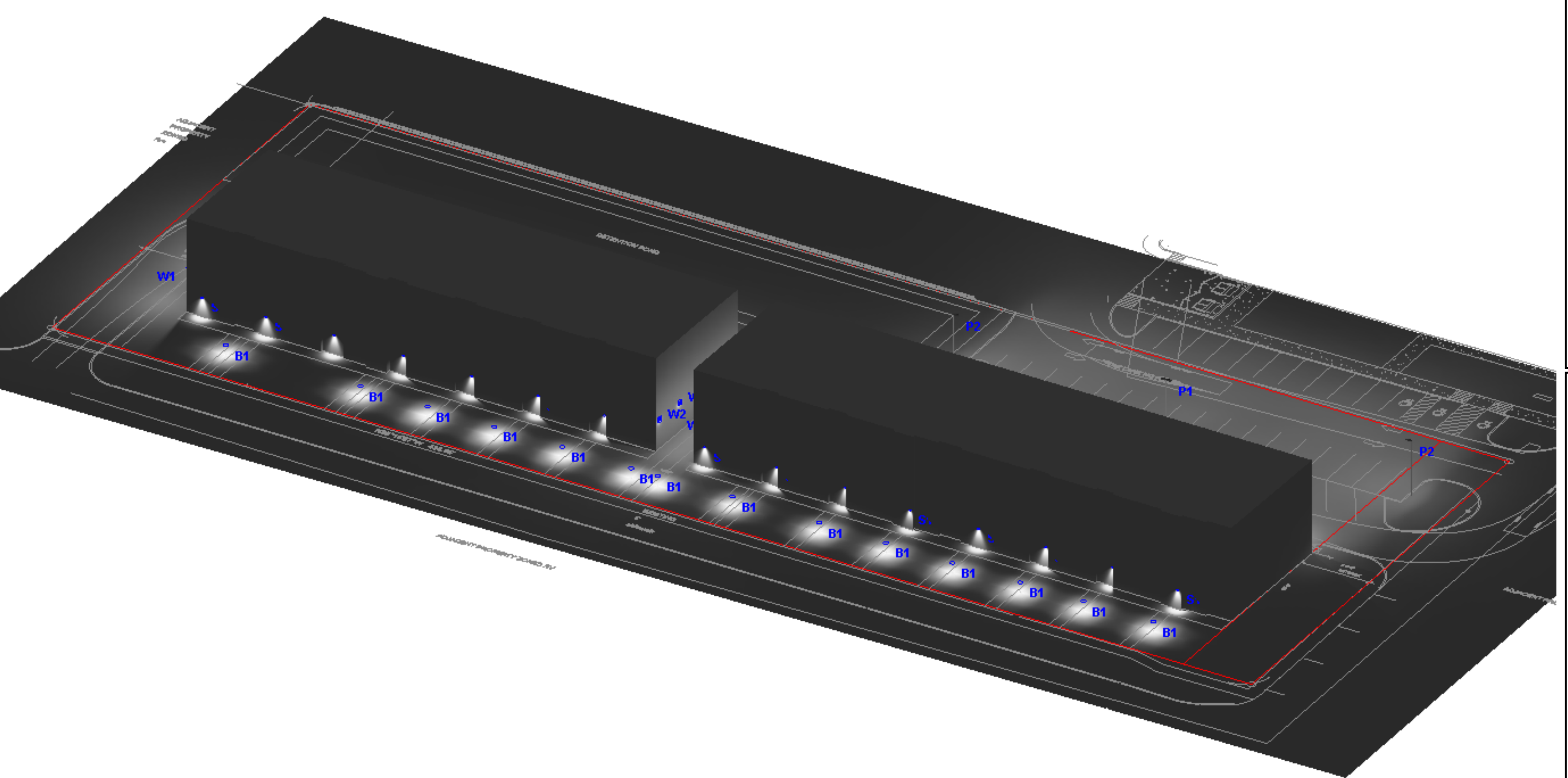


Plan Rendered

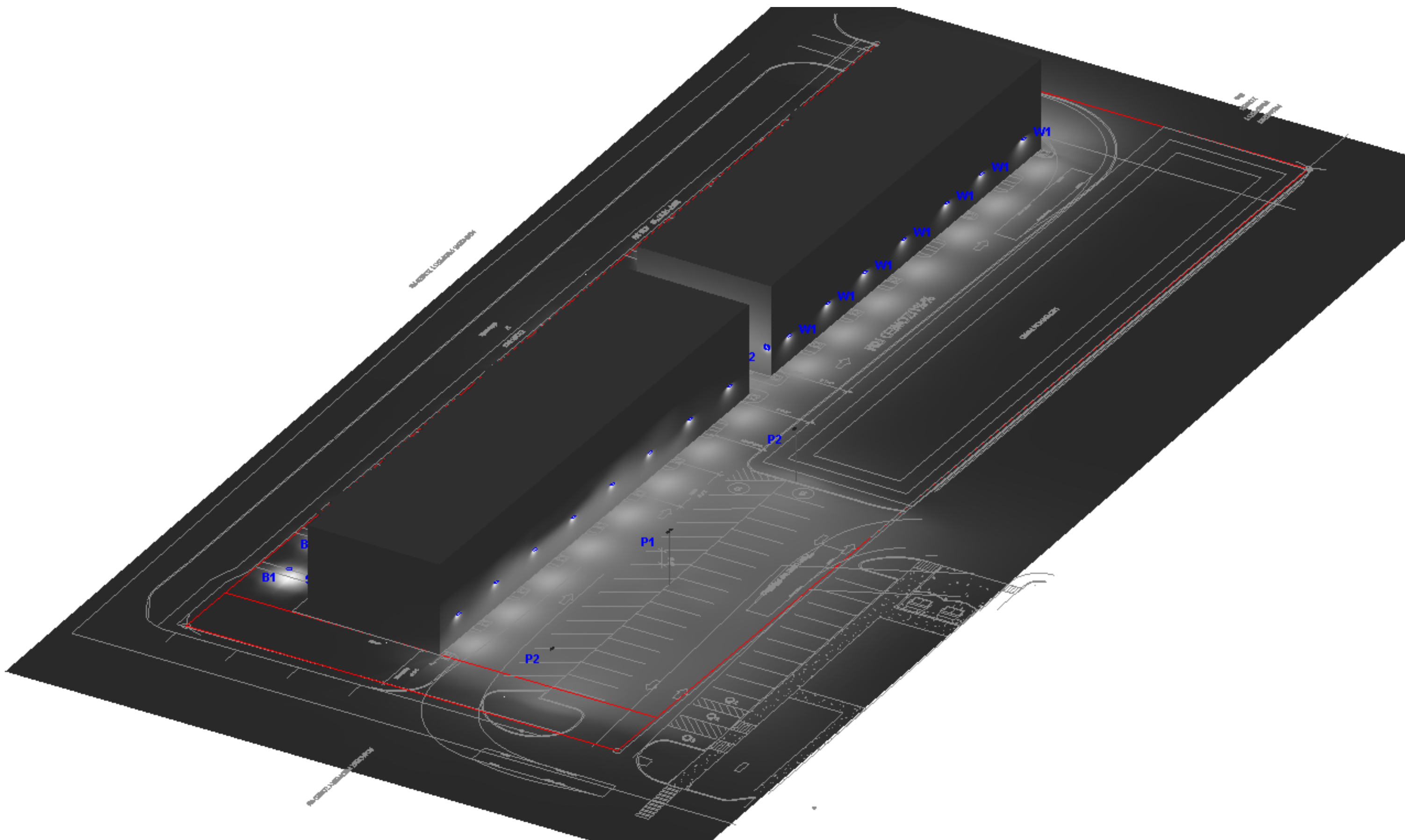




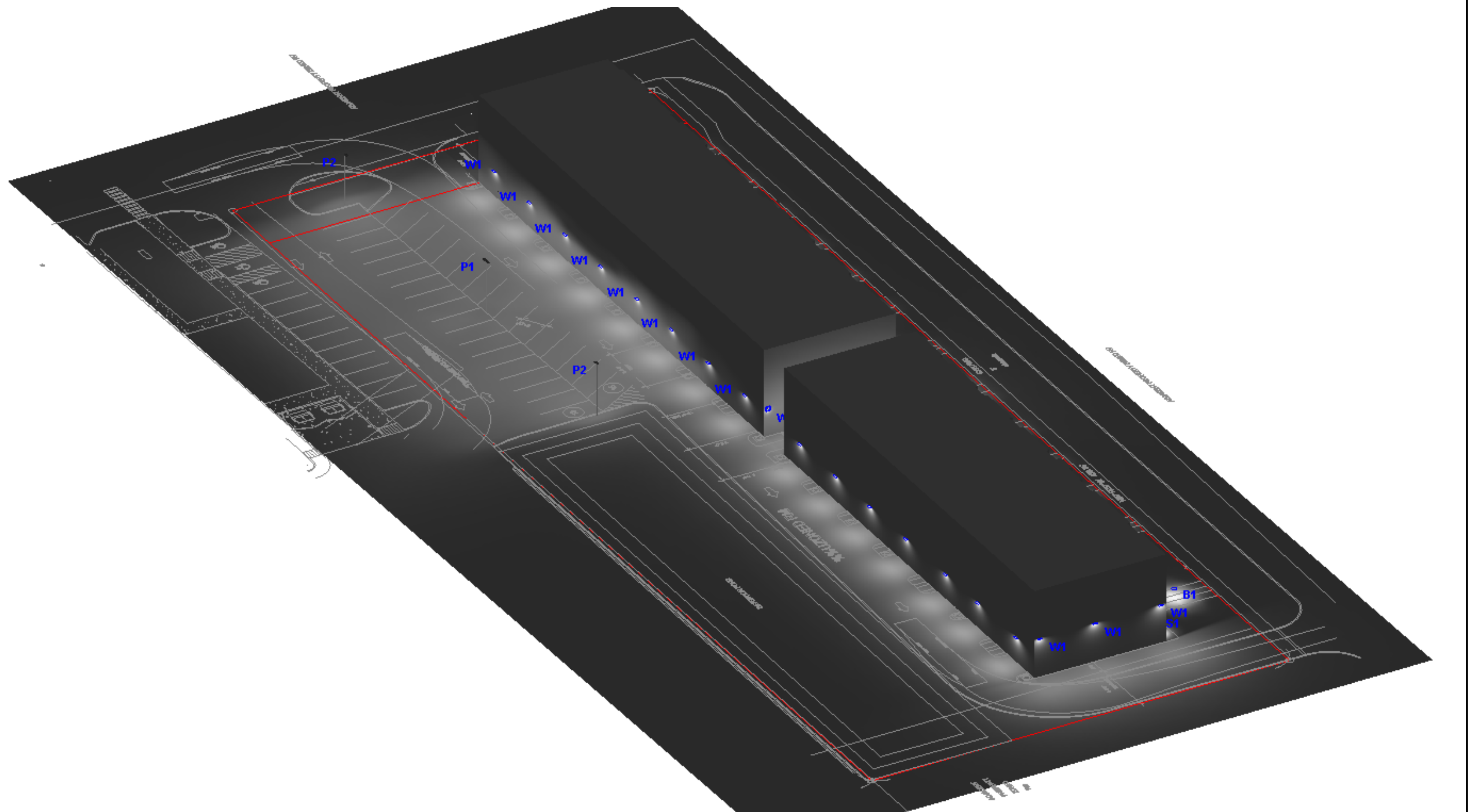
SW Rendered



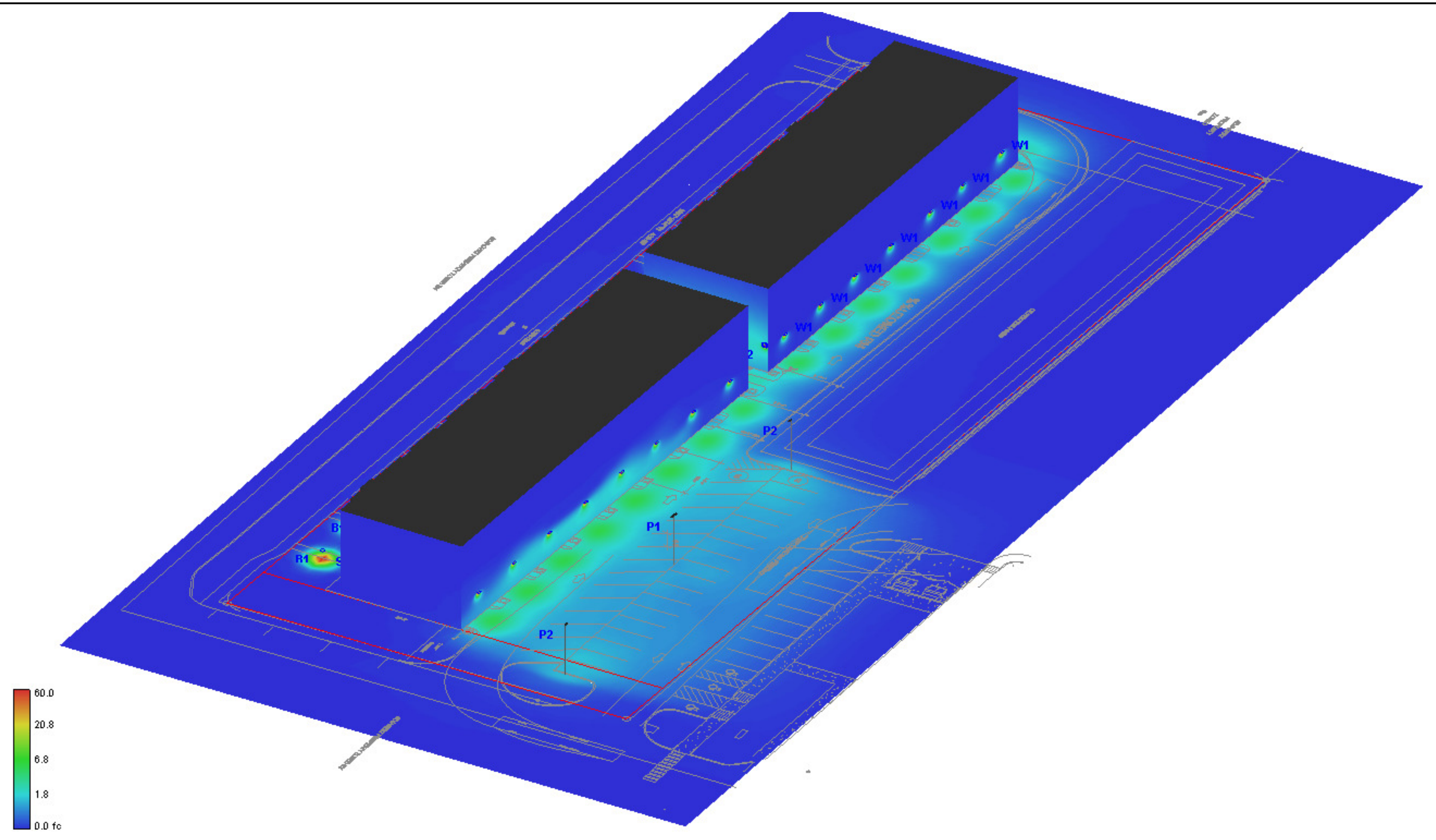
SE Rendered



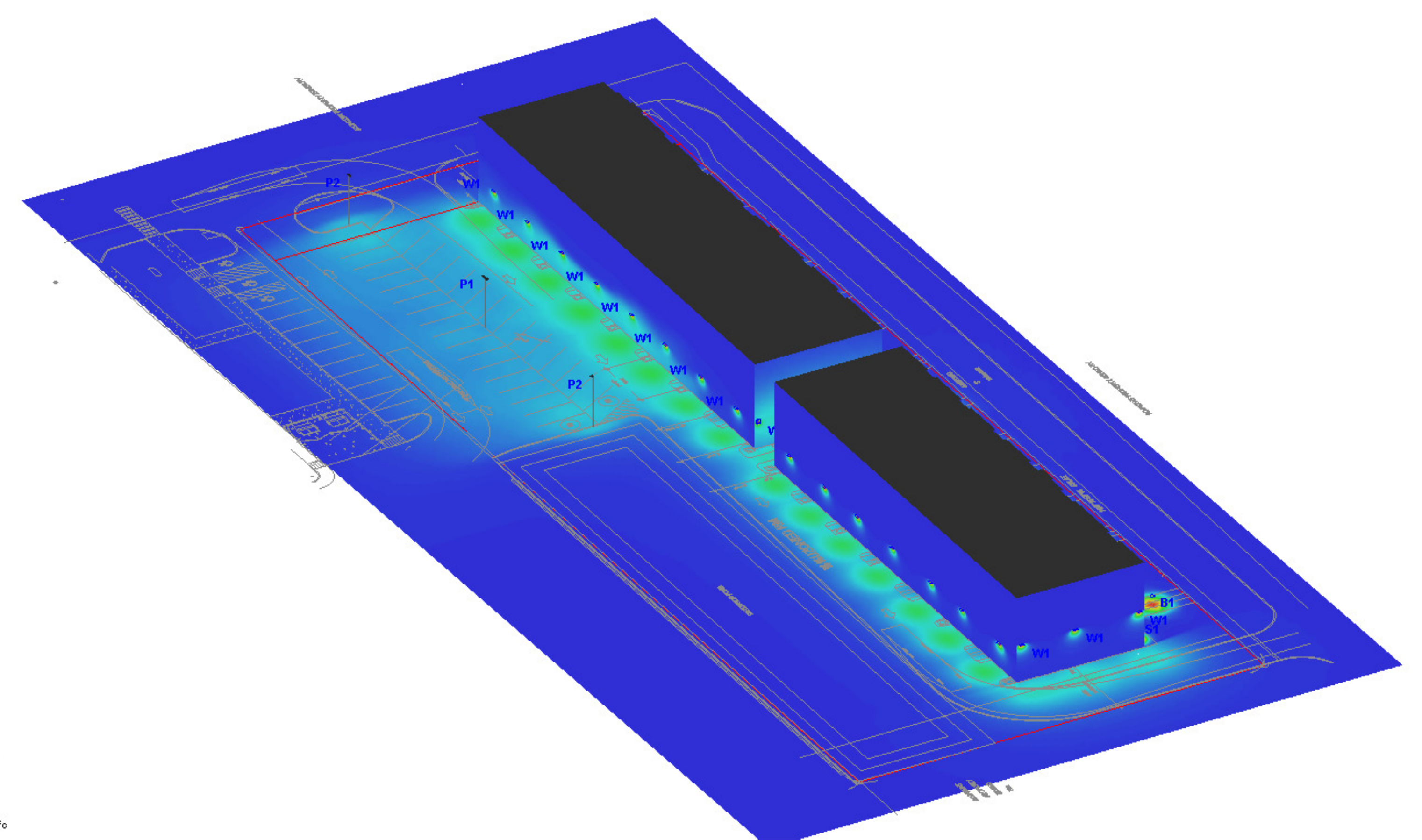
NE Rendered



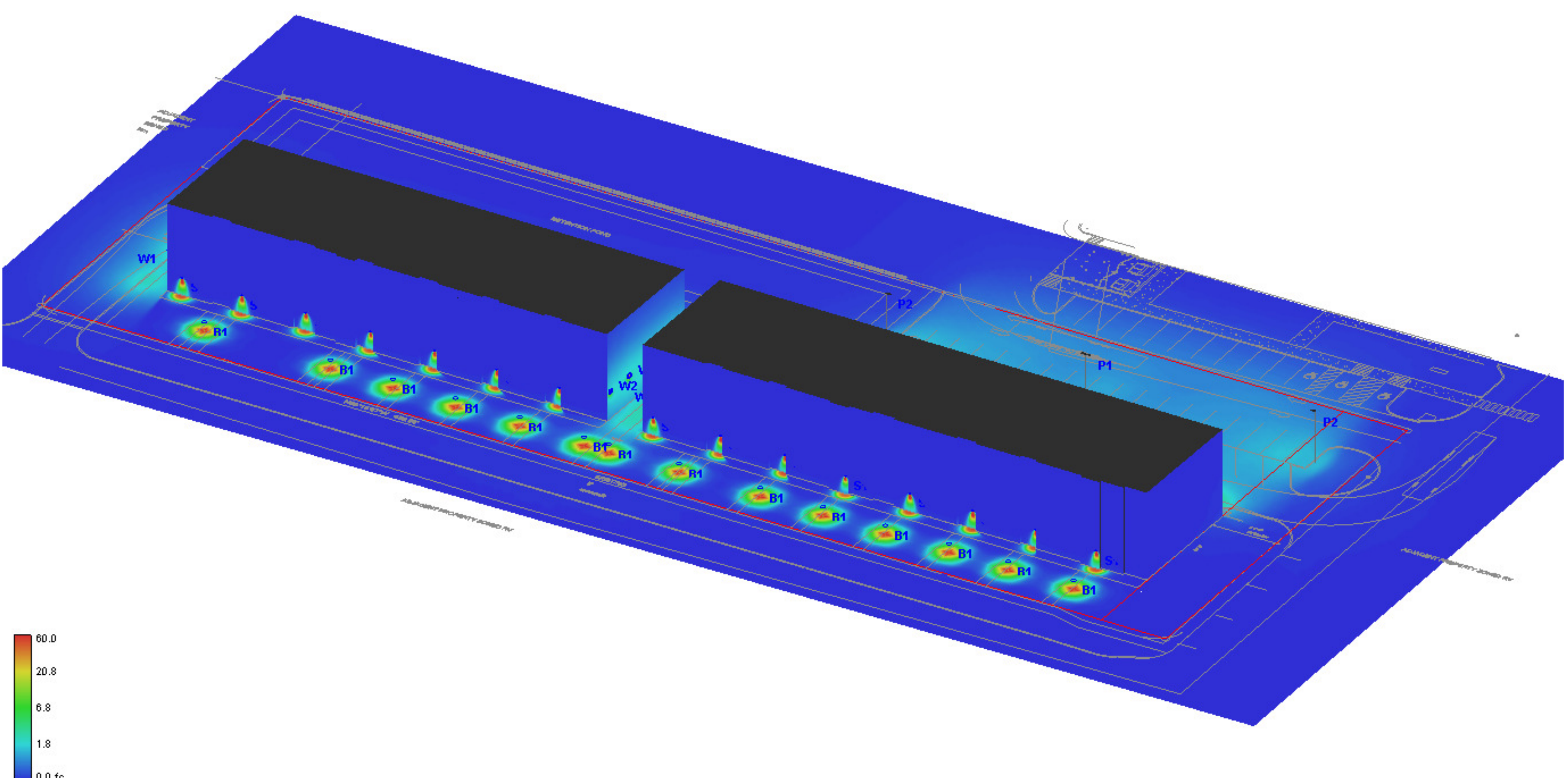
NW Rendered



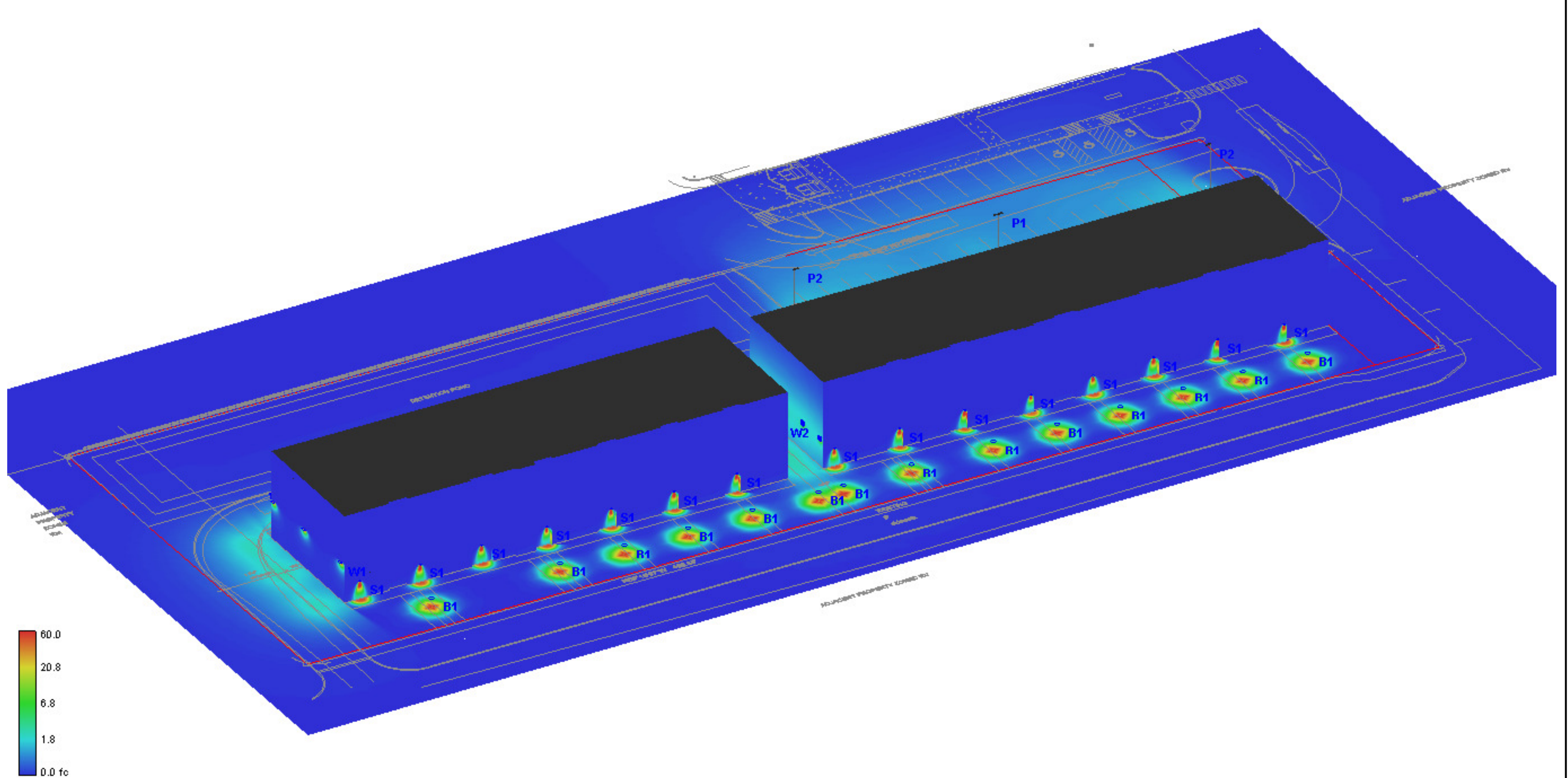
NE Pseudo



NW Pseudo



SE Pseudo

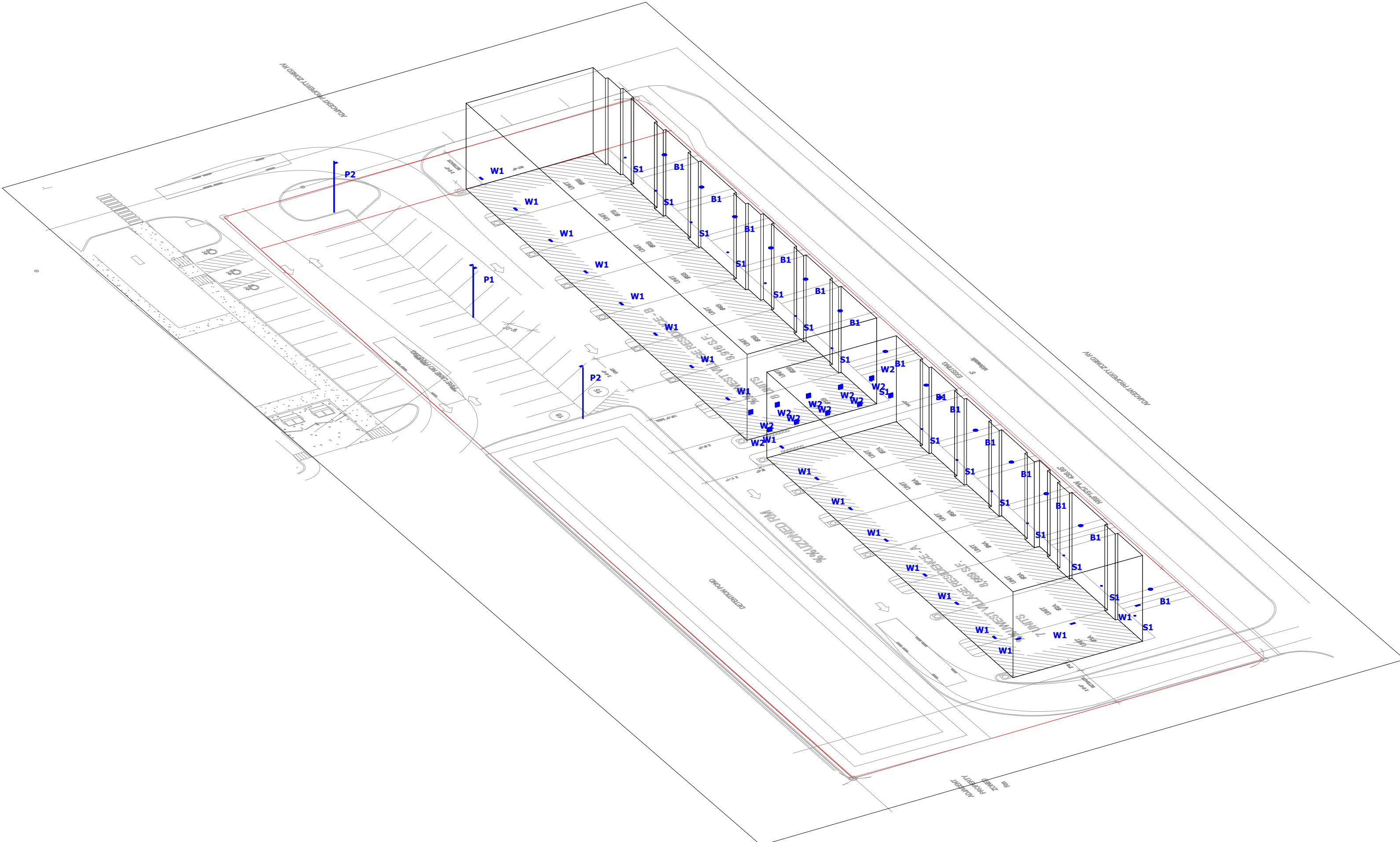


SW Pseudo

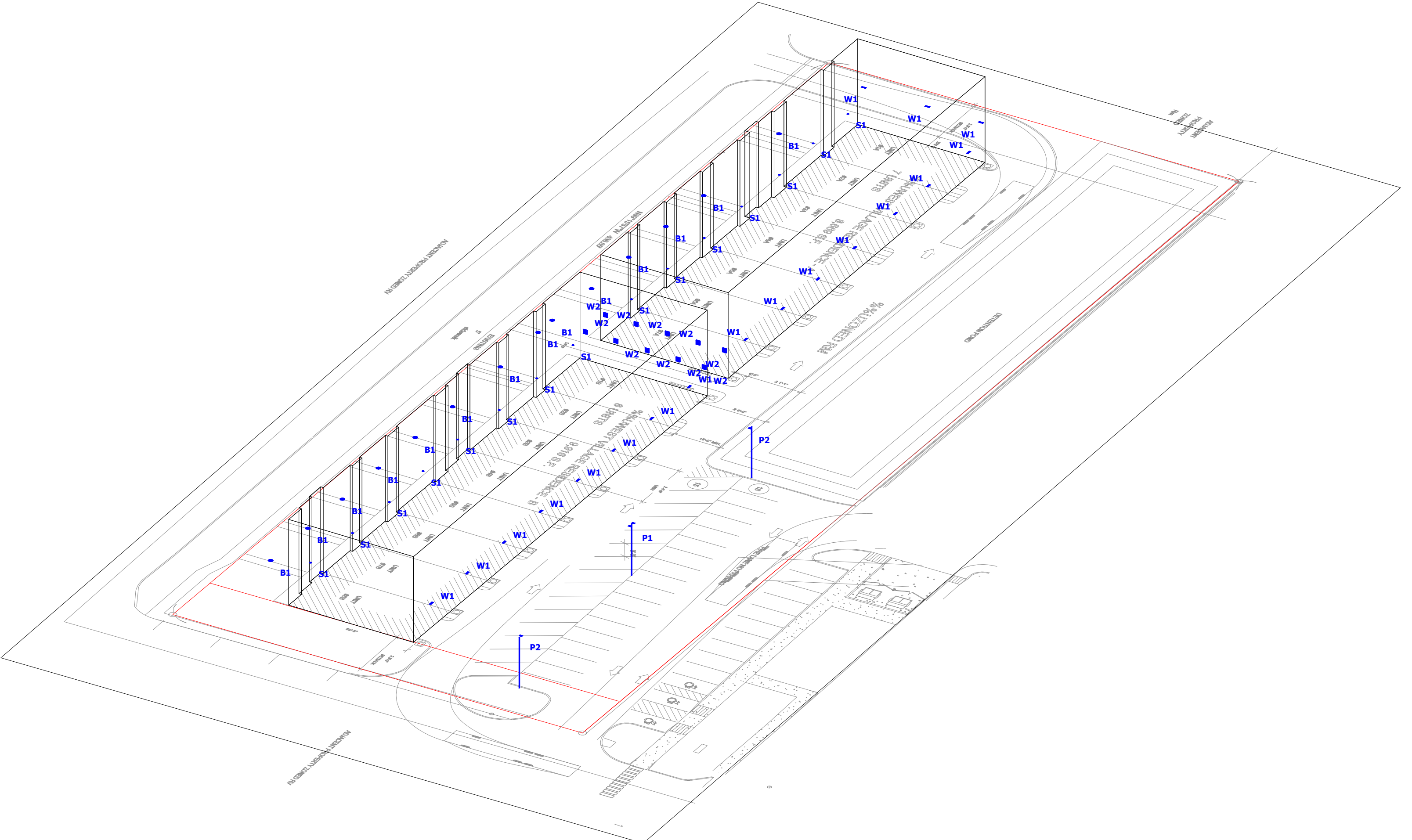
WEST VILLAGE RESIDENCE
 EXTERIOR PHOTOMETRIC PLAN
 GASSER BUSH ASSOCIATES
 WWW.GASSERBUSH.COM

SE - 03

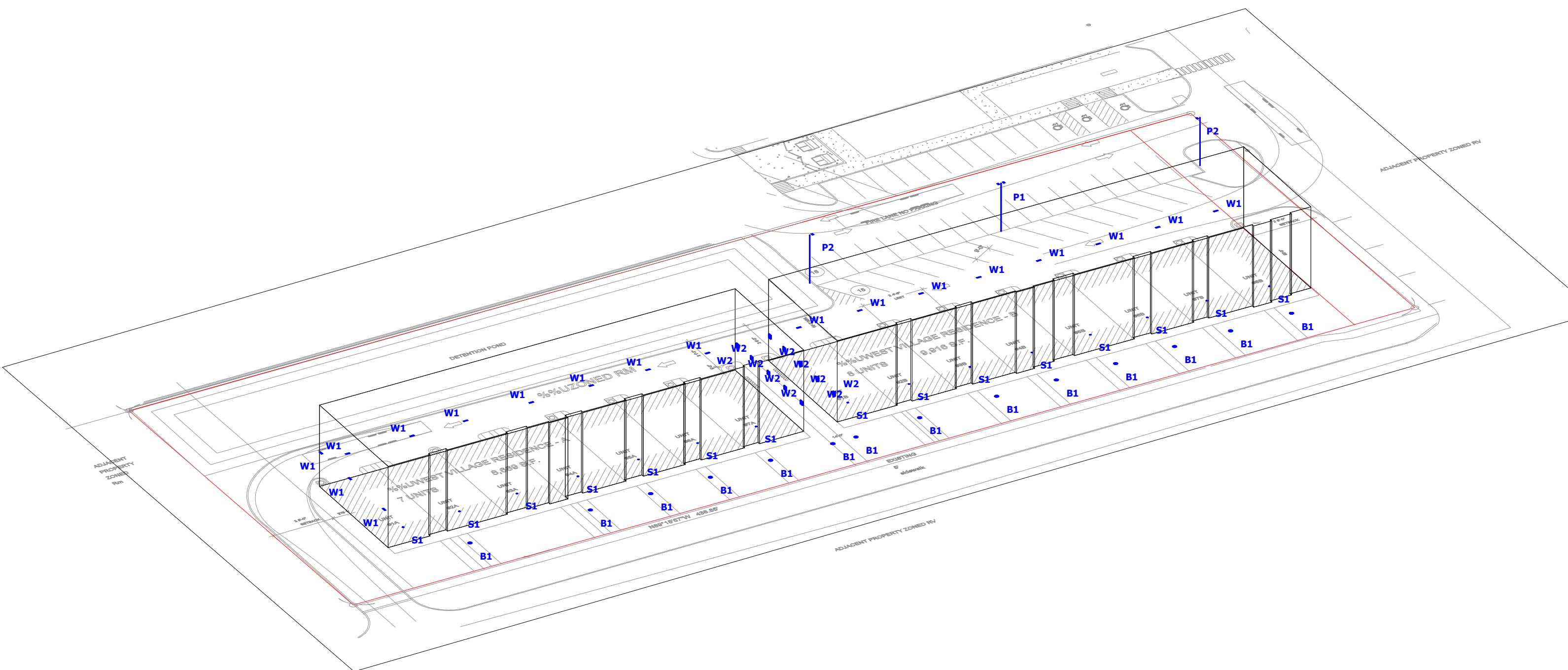
Designer
 BK
 Date
 08/05/2025
 Scale
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 Drawing No.
 #25-46696



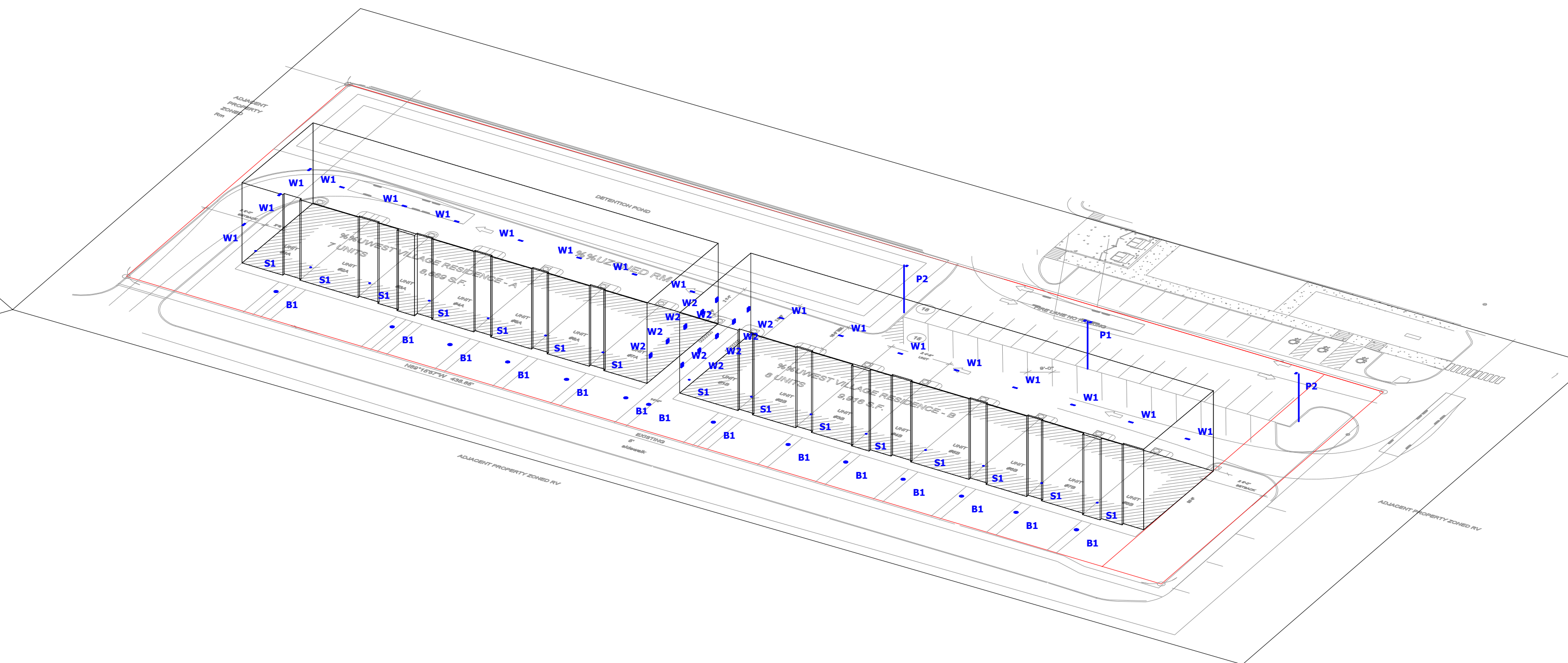
North West View



North East View



South West View



South East View

WEST VILLAGE RESIDENCE
 EXTERIOR PHOTOMETRIC PLAN
 GASSER BUSH ASSOCIATES
 WWW.GASSERBUSH.COM

SE - 04

Designer
 BK
 Date
 08/05/2025
 Scale
 Not to Scale
 Drawing No.
 #25-46696

The Residence @ West Village

Site Plan / Special Use Application Narrative

315 N. Lapeer Street, Village of Lake Orion, MI

Sidwell Number: 09-02-403-020

Date: August 11, 2025

Submitted by:

West Village Residence, LLC

79 Oakland Avenue, Pontiac, MI 48342

Contact: (248) 758-9925

Narrative Description of Proposed Use

The applicant, West Village Residence, LLC, proposes the redevelopment of the 1.63± acre property at 315 N. Lapeer Street, formerly the Lake Orion School Administrative Building, with the construction of a new 15-unit for-sale townhome condominium development. The site is located within the Village of Lake Orion and zoned RM (Residential Multiple-Family). The existing structure will be demolished to allow for the construction of two new residential buildings.

Proposed Development Summary

- Total Units: 15 for-sale townhome condominiums
- Building A: 7 units
- Building B: 8 units
- Unit Type: All units are three-bedroom residences
- Each unit includes: A private entry, 2-car garage, full kitchen, great room, and second-floor laundry
- Total Building Footprint: 18,585 SF
- Building Height: 33'-4" (within 40' zoning limit)
- Setbacks: Front 25', Rear 25', Side 25' – all compliant

Site Density & Open Space

- Gross Site Area: 70,995 SF (1.63 acres)
- Detention Pond Area (excluded): 13,932 SF (0.32 acres)
- Density Calculation Area: 57,063 SF (1.31 acres)
- Maximum Units Allowed (per RM zoning): 19
- Proposed Units: 15
- Open Space: 52,410 SF (1.2 acres), equating to ~74% of site area
- Lot Coverage: 26% (well below 35% maximum)
- Note: The pond area on this site is being used to serve the adjacent Lofts & Flats @ West Village development and has been excluded from the zoning density calculation for this parcel.

Access, Circulation, and Parking

- Access: one way street with the entry on Lapeer and the exit on Church Street.
- Internal driveways and garage approaches provide full vehicle circulation
- Parking Provided:
 - 30 spaces (2-car garages for each unit)
 - 18 additional surface parking spaces for guests and overflow
 - Total: 48 spaces (exceeds 30-space minimum requirement)

Stormwater Management

- Stormwater will be managed through a redesigned and enlarged detention basin located at the north side of the property.
- Key stormwater details include:
 - Existing basin to be replaced and regraded per the updated civil plans
 - Detention area: approx. 14,000 SF (0.32 acres)
 - Stormwater quality and quantity controls will comply with Oakland County Water Resources Commission (OCWRC) requirements
 - Basin perimeter is fully landscaped with:
 - Shade trees (1 per 50 LF)
 - Ornamental trees (1 per 75 LF)
 - Native seed mix and erosion control blanket to stabilize slopes

Landscape Design

- The landscape plan (sheets LP.01–LP.02) provides extensive plantings including:
 - Street trees, evergreen shrubs, and foundation plantings
 - Hosta beds and hydrangeas along the building façades
 - Interior courtyard and walkways framed by flowering trees
 - Mulch: Natural, double-shredded hardwood (no dyes or palette wood)
- All planting materials, spacing, and warranties comply with A.A.N. Standards and Village ordinance.

Photometric & Lighting Plan

- Site lighting is designed per SE-01 through SE-05 with attention to safety and light pollution minimization:
 - Downcast LED pole and wall-mounted fixtures at drive lanes and parking areas
 - Light levels are evenly distributed to enhance pedestrian safety
 - No off-site light spillover—photometric cut sheets demonstrate 0.0 footcandles at property lines
 - Maximum average maintained footcandle levels comply with Village code

Utilities & Infrastructure

- Water & sanitary sewer will be connected to existing Village utilities located in Lapeer Road and Church Street
- Individual metering and service stubs to each unit
- Fire lane clearance and turning radii designed per Fire Department standards
- Electric and gas utilities will be routed underground to each unit
- One ADA-compliant unit and garage will be designated, with final location confirmed at permit stage

Architectural Character

- Each townhome has been designed to blend traditional materials with modern functionality:
 - Brick accents, siding, gabled roofs, and inset garage doors
 - All units feature:
 - Open-concept main floor with 9'+ ceilings
 - Kitchens with peninsula seating and pantry
 - Private front door entry and garage access
 - Upper-floor laundry and primary bedroom suites

Zoning & Master Plan Alignment

- This proposal is consistent with the Village of Lake Orion's land use goals, which promote:
 - Infill residential development
 - Housing ownership opportunities
 - Walkable, human-scaled neighborhoods
 - Sustainable stormwater design
 - Attractive architecture and compatible density
- The redevelopment of this institutional parcel into quality, owner-occupied housing meets those criteria.

Conclusion

- The Residence @ West Village is a community-focused residential development that repurposes a previously School Administrative site into high-quality housing with strong architectural appeal and public benefit.
- The proposal exceeds ordinance requirements in terms of parking, landscaping, stormwater, and density compliance, while contributing positively to the neighborhood character and Village housing stock.
- The applicant respectfully requests Site Plan approval and looks forward to collaborating with the Village on this transformative project.

Michigan Department of Treasury
2766 (Rev. 05-16)

L-4260

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 315 North Lapeer Street	2. County Oakland	3. Date of Transfer (or land contract signed) January 23, 2025
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input checked="" type="checkbox"/> Village Lake Orion	5. Purchase Price of Real Estate 700,000.00	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. 09-02-403-020	6. Seller's (Transferor) Name Lake Orion Community Schools	
	8. Buyer's (Transferee) Name and Mailing Address West Village Residence LLC 79 Oakland Ave Pontiac, MI 48342	
9. Buyer's (Transferee) Telephone Number		

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input checked="" type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	13. Amount of Down Payment
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		15. Amount Financed (Borrowed) 0.00

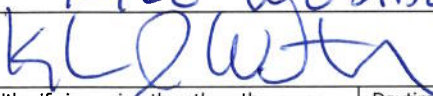
EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- Transfer from one spouse to the other spouse
- Change in ownership solely to exclude or include a spouse
- Transfer between certain family members *(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (Until the life lease or life estate expires)
- Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)
- Transfer to effect the foreclosure or forfeiture of real property
- Transfer by redemption from a tax sale
- Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- Transfer resulting from a court order unless the order specifies a monetary payment
- Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- Transfer to establish or release a security interest (collateral)
- Transfer of real estate through normal public trading of stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- Transfer of land with qualified conservation easement (land only - not improvements)
- Other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name KYLE WESTBERG		
Signature 	Date 1/22/25	
Name and title, if signer is other than the owner	Daytime Phone Number 248.758.9985	E-mail Address KWESTBERG@WESTCONSTRUCTION.COM

2766, Page 2

Instructions:

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

****Section 211.27a(7)(d):** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of \$200.00.

***Section 211.27a(7)(u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of \$200.00.

Section 211.27a(10): "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

Section 211.27(5): "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

- (a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.
- (b) Interest and penalty from the date the tax would have been originally levied.
- (c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:
 - (i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.
 - (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.
- (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.



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

SITE PLAN and / or SPECIAL LAND USE APPLICATION

PROPERTY INFORMATION

Site Address: 315 N. Lapeer Street, Lake Orion, MI 48362

Parcel ID # (Refer to Tax Bill): 09-02-403-020 Zoning District: RM - Multiple Family

PROPERTY OWNER INFORMATION

Name: West Village Residence, LLC - Kyle Westberg Address, City, Zip: 79 Oakland Ave., Pontiac, MI 48342

Phone #: 248-758-9925 Owner E-Mail kwestberg@WestConstruction/com

APPLICANT INFORMATION (If applicant is NOT property owner)

Name: _____ Address, City, Zip: _____

Phone #: _____ Applicant E-Mail _____

Applicant is: (i.e. contractor or business owner or architect, etc.) _____

APPLICANT REQUEST

Site Plan Approval: Site Plan Approval

Use Permitted After Special Approval: _____

Use Type Requiring Special Approval: _____

REQUIRED INFORMATION

Please place your initials below to acknowledge that all applicable items are included with your application.

KJW 1) Final Site Plan. *Two (2) Copies not less than 24 inches by 36 inches in size that meet the requirements of Section 19.02.D. Including, but not limited to:*

- a. Dimensioned floor plans and building elevations*
- b. Hard surface plan identifying parking areas with dimensions and number of spaces provided*
- c. General landscape and lighting plan*
- d. Location of trash receptacle and method of screening*

KJW 2) Project Narrative. *A Narrative must accompany Special Land Use applications that identifies the detailed use of the property under review.*

KJW 3) Property Owner Verification.

KJW 4) Digital copies of all documents. *(Digital copies are used for Planning Commission review. They may be submitted via email to the Planning & Zoning Coordinator at zoning@lakeorion.org, through Dropbox, or using an external USB drive.)*

KJW 5) Village, Planning, Engineering, and Attorney fees as necessary.

By signing below you acknowledge all of the following:

- The undersigned acknowledges that any lack of information which may result in a delay of the review process is the sole responsibility of the applicant.
- The undersigned deposes that the forgoing statements and answers and accompanying information are true and correct.
- The undersigned hereby authorizes Village representatives to enter the subject property in connection with this application, if necessary.

Signature of Property Owner: KLQ Wtun Date: 8/11/2025

Signature of Applicant/Contractor: KLQ Wtun Date: 8/11/2025

TO BE COMPLETED BY VILLAGE STAFF:

Date Received:

of Hard Copies Received:

Electronic Copies Included: Y / N

Fee: Receipt #:

Anticipated Meeting Date:



COMMISSION ACTION SUMMARY SHEET

MEETING DATE: September 2nd, 2025

TOPIC PUD Discussion:
VLO.25.00X – 215 S Broadway Lumberyard Project Pre-Application Review

BACKGROUND BRIEF: The Lake Orion Downtown Development Authority (DDA) has been taking steps to redevelop the vacant Lake Orion Lumber Co site at 215 S. Broadway. Those steps have included targeted demolition of buildings, site clean-up and obtaining a building permit for structural improvements on some buildings to prevent dilapidation and minimize further deterioration.

Based on discussions with the DDA on the proposed vision for the site, the Village Planner is recommending the use of the Planned Unit Development (PUD) process for the Lumberyard Redevelopment Project. Per Zoning Ordinance Sec. 11.04, the review and approval process involves the following steps:

- A) Pre-Application Meeting and Review.
- B) Eligibility Review.
- C) Preliminary Plan Review.
- D) Final Development Plan Review.
- E) Construction Plan Review.

Each step can involve several meetings with both the Planning Commission and Village Council. The first step is an optional Pre-Application Meeting and Review with the Village Planner to obtain information and guidance regarding applicable regulations based on the project scope. The Village Planner has recommended that the DDA take this opportunity to present an initial conceptual plan to the Planning Commission to obtain feedback and begin the PUD review process. The DDA has welcomed the opportunity and has submitted a project narrative and conceptual sketch plan for your review and feedback. Based on the feedback, the DDA will then determine when to submit an application and formally begin the PUD process.

SUMMARY OF PREVIOUS COMMISSION ACTION: None.

FINANCIAL IMPACT: None.

RECOMMENDED MOTION: None. Discussion and feedback only.



118 N. Broadway, Lake Orion, MI 48362
Phone: 248-693-9742 Fax: 248-693-9749
www.downtownlakeorion.org

Matthew Gibb, Executive Director

August 26, 2025

Village of Lake Orion
PLANNING COMMISSION
21 E Church St.
Lake Orion Michigan 48362

Re: Preliminary Concept Plan & Proposed PUD Application
Lumber Yard at Paint Creek – 215 S Broadway Street

Dear Members of the Planning Commission,

On behalf of the Lake Orion Downtown Development Authority and its nonprofit subsidiary, Lumber Yard at Paint Creek, we are pleased to submit the preliminary concept plan for the redevelopment of the historic lumber yard property.

The Lumber Yard at Paint Creek is envisioned as a community landmark and a gateway to downtown Lake Orion. Through adaptive reuse of the existing historic structures and thoughtful site planning, the project will bring together a farmers market pavilion, an event barn, vendor kiosks, trailhead amenities, public gathering spaces, and new retail opportunities to diversify our downtown. The design honors the property’s industrial heritage while introducing a flexible, community-centered development that is walkable, accessible, and sustainable.

We are proposing review of the project under a Planned Unit Development (PUD) framework to allow for the mix of uses, historic preservation considerations, and site-specific design flexibility needed to achieve this vision. The PUD approach ensures the project will meet or exceed the intent of the master plan and zoning ordinance while delivering significant public benefits.

Enclosed, please find the preliminary concept plan, renderings, and project narrative. We respectfully request your review of this concept plan and authorization to proceed with the formal PUD process.

We look forward to discussing the project with you at the upcoming Planning Commission meeting and welcome your feedback as we refine the vision together.

Sincerely,

Matthew Gibb

cc. Lumber Yard at Paint Creek

Project Narrative

Project Overview

The Lumber Yard at Paint Creek reimagines one of Lake Orion’s most significant historic properties as a multi-functional public marketplace, cultural venue, trailhead destination, and extended retail diversity of the Downtown. The project seeks to preserve the site’s historic character while activating it with new uses that serve residents, visitors, and regional trail users.

Key Components

- Main Barn: Restored as a flexible event space capable of hosting markets, performances, weddings, and community gatherings.



- Farmers Market Pavilion: Open-air structure adapted from the historic lumber racks to provide vendor stalls for produce, flowers, and artisans.



- Trailhead & Canopy Structure: Repurposed supply house canopy supporting trail users with rest, shade, and bike-wash amenities.



- Commercial / Coal Office Building: White-box renovation for: Bakery, Bike shop, Coffee, Boutique Hotel and Retail



- Outdoor Spaces: ADA-accessible decks, landscaped gathering areas, performance stage, art installations, and native plantings.



Vision & Community Benefits

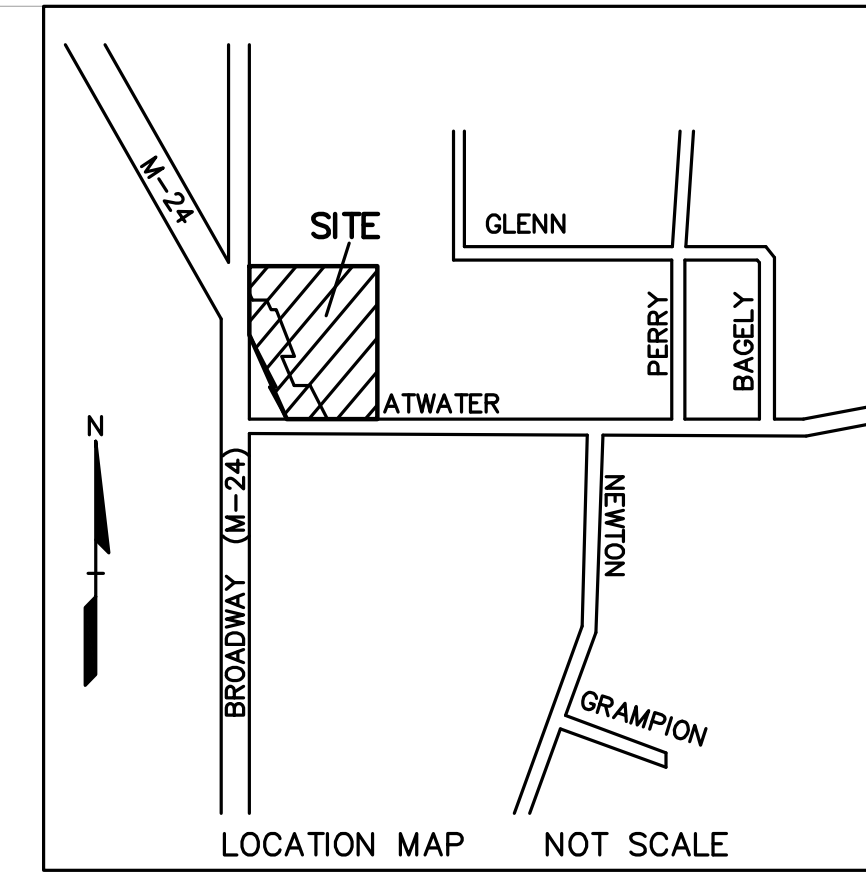
- **Historic Preservation:** Adaptive reuse of century-old structures, respecting the character of the lumber yard while bringing it into modern community use.
- **Economic Activation:** Supports local vendors, artisans, and small businesses while drawing new visitors to downtown.
- **Public Gathering:** Creates Lake Orion’s first dedicated public market and event barn.
- **Connectivity:** Enhances the Paint Creek Trailhead with services and direct connection to downtown businesses.
- **Sustainability:** Emphasis on native plantings, low-maintenance landscaping, and flexible multi-season uses.

Why a PUD?

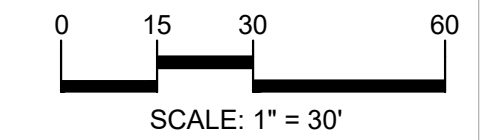
The PUD approach provides a framework to deliver the unique combination of uses, historic preservation objectives, and community benefits that conventional zoning cannot accommodate.

Benefits of PUD Approach

- **Design Flexibility:** Allows integration of event, retail, vendor, and public spaces on a single historic site.
- **Public Benefit:** Provides amenities (market pavilion, trailhead, event barn) that align with DDA and Master Plan goals.
- **Preservation:** Enables adaptive reuse of existing historic structures without rigid dimensional standards that would otherwise inhibit reuse.
- **Parking & Circulation:** Provides phased and flexible parking solutions to balance site activation with long-term needs.
- **Consistency with Master Plan:** Advances goals of placemaking, downtown activation, historic preservation, and trail connectivity.



NORTHEAST CORNER SECTION 11 T.4N., R.10E.



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN EXPRESSLY OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



PROJECT TITLE
LAKE ORION LUMBER
215 SOUTH BROADWAY
LAKE ORION, MI

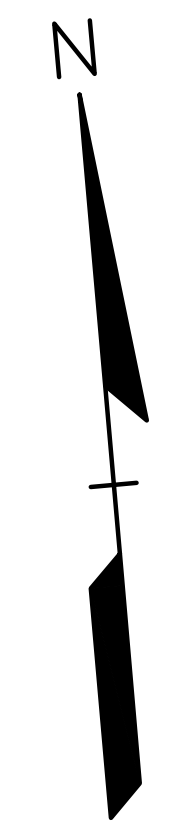
REVISIONS

NO.	DESCRIPTION

ORIGINAL ISSUE DATE:
AUGUST 07, 2025
DRAWING TITLE
CONCEPT PLAN

PEA JOB NO.	20-0164
P.M.	JPB
DN.	JPB
SUR.	JPB

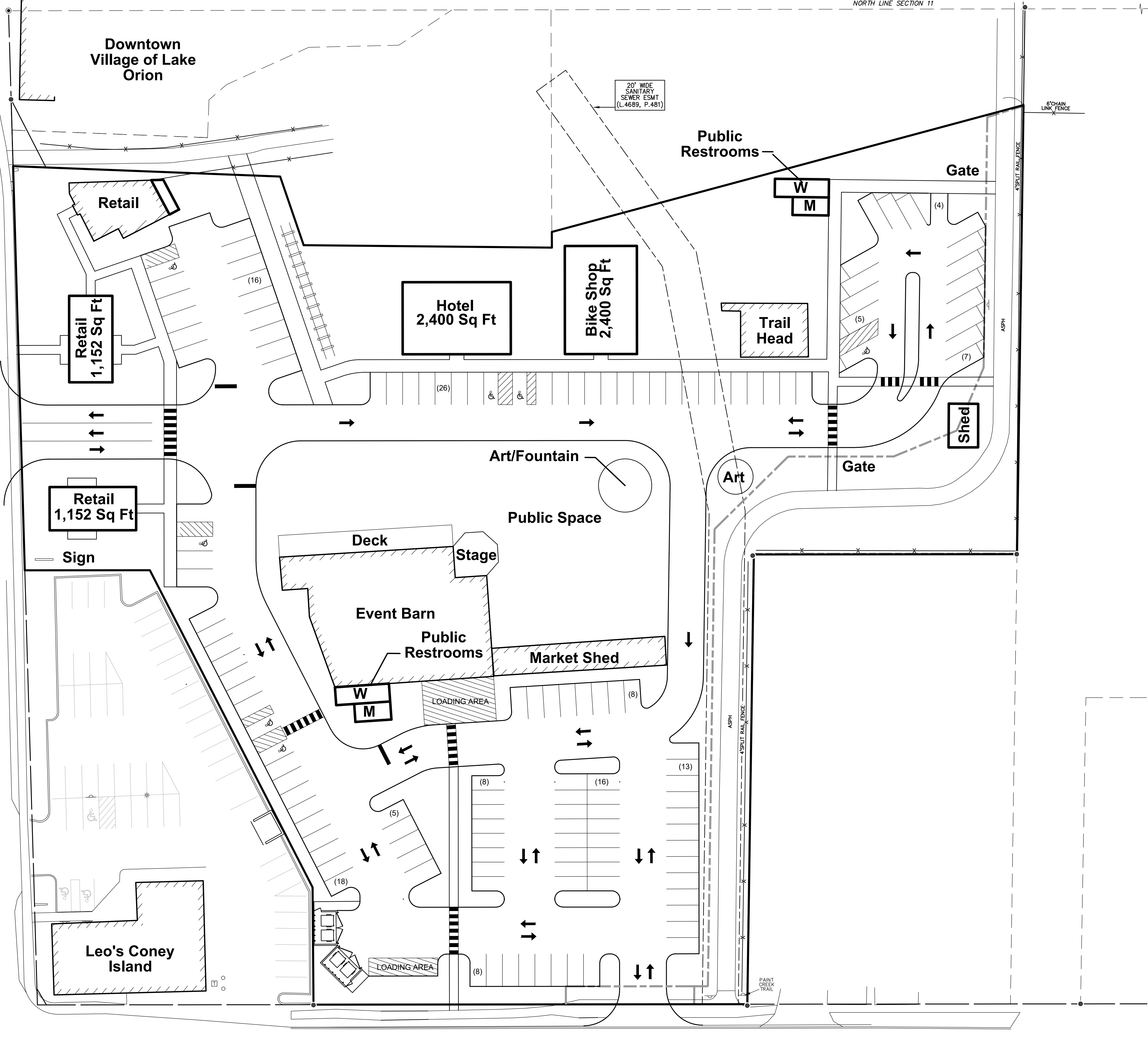
DRAWING NUMBER:
C-3.0



Downtown Village of Lake Orion

BROADWAY ST/M-24

ATWATER STREET



LEGEND:

●	IRON FOUND / SET
⊙	NAIL FOUND / NAIL & CAP SET
⊗	BRASS PLUG SET
⊕	MONUMENT FOUND / SET
⊘	SECTION CORNER FOUND
R M C	RECORDED / MEASURED / CALCULATED
TAX P TC	TAX DESCRIPTION / PLATTED / TITLE COMMITMENT

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