



AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, April 07, 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 February 3, 2025 Planning Commission Regular Meeting Minutes

6. Public Comments on Non-Agenda Items Only

7. Public Hearing

8. Old Business

A. Master Plan Amendment #3 – Strategic Action Plan Draft #2

9. New Business

A. Monthly Planning & Zoning Report

10. Commissioners' Comments Regarding Planning and Zoning Matters

11. Next Regular Meeting - May 5, 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: April 7, 2025

TOPIC Approval of February 3, 2025 Planning Commission Regular Meeting Minutes

RECOMMENDED MOTION: To approve the February 3, 2025 Planning Commission Regular Meeting Minutes, as presented.



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, February 03, 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, February 3, 2025 Regular Meeting of the Lake Orion Planning Commission was called to order by Secretary Lorant at 6:35 PM.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

- Secretary Hank Lorant
- Commissioner Larry Dunn
- Commissioner James Barry
- Village Council President Teresa Rutt
- Village Council Member Michael Lamb
- Commissioner/Administrative Official Darwin McClary

ABSENT

- Chairperson James Zsenyuk
- Vice Chairperson Edward Sabol

STAFF PRESENT

- Planning and Zoning Coordinator Gage Belko
- Deputy Clerk/Treasurer Lynsey Blough

4. Approval of Agenda

MOTION made by Village Council President Rutt, Seconded by Village Council Member Lamb, to approve the agenda for the February 3, 2025 Planning Commission Regular Meeting, as presented.

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

VOTING NAY: None

ABSENT: Zsenyuk, Sabol

5. Approval of Minutes

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

MOTION made by Commissioner/Administrative Official McClary, Seconded by Village Council President Rutt, to approve the January 6, 2025 Planning Commission Regular Meeting Minutes, as presented.

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

VOTING NAY: None

ABSENT: Zsenyuk, Sabol

6. Public Comments on Non-Agenda Items Only

None.

7. Public Hearing

None.

8. Old Business

A. Master Plan Amendment - Strategic Action Plan Update and Draft Review

Planning and Zoning Coordinator Belko began by presenting a spreadsheet (included in the Agenda Packet) that comprised of recommendations and feedback for Phase II of the Master Plan from the public, commissioners, and other boards. He thanked everyone for their detailed contributions and welcomed Commissioner Barry. Mr. Belko explained that all feedback was noted in **red** font on the spreadsheet and then began reviewing each point.

The first goal is to provide great **NEIGHBORHOODS**.

Regarding Objective 1-A, Council Member Lamb voiced his opposition to permitting Accessory Dwelling Units (ADUs) in single-family residential areas. He requested that the Commission vote on removing this item from the Master Plan.

Secretary Lorant suggested Lamb write down his concerns, as there were many items to cover, and Belko assured that he would take notes on the request.

Secretary Lorant interjected and asked Council Member Lamb to jot down what he would like to consider since they have a lot to go through. Planning and Zoning Coordinator Belko told the Commission that he would be taking notes as well.

Secretary Lorant also asked Mr. Belko if he had incorporated his expertise and recommendations regarding the priority level and timeline for each objective. Belko responded that he was gathering feedback first, and would provide his professional recommendations later.

Council Member Lamb continued to express concerns that the inclusion of ADUs in *Objective 1-A* would change the character of the Village. President Rutt disagreed, stating that increasing housing diversity is a vital community value and does not necessarily require a drastic change in character. She highlighted that many seniors wish to age in place, while young families are interested in moving to the Village. She also expressed support for ADUs if they could accommodate family care, such as allowing a parent to live on the property. Mr. Belko added that the Master Plan is not a law or regulation and would not take effect immediately, with its implementation potentially taking several years.

Council Member Lamb, however, remained opposed, citing concerns about limited housing availability and negative effects on property values from ADUs. He suggested turning the Lumberyard project for low-income housing instead.

Mr. Belko moved on to discuss *Objective 1-B:2*, where Council Member Lamb emphasized that it should be a high priority due to the redevelopment nature of the community.

Under *Objective 1-D:3*, Secretary Lorant inquired about the improvements in the Village's Code Enforcement, to which Mr. Belko confirmed that it has become more effective with the introduction of GOGov, a system that tracks enforcement activities. Mr. Belko also mentioned that with the help of Police Chief Amundson, the plan is to reorganize the Code Enforcement division under the Police Department for more focused efforts. Village Manager McClary added that the GOGov system also allows for follow-up reminders and generate reports. Secretary Lorant acknowledged this as a significant improvement.

Council Member Lamb asked if a civilian-style vehicle would be used for Code Enforcement, and Village Manager McClary confirmed that it was part of Chief Amundson's plan. Council Member Lamb also inquired about the possibility of a full-time staff for Code Enforcement, to which Village Manager McClary explained that staffing recommendations would be discussed during the Council's budget work sessions.

Moving on to *Objective 1-D:4*, Council Member Lamb asked for clarification on the Orion Township inspections. Mr. Belko explained that these inspections are related to multifamily developments. Village Manager McClary noted that while the Village has older apartment complexes, there is currently no rental inspection program, though it remains a concept in the Master Plan. He stressed that if such a program were to be implemented, it would need to be fair, uniform, and consistent across all rental properties. Village Manager McClary pointed out the challenges landlords might have with such a program but emphasized the importance of planning ahead for future multifamily rental developments. Council Member Lamb agreed that this should now be a high priority. Village Manager McClary concluded by highlighting the importance of ensuring new developments are well-maintained, safe, sanitary, and compatible with surrounding neighborhoods.

Mr. Belko noted that there was no positive feedback on *Objective 1-D:5*, with one suggestion to remove it entirely. Village Manager McClary commented that while this objective was necessary in the 2002 Master Plan, it is no longer relevant today.

The second goal is for **ECONOMIC DEVELOPMENT**.

Council Member Lamb emphasized that Objective 2-B:3 requires Code Enforcement to implement the Village's policies. Mr. Belko responded that both Code Enforcement and Zoning Administration are collaborating on these efforts.

Moving to Objective 2-B:4, the Commission discussed the need to improve pedestrian safety along M-24.

Council Member Lamb asked if the M-24 Corridor was fully developed under Objective 2-D:1, to which Mr. Belko confirmed it was, but noted that there is potential for future redevelopment. Council Member Lamb also asked for clarification on the term "trade area population." Mr. Belko explained it refers to the population within a 10-15 minute driving radius of the M-24 Corridor. Council Member Lamb requested that the wording be adjusted for clarity, and President Rutt suggested using "access to the community area population" instead.

Moving to Objective 2-E:1, Secretary Lorant pointed out that the DDA's maps need updating, as some businesses are no longer present. Mr. Belko responded that he would work with the DDA staff to evaluate and update the maps.

Regarding Objective 2-E:3, Secretary Lorant inquired about the streetlights. President Rutt clarified that the focus was on LED lights illuminating doorways, not streetlights. Lorant suggested ensuring the lighting, whether LED or not, blends with existing Downtown lighting. Council Member Lamb noted that the issue was more about nighttime ambiance, which he felt shouldn't be a high priority. President Rutt and Secretary Lorant agreed, emphasizing it should be a low priority. Mr. Belko added that he will change the wording to reflect that the lighting be "Village compatible lighting".

Council Member Lamb recommended removing Objective 2-F:1 from the plan entirely, citing the absence of any Brownfield sites.

Regarding Objective 2-F:2, Council Member Lamb presented several economic reasons for why a farmers market should not be a high priority. Secretary Lorant shared insights into why previous attempts at a farmers market had not been successful. President Rutt proposed rewording the objective to "Create, design, and establish a venue for year-round activity for the community," which would allow for a broader range of potential uses, including a farmers market. He also expressed interest in having mixed-use development on the property that could generate income-producing revenue tax. The Commission agreed to adjust the objective to a low priority and consolidate the three actions of Objective 2-F into one.

The third goal is for the **ENVIRONMENT**.

Council Member Lamb asked Village Manager McClary whether the Village has a tree ordinance for municipal trees and if there's a policy for the maintenance, operation, and diversity of tree species. Village Manager McClary responded that the only policy he is aware of is related to the Sidewalk Improvement Program, which dictates a specific distance for planting trees from sidewalks. He was unaware of any tree protection ordinance. Council Member Lamb asked if

the Village needs a street tree ordinance, pointing out that some communities have street tree replacement programs and required species groupings, and suggested the Village consider such a program. Village Manager McClary agreed but believed it would be better handled through a Council policy rather than an ordinance. He also noted that climate change is pushing for urban forestry initiatives due to increased heat in urban areas. The Commission decided to reword Objective 3-A:2 to focus on promoting urban forestry, rather than regulating trees on private property. President Rutt expressed interest in how other communities handle mature trees and new plantings.

Council Member Lamb expressed opposition to solar panels in the Village, citing Michigan's geographic location and their lack of economic viability. However, he stated he is not opposed to vegetable gardens in Village parks. Planning and Zoning Coordinator Belko clarified that the mention of solar panels was only to address the absence of any renewable energy regulations under Objective 3-B:1.

Regarding Objective 3-B:4, Council Member Lamb opposed additional waste management responsibilities for the Department of Public Works, such as composting and recycling. Village Manager McClary explained that the Village already has a single waste hauler for rubbish, curb-side recycling and yard waste. Mr. Belko suggested rewording the objective to focus on "Encouraging public education" instead.

The Commission agreed to combine Objective 3-B:5 with Objective 3-A:2.

Secretary Lorant noted that the Lake Orion Lake Association (LOLA) already conducts periodic tests to identify potential degradation in the lake and determine remedial actions. Commissioner Barry pointed out that LOLA does not test for E. coli. Village Manager McClary shared that the Michigan Department of Environment, Great Lakes, and Energy (EGLE) conducts water testing at the beach. More details can be found on the Green's Park webpage on the Village's website. This discussion took place under Objective 3-C:1.

The Commission agreed to move Objective 3-C:2 to a high priority, following Planning and Zoning Coordinator Belko's recommendation to adopt zoning ordinance standards for the maximum impervious surface area on residential lots in the RL (Lake) District. This is considered a short-term task and is already being incorporated into the Village's Engineering Design Standards.

Regarding Objective 3-C:3, Village Manager McClary mentioned that the Village is already working with the Clinton Watershed Council as part of the Stormwater Management Plan. The Village's MS4 permit requires stormwater management. The Commission agreed to reword the objective to say, "Collaborate with Clinton Watershed Council on Stormwater Management Plan."

Council Member Lamb highlighted that the lake is divided between the Village of Lake Orion and Orion Township, and emphasized that issues may not be resolved without a joint committee between the two communities. Commissioner Barry, a member of LOLA, admitted to providing additional comments under Objective 3-C. Council Member Lamb suggested that Commissioner Barry could serve as the representative to help foster collaboration between the

two communities. Mr. Belko stated he would reword the comments to reflect “More interlocal coordination” on these issues.

The fourth goal is **COMMUNITY FACILITIES**.

Council Member Lamb asked Village Manager McClary about the priority of public facilities improvements under the Capital Improvement Plan (CIP). Village Manager McClary considered it a medium to low priority. Mr. Belko suggested keeping the language as is and recognizing the CIP under Objective 4-A:1.

Mr. Belko stated that Objective 4-A:3 would be removed, as it had already been addressed during an earlier discussion.

Regarding Objective 4-A:4, Council Member Lamb expressed the opinion that beautifying municipal buildings should not be a high priority and suggested changing it to a medium priority.

The discussion under Objective 4-A:5 involved rewording the objective to say, “Coordinating furniture replacement and other streetscape elements with the CIP projects,” lowering the objective to a medium priority, and changing the time frame to ongoing from 0-2 years.

Council Member Lamb does not think that Objective 4-A:6 should be a high priority stating that it is the DDA's responsibility to implement the TIF plan. Secretary Lorant commented on removing the item and taking it elsewhere. Mr. Belko responded that these recommendations were sourced from multiple plans to consolidate everything and ensure it is reflected in the Master Plan.

The discussion under Objective 4-A:7 involved Council Member Lamb asking Village Manager McClary if the Village budgeted for art or if it was handled through the DDA's TIF plan. Village Manager McClary responded that the Village does not fund art, as the Orion Art Center is a private organization. While the Village owns the land the center is on, the Art Center itself is privately owned and financially independent. Secretary Lorant mentioned that the property where the Art Center is located is partly owned by the Village and partly by the Township. Village Manager McClary clarified that it may be the parking lot in question. Council Member Lamb added that the parking lot is in the Village, even though it's owned by the Township. Regarding the objective, President Rutt suggested rewording it to say “Continue supporting public art opportunities,” without specifically naming the Orion Art Center.

The Commission agreed to explore funding opportunities for grants to accomplish Objective 4-B:1, ensuring barrier-free accessibility to all existing parks, recreation areas, and trail systems, including paths, transfer points, resilient surfacing, picnic tables, play equipment, curb cuts, parking, and more.

Under Objective 4-B:2, the Commission agreed to support the goals and objectives of the Parks and Recreation Master Plan.

Council Member Lamb suggested removing Objective 4-B:3 from the parks section and combining it with Objective 4-C:2. President Rutt agreed and recommended updating Objective 4-C:2 to say, “Develop a safe pedestrian and non-motorized linkage across M-24 between the lake and downtown.”

Under Objective 4-B:4, the Commission agreed to change it to a low priority due to the challenges posed by the Polly Ann – Pain Creek Link, as it requires coordination with other governmental units like MDOT (state), Orion Township, and Oxford Township.

Council Member Lamb asked what eco-tourism meant. Mr. Belko responded that it’s effectively marking the Village’s blue and green spaces as an attraction to come to the Village and enjoy its natural resources. During the discussion of Objective 4-B:6, Council Member Lamb expressed doubts about the importance of focusing on water facilities open to the public, questioning the extent to which people visit the park for such activities. However, President Rutt countered by sharing that there is a consistent number of families, even from outside the village, who regularly visit the park, highlighting the value of these amenities. Council Member Lamb then inquired about the Village’s efforts in applying for grants related to these facilities. Village Manager McClary acknowledged that there are several potential grants but emphasized the need for a more proactive approach in applying for them. Council Member Lamb suggested that grant opportunities be added to a "master grant application list" for easier tracking, to which Village Manager McClary agreed that referencing such opportunities in the Master Plan strengthens grant applications. Council Member Lamb advocated raising the priority of this item to high to ensure greater focus on applying for available funds.

Under Objective 4-C:3, President Rutt suggested rewording the language to “Promote or increase the public transportation services that are available in the community.” She emphasized the need for more people to be aware that the North Oakland County Transportation Authority (NOTA) serves more than just seniors. Council Member Lamb recommended including this information in the newsletter. Village Manager McClary mentioned that there is already a section on the Village’s website dedicated to transportation.

Council Member Lamb voiced strong support for cross-access easements and have Objective 4-C:5 remain a high priority.

Planning and Zoning Coordinator Belko will revise Objective 4-C:6, as Council Member Lamb believes it is irrelevant, and Secretary Lorant supported this view.

The Commission agreed to consolidate Objective 4-C:7 with another item in the Master Plan.

Under Objective 4-C:8, the discussion focused on pedestrian crosswalks, sidewalks, and other infrastructure in the DDA district. Council Member Lamb raised concerns about the maintenance of brick paver streets, which require yearly sanding and upkeep, and suggested using colored stamped concrete as an alternative to achieve the same aesthetic without the maintenance issues. Planning and Zoning Coordinator Belko agreed to include this suggestion for future considerations. Secretary Lorant pointed out that the downtown's brick updates cost \$10 million, but it was agreed that any new projects should avoid using brick pavers, focusing instead on more practical alternatives.

The Commission agreed under Objective 4-C:9 to continue supporting NOTA.

The discussion under Objective 4-D:1 involved Council Member Lamb raising concerns about stormwater management and drainage, particularly after experiencing flooding in his driveway. He suggested updating the verbiage to "Monitor and maintain the storm drainage system for problem areas." Village Manager McClary humorously referenced Lamb's property as being built on "Gilligan's Island," which contributed to the drainage issues. The Commission members responded with lighthearted jokes, with Secretary Lorant even asking to include the "Gilligan's Island" remark in the notes. Mr. Belko mentioned that this item could be consolidated with Objective 3-C, which focuses on protecting lake and water quality.

The Commission agreed under Objective 4-D:2 to consolidate it with another item of the Master Plan.

Secretary Lorant reiterated the importance of keeping the priority of snow removal in the downtown high under Objective 4-D:4.

The discussion under Objective 4-E:1 focused on developing an efficient parking system. Council Member Lamb disagreed with appointing someone specifically to oversee the parking system, suggesting instead that the Village Manager is responsible for overseeing it. There was a conversation about parking meters and the need for a community-based parking plan. Council Member Lamb emphasized the importance of parking management for business turnover and community needs. Secretary Lorant mentioned that the Lumberyard Redevelopment could help improve parking availability. President Rutt suggested that developing a parking plan could consolidate some existing items, including wayfinding signage across the downtown (Objective 4-E:8) and a parking fee and fine schedule (Objective 4-E:10). The Commission agreed to add a goal of developing a village-wide parking plan. Planning and Zoning Coordinator Belko will work on consolidating and removing some of the related items.

Under Objective 4-E:11, the discussion focused on whether to include a sinking fund for parking lot maintenance. Council Member Lamb questioned the need for a sinking fund, as the Village does not currently have a maintenance fund for this purpose. Village Manager McClary clarified that while the Village has a parking fund, it is for enforcement, not maintenance. It was also noted that a sinking fund might be considered if metered parking were implemented in the future. Ultimately, the Commission agreed to remove this item from the Master Plan, as it is not something currently being pursued.

Under Objective 4-E:3, the discussion focused on collaborating with private lot owners to allow public shared use of parking areas. However, the Commission agreed to consolidate this with the overall parking plan, as it was seen as part of a broader discussion. There was also a suggestion to remove all related items under Objective 4-E, including the development of a parking deck, as the Lumberyard Project was seen as the solution for this need. The Commission agreed to integrate these items into a unified parking plan.

The fifth goal is **GENERAL PLANNING EFFORTS**.

The Commission agreed to remove Objective 5-A:4 from the Master Plan.

Under Objective 5-B:1, the discussion focused on building trust and relationships with the business community through personal outreach and education. It was noted that the DDA primarily handles this, but collaboration could occur through community roundtables or annual business meetings, if they aren't already taking place. Secretary Lorant emphasized a potential opportunity for stronger cooperation between the DDA and the Village, which was acknowledged as a high priority.

Under Objective 5-B:2, the discussion centered around maintaining relationships with the Library Board and supporting projects that align with the goals of the Orion Township Library. There was another light-hearted exchange about the library, with Council Member Lamb sharing his experience and President Rutt noting her substantial use of library resources. The group agreed that including the objective is beneficial.

The next steps involve a final review of the revisions by the Planning Commission at the upcoming meeting on March 3rd. After that, the Commission will consider sending the revised Master Plan to the Village Council for distribution. Additionally, a public opinion survey has been drafted and will be posted online, with requests for assistance in spreading the word. The survey will focus on gathering community priorities related to the goals and objectives, rather than specific action items already being addressed

MOTION made by Commissioner/Administrative Official McClary, Seconded by Village Council President Rutt, to direct the Village Planning Consultant to incorporate feedback received at this February 3, 2025 regular meeting of the Planning Commission into a revised draft of the Master Plan Strategic Action Plan and to place the revised draft on the agenda of the next regular meeting of the Planning Commission.

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

VOTING NAY: None

ABSENT: Zsenyuk, Sabol

9. New Business

A. Draft FY 2024-2030 Capital Improvement Plan for Planning Commission to Review and Comment

Village Manager McClary provided an overview of the Capital Improvement Plan to the Planning Commission. During the discussion, Council Member Lamb inquired whether Village Manager McClary was aware of any community-wide special assessments for street maintenance and replacement. Village Manager McClary explained that many communities use special assessments to allocate the cost of street improvements, relying on MDOT street classifications to gauge the community benefit. He noted that major streets tend to bear a greater financial burden compared to local streets. He also mentioned that many communities levy a road millage instead of using special assessments due to insufficient funds from general taxes under Act 51.

Village Manager McClary expressed his preference against using a millage for this purpose. Council Member Lamb countered, suggesting that if the village uses general revenue for road improvements, it will essentially function like a millage. Village Manager McClary affirmed this

but explained that due to the Headlee Rollback, which limits the Village's financial flexibility, relying on general funds for streets isn't viable. He emphasized that a special assessment district is a fairer way to charge property owners based on the benefit they receive from the improvements, rather than using a millage based on property value. He warned that a millage could create inequities, as wealthier property owners would pay more regardless of the direct benefit to them. In addition, a millage could be problematic if future councils were unable to guarantee ongoing funding. Therefore, Village Manager McClary argued that special assessments are the most equitable and sustainable option for funding street improvements.

Council Member Lamb used the Sanitary Sewer Pump Station Project as an example to illustrate his point about spreading costs across the entire village. He noted that 60% of the village population doesn't directly benefit from the project. In response, Village Manager McClary argued that all residents have an interest in the pump stations. He explained that if the pump stations fail and result in pollution in the lake, property values across the village would decline, affecting everyone. Village Manager McClary emphasized that the project operates like a business enterprise system, similar to utilities like DTE and Consumers Energy, rather than a public service like streets or sidewalks. It is funded differently, with customers—those who benefit from the system—being responsible for its costs and maintenance.

Council Member Lamb asked additional questions about the cost of street paving, to which Village Manager McClary explained that if property owners are specially assessed, they would be charged based on the front footage of their property. Village Manager McClary clarified that the CIP outlines the projects identified in the Pavement Asset Management Plan, which was developed by the Village Engineers. This plan includes street projects for the next three years, which are listed in the major and local street sections of the CIP.

Village Manager McClary also used the Park Avenue Retaining Wall Project as an example, explaining that the property owners funded the project themselves. Under the current policy for dead-end street paving, the property owners would primarily bear the cost of improvements on that street since they directly benefit from it.

Council Member Lamb interjected, noting that the overall Capital Improvement Plan (CIP) addresses the key issues. Commissioner Barry, with his financial background, recommended having contingency plans in place as part of the CIP, which was well-received by Council Member Lamb, who praised Commissioner Barry's financial insights. Commissioner Barry acknowledged the progress the Village Council had made in their discussions around the CIP.

Village Manager McClary emphasized that the CIP covers the current fiscal year and extends for five years, with regular reviews and evaluations by the Village Council and Administration. He reminded everyone that the CIP is a plan, not a firm commitment.

President Rutt echoed Village Manager McClary's sentiment, noting how far the Village Council had come since two years ago when there was no formal plan in place. She expressed her willingness to be transparent about the costs of the plan, highlighting the identification of \$28 million in CIP projects. She mentioned that the Village would do its best to secure funding, whether through grants or other resources, and that the plan could be adjusted based on priorities and available funding.

B. Monthly Planning and Zoning Report – January 2025

MOTION made by Village Council Member Lamb, Seconded by Village Council President Rutt, to receive and file the January 2025 Monthly Planning and Zoning Report.

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

VOTING NAY: None

ABSENT: Zsenyuk, Sabol

10. Commissioners' Comments Regarding Planning and Zoning Matters

Council Member Lamb welcomed Commissioner Barry and thanked him for his great insight and understanding of numbers. He also thanked Planning and Zoning Coordinator Gage Belko for getting through all of the objectives of the Master Plan tonight.

President Rutt also welcomed Commissioner Barry.

Commissioner Dunn also welcomed Commissioner Barry. Gave kudos to Planning and Zoning Coordinator Belko. He really liked the emphasis on Code Enforcement.

Commissioner Barry was glad to be part of the Planning Commission and offered his expertise in the financial sector if needed.

Village Manager McClary also welcomed Commissioner Barry and updated him with the Sidewalk Improvement Program.

Secretary Lorant welcomed Commissioner Barry and appreciated the great discussion the Commission had tonight.

11. Next Regular Meeting - March 3, 2025

12. Adjournment

MOTION made by Village Council President Rutt, Seconded by Village Council Member Lamb, to adjourn the February 3, 2025 Planning Commission Regular Meeting.

VOTING YEA: Secretary Lorant, Commissioner Dunn, Commissioner Barry, Village Council President Rutt, Village Council Member Lamb, Commissioner/Administrative Official McClary

The February 3, 2025 Planning Commission Regular Meeting adjourned at 9:31 PM.

Henry Lorant
Secretary

Lynsey Blough
Deputy Clerk/Treasurer

Sonja Stout
Clerk/Treasurer

Date approved: as presented on March 3, 2025



BOARD ACTION SUMMARY SHEET

MEETING DATE: April 7, 2025

TOPIC: Master Plan Amendment #3 – Strategic Action Plan Draft #2

BACKGROUND BRIEF: In early 2024, McKenna was authorized to prepare an amendment to the Village Master Plan (2002-2022), as amended, to incorporate a Strategic Action Plan, including updated Goals and Objectives and an Implementation Matrix. The project was proposed in three phases:

- Phase I: Analyze and Synthesize
- Phase II: Critical Feedback
- Phase III: Adoption

McKenna has provided a status update and a second draft of the Strategic Action Plan incorporating Commissioner feedback and community input for review and discussion.

RECOMMENDED MOTION: To recommend Village Council approve distribution of the Draft Strategic Action Plan (Master Plan Amendment #3) for the required 42-day public review period.

Provided Village Council approves distribution of the draft at its April 14 meeting, the Planning Commission should consider directing Village Staff and Planning Consultants to schedule and have noticed the required public hearing for the Strategic Action Plan at the June 2, 2025 Planning Commission meeting,

ATTACHMENTS:

MEMO – Strategic Action Plan Project Update

DRAFT – Strategic Action Plan Draft #2

SURVEY – Community Survey Results

MATRIX – Planning Commission notes and recommended revisions

MCKENNA

April 4, 2025

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

Subject: Status Update and Review – 2025 Strategic Action Plan for Implementation

Dear Chair and Commissioners:

We are pleased to provide Draft #2 of the 2025 Strategic Action Plan Amendment for Implementation (Master Plan Amendment #3) incorporating your feedback received so far for further discussion. In 2024, we were authorized to initiate this amendment as a revision and restatement of Goals and Objectives and to develop an Implementation Matrix of Action Items. The project consists of three phases:

Phase I: Analyze and Synthesize. We will use public engagement data and recommendations from the most recent Master Plan amendment and other adopted Village plans, including the Downtown Development Authority's TIF and Development Plan, to develop a matrix of action items for consideration.

Phase II: Critical Feedback. Once we have completed a draft of the action plan, we will circulate the report to all Village Departments, Boards, Commissions, staff, and the public for review. The public will have the opportunity to provide feedback through an online and paper survey and we will work closely with Village staff to incorporate revisions based on feedback received.

Phase III: Adoption. As an amendment to the Village's Master Plan, the Strategic Action Plan must go through the appropriate channels of intent, distribution, noticing, public review, public hearing, and adoption. We will shepherd the Strategic Action Plan through this process, in compliance with State of Michigan Public Act 33 of 2008.

We are in the middle of Phase II and are looking forward to your feedback at your March 3 meeting to continue refining the Action Plan. A chart of remaining tasks to complete the project is on the following page.

Should you have any questions during this process, do not hesitate to contact me.

Respectfully,

McKENNA



Gage Belko, AICP
Associate Planner

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

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☎ 248.596.0930
MCKA.COM

Communities for real life.

REMAINING TASKS

TASKS	JAN	FEB	MAR	APR	MAY	JUN
0. Project Kickoff w/ MCKA Team						
1. Notice of Intent to Plan						
2. Analysis of Ex. Plans and Data						
3. Prepare Draft Matrix						
4. PC Review of Draft #1 & Provide Feedback	20	3				
5. Public Survey		18	→	4		
6. Revisions		→	→			
7. PC Review of Draft #2 / Send to Council				7		
8. VC Review & Approve Draft Dist. (42 Days)				14 (16)	(27)	
9. PC Public Hearing Notice (Due / Publication)					(8 / 14)	
10. PC Meeting, Public Hearing & Approval						2
11. VC Review and Adoption						9

NEXT STEPS

Although the survey is officially closed, the project webpage will remain active through adoption. There will be an open comment feature on the webpage during the public review period to collect additional feedback. **We recommend that the Planning Commission make a recommendation to Village Council to approve the distribution of the draft Plan for the required 42-day public review period.**

It would also be appropriate to direct McKenna and Village staff to prepare for the required public hearing at the June 2 Planning Commission meeting, provided the draft Plan is approved for distribution at the April 14 Council meeting. At the public hearing, the Planning Commission will review all public comments and consider recommending approval of the Final Draft to the Village Council.



Lake Orion Master Plan 2025 Amendment

Village of Lake Orion, Oakland County, Michigan

DRAFT 11.20.24





Lake Orion Master Plan 2025 Amendment

Village of Lake Orion, Oakland County, Michigan

Month Day, 2025: Approved by the Village Planning Commission

Month Day, 2025: Adopted by the Village Council

Prepared with the assistance of:



235 E. Main Street, Suite 105

Northville, MI 48167

T: 248.596.0920

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www.mcka.com

Resolution of Adoption - to be added

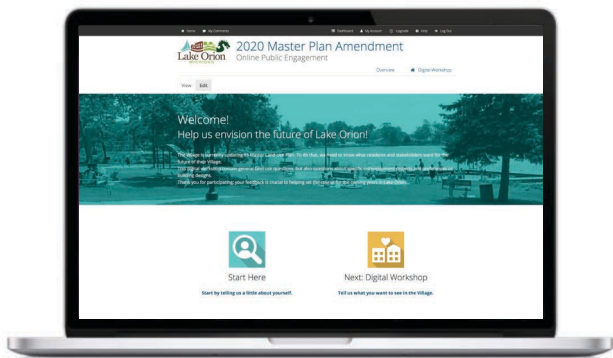
Part I: Introduction and Background

Welcome to the Village of Lake Orion’s 2025 Master Plan Amendment. Initiated in 2024, this amendment reflects the Village’s strategies for addressing redevelopment; future land use; policy and regulatory updates; and ongoing coordination with various Village, Township, County, and State staff. This amendment is key to implementing past policy to attain the future the Village has diligently planned for.

PURPOSE AND RELATIONSHIP TO THE VILLAGE’S 2002 MASTER PLAN

As required by the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, at least every five years after adoption of a master plan, the Planning Commission must review the plan and determine whether to begin the procedure to adopt a new plan or amend the existing plan. Due to a number of reasons, including recent development activity, the Village has decided to consider an amendment to the plan. This text constitutes the proposed amendment (Amendment #3), and must be interpreted in the context of the overall 2002 - 2022 Master Plan 2002 - 2022. Amendment #3 replaces Section 2 “Goals and Objectives” and Section 10 “Implementation” of the 2002 - 2022 Master Plan.

The purpose of this Amendment #3 to the master plan is to discern tasks that chart a path toward implementing the revised and restated goals and objectives in the following section. Amendment #3 shall be used as a guide for the Village, landowners, and developers during future development processes.



On-line Web Platform and the Hard Copy Engagement Packet



PUBLIC ENGAGEMENT SUMMARY

Following review by the Village Planning Commission, the Lake Orion community was invited to participate in the amendment process during the spring of 2025 through an interactive website, including an opinion survey to refine and prioritize the drafted “Goals and Objectives,” which was disseminated by the Commission, staff, and consultants - a paper version was available at Village Hall - and received over 120 responses. Results of the survey are included as an Appendix to this document. Comments were also received during the required 42-day public review period that occurred during the second quarter of 2025.

Findings were presented at several public meetings, including the required public hearing held on Month Day, 2025; key results are included at the end of this amendment.



Part II: Goals and Objectives

In a master plan, goals and objectives serve as the guiding principles for the community over the next 5-10 years. They reflect the community’s desired path toward land use, zoning, and redevelopment; economic development; pedestrian and vehicular access and circulation; preservation of natural resources; provision of adequate public services, and more!

Since the 2002 - 2022 Master Plan was adopted, the goals and objectives of decades past have remained unchanged; this amendment serves as a restatement and revision of those guiding principles. In addition to the 2002 - 2022 Master Plan, the following statements draw from several other community plans completed since 2002, such as the 2022 Future Land Use and Zoning Plan (Amendment #2), the 2022 Parks and Recreation Plan, the 2020 Downtown Development Authority and TIF Plan, as well as the 2018 Parking Study.

SMALL ACTIONS ACHIEVE BIG GOALS...



Goal 1 : Neighborhoods

Preserve and protect the single-family character around the Lake while also providing a diverse housing stock throughout the Village that includes multiple-family and clustered housing types accommodating a variety of income levels and lifestyles.

OBJECTIVES

- 1-A : Increase housing diversity.
- 1-B : Establish effective infrastructure.
- 1-C : Enhance neighborhood design.
- 1-D : Preserve high quality residential areas.

Goal 2 : Economic Development

Maintain and enhance the vitality of the Downtown and M-24 commercial areas by ensuring high-quality redevelopment, encouraging mixed-uses, and promoting businesses and events.

OBJECTIVES

- 2-A : Revitalize the Village's historic character.
- 2-B : Encourage high-quality design.
- 2-C : Encourage local businesses to come to the Village.
- 2-E : Ensure high-quality infrastructure that promotes and improves quality of life in commercial areas.

Goal 3 : Environment

Protect Village ecosystems by recognizing these areas as key assets, implementing reasonable regulations, and ensuring public education and enjoyment.

OBJECTIVES

- 3-A : Encourage plant species diversity and quality.
- 3-B : Preserve and enhance the Village's environment.
- 3-C : Protect lake and water quality and educate residents and visitors about the Village's unique environment

Goal 4 : Community Facilities

Ensure a high quality of life for all residents, visitors, and businesses by providing safe and efficient pedestrian and vehicular access, robust services, and excellent public spaces and facilities.

OBJECTIVES

- 4-A : Improve the overall design and function of the Village through public spaces.
- 4-B : Provide adequate park and recreation opportunities for all village residents and visitors.
- 4-C : Provide adequate circulation throughout the Village.
- 4-D : Develop an efficient parking system that increases public safety, efficiency, and convenience.

Goal 5 : General Planning Efforts

Continue to align Village policies and regulations to achieve appropriate growth, high-quality development, and regular communication across jurisdictions.

OBJECTIVES

- 5-A : Review, create, and revise pertinent policy documents.
- 5-B : Communicate and coordinate with nearby municipalities and Village partners.



Part III: Strategic Action Plan

Goals and objectives are great - if they can be implemented! To achieve the guiding principles of the Village, a strategic action plan should be focused on actions, organized by their priority, estimated timeline, and lead (i.e., overseer or contributor).

GUIDE TO USING THE PLAN

The following information is a guide to implementation and should be regularly reviewed and updated as necessary; priority levels, time frames, leads are subject to change:

PRIORITY LEVEL

- High
- Medium
- Low

TIME FRAME

- Near Term (0-2 years)
- Medium Term (3-6 years)
- Long Term (7-10 years)
- Ongoing

LEAD

Village Government

- AS** Administrative Staff
- DDA** Downtown Dev. Authority
- PW** Public Works
- CE** Code Enforcement
- VC** Village Council
- PC** Planning Commission
- PR** Parks and Rec. Advisory Committee

Other Government

- GLWA** Great Lakes Water Authority
- MDOT** Michigan Dept. of Transportation
- NJ** Neighboring Jurisdictions
- SEMCOG** Southeast MI Council of Governments
- SOM** State of Michigan
- OC** Oakland County
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Private / Non-Profit

- BO** Business Owners
- CM** Community Members
- DEV** Developers
- HO** Homeowners
- NP** Non-Profits

Goal 1 : Neighborhoods

OBJECTIVES AND ACTIONS	Time Frame	Lead	Priority	Status
Objective 1-A: Increase housing diversity.	Community Priority: Low			
1. Permit accessory dwelling units (ADUs) in the RV, Village Single Family District.	3-6	PC, VC, AS	L	
2. Support a wide range of home ownership options and promote diverse and sustainable housing stock to shore up “missing middle” housing.	0-2	PC, VC, AS, PC	M	
3. Consider zoning amendment to allow cluster housing by-right in single-family districts with appropriate density considerations.	OG	DEV, PC/VC, AS	M	
4. Enforce the prohibition of short-term rentals within private residences.	OG	CE, AS	M	
Objective 1-B: Establish effective infrastructure.	Community Priority: High			
1. Conduct a walkability / accessibility gap analysis in residential areas; consider expanding paths, bike lanes, and other non-motorized infrastructure to promote mobility and connectivity.	OG	PR, AS/VC,	M	
2. Administer engineering and design standards for single-unit grading and paving permit approval, including driveway approaches.	0-2	AS/PC	H	
3. Plan for high-density, multiple family neighborhoods to ensure adequate walkability, parking, infrastructure, aesthetic appeal, and minimization of environmental impacts, such as impervious surface area.	OG	PC, VC	H	
Objective 1-C: Enhance neighborhood design	Community Priority: Medium			
1. Develop residential design guidelines or pre-approved plans and elevations for new development or substantial redevelopment.	0-2	PC, AS	M	
2. For new developments or in conjunction with other public improvements, develop and implement coordinated streetscape design guidelines unique to the various neighborhoods in the Village.	OG	PC, VC, PW	M	
Objective 1-D: Preserve the Village’s high quality residential areas.	Community Priority: High			
1. Protect residential areas that are adjacent to non-residential (mixed-use/commercial) uses through the use of transitional/gateway buffering such as open space, green belts, and streetscape design.	OG	PC,DEV, VC	M	
2. Discourage the conversion of single-family dwellings into multiple family housing.	OG	AS, CE, PC	M	
3. Address neighborhood blight in single-family areas, such as parking on lawns, litter, and dilapidated houses via code enforcement; consider hiring full-time code enforcement officer.	OG	CE, AS, VC	H	
4. Maintain the quality of multiple family developments through strict enforcement of Village Ordinances regarding security, housing inspections, and beautification; coordinate establishment of annual rental inspections.	0-2	CE, AS/VC	M	

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Goal 2 : Economic Development

OBJECTIVES AND ACTIONS	Time Frame	Lead	Priority	Status
Objective 2-A: Revitalize the Village's Historic Character	Community Priority: Medium			
1. Promote the restoration, reuse, and renovation of historic buildings.	OG	PC, DEV, VC, DDA	M	
2. Publish / advertise the Village Historic District; educate residents and property owners of historic value.	3-6	DDA, AS	L	
3. Obtain official designation of historic buildings and sites.	3-6	DDA, AS	M	
Objective 2-B: Encourage high-quality design.	Community Priority: High			
1. Develop urban design guidelines for existing and new buildings.	0-2	PC, AS	M	
2. Develop a unified streetscape plan for the M-24 corridor through enforcement of approved site plans and implementation of the Master Plan Future Land Use and Zoning Plan.	3-6	PC, CE, AS	M	
3. Promote availability of Downtown facade grants.	OG	DDA	H	
Objective 2-C: Encourage local businesses to come to the Village.	Community Priority: High			
1. Complete a downtown market analysis.	0-2	DDA	H	
2. Promote Downtown as the preferred location for future retail, office, restaurant, and entertainment development as a key element to the community's small town character.	OG	DDA, VC, PC	H	
3. Create a business recruitment program and continue to develop marketing materials and brochures.	0-2	DDA	M	
4. Actively market and educate property owners on permitted uses in each district, focusing on multi-level mixed uses.	OG	PC, DDA	M	
Objective 2-D: Ensure high-quality infrastructure that promotes and improves quality of life in commercial areas.	Community Priority: High			
1. Develop, maintain, and update way-finding signage as necessary.	OG	DDA, PC, VC	H	
2. Ensure adequate off-street parking for existing and new commercial uses, including joint-use parking and additional off-street parking uses in the downtown.	0-2	DDA, PC, VC	H	
3. Provide Village-compatible lighting for all the primary entrances in the downtown to add consistency, creating a more inviting appearance, and raising awareness for business offerings and hours to visitors.	3-6	PC, VC, DDA	L	

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Goal 3 : Environment

OBJECTIVES AND ACTIONS	Time Frame	Lead	Priority	Status
Objective 3-A: Encourage plant species diversity and quality.	Community Priority: Medium			
1. Regularly inventory, protect, maintain, and plant Village street trees; consider developing a revolving residential tree planting program	OG, 3-6	PW, VC, AS	H	
2. Increase landscaping standards for new development and redevelopment, including: maximum impervious surface area, greenbelt and open space standards, and preferred/prohibited species lists.	0-2	PC, VC, AS	H	
Objective 3-B: Preserve and enhance the Village's environment	Community Priority: High			
1. Maintain and enhance the scenic view of the Village's lakefront by preserving viewsheds and limiting nonresidential development along the lake; consider zoning amendment for established waterfront setback.	OG	PC, VC, DEV	H	
2. Maintain or develop residential density patterns which relate to the Lake's natural and manmade environmental features.	OG	PC, VC, DEV, HO, CM	H	
3. Coordinate planning efforts with the Township to minimize environmental impacts of development which may negatively impact environmental quality of the village; incentivize sustainable building practices for new developments.	OG	AS	H	
4. Encourage the development of environmentally safe and cost effective solid waste management programs, which include recycling, composting, and other techniques which could reduce the waste stream generated by the Village.	OG	VC, AS	M	
5. Recognize, encourage, and regulate renewable energy and low-impact design (LID) solutions; prioritize renewable energy (solar) and LID solutions (rain/vegetable gardens, swales) for public buildings and spaces.	OG, 3-6	VC, PW	M	
6. Increase awareness and public education of the Village's unique natural resources through interpretive signage on public property, newsletters, and brochures.	0-2	PR, AS, PW, GLWA	M	
7. Study similar communities and consider adopting a tree preservation ordinance for private properties to protect existing trees and/or provide for their replacement.	0-2	VC, AS	H	
Objective 3-C: Protect lake and water quality an educate residents and visitors about the Village's unique environment.	Community Priority: High			
1. Support ongoing periodic testing by EGLE to identify possible degradation and remedial steps; educate and enforce ordinances to maintain lake health and conditions.	OG	VC, SOM, GLWA	H	
2. Remain active and increase visibility of the Huron-Clinton Watershed Council and existing stormwater management practices; prioritize maintenance and identifying problem areas.	OG	AS, VC, PW	H	
3. Maintain and promote the use of open space to create a buffer between development and waterbodies.	OG	PC, VC, DEV, HO	M	
4. Implement administrative engineering review for single-family developments; minimize erosion, runoff, and impervious surface area.	0-2	AS	H	
5. Consider techniques including keyhole regulations, to reasonably limit the impact and number of boats on Lake Orion to protect its value as a recreational resource and an ecological system.	0-2	VC, CE	M	
6. Lower lake level every 3 years vs. 5 years to allow restoration of seawalls.	3-6	VC, PW, AS	M	
7. Review and update ordinances for increased boat traffic.	0-2	VC, AS	M	

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Goal 4 : Community Facilities

OBJECTIVES AND ACTIONS	Time Frame	Lead	Priority	Status
Objective 4-A: Improve the overall design and function of the Village through public spaces.	Community Priority: Medium			
1. Locate public buildings in a manner that define the Village's public spaces; improve look and feel of public buildings and enhance connections to Downtown and surrounding neighborhoods.	3-6	VC, DDA	M	
2. Encourage architectural features such as height, mass, and high quality materials that enhance the appeal of public space.	OG	PC, DDA, VC	M	
3. Ensure barrier-free accessibility to all public buildings, existing parks, recreation areas, and trail systems, including paths, transfer points, resilient surfacing, picnic tables, play equipment, curb cuts, parking, etc..	OG, 0-1	VC, DDA	H	
4. Survey the downtown streetscape and furniture zones for areas that might not meet ADA accessibility standards or could be obtrusive to pedestrian; coordinate furniture replacement with capital improvements	3-6	DDA	M	
5. Gather funds and complete the future design projects listed in the DDA/TIF plan	3-6	DDA	L	
6. Continue supporting public art opportunities, including but not limited to murals, rotating exhibits, and design competitions (ex: crosswalks).	OG	DDA, ART CENTER	L	
7. Establish a policy for downtown snow removal, including property owner responsibilities, locations for dumping and prioritize curbside and intersection snow removal.	0-2	PW, VC, DDA	H	
Objective 4-B: Provide adequate park and recreation opportunities for all village residents and visitors	Community Priority: Medium			
1. Support the Vision, Goals, and Objectives of the PR Plan Improve the quality of parks with equipment updates and continued maintenance; seek funding for parks and recreation improvements.	OG, 3-6	PR, VC, AS, PW	H	
2. Encourage the development of the Polly Ann - Paint Creek Link connecting the village to the Township and regional trail systems.	7-10	OT, NJ, MDOT, VC, PW	M	
3. Coordinate recreation program development and encourage cooperative use, development, and maintenance of parks and recreation opportunities between the village, township, and Lake Orion schools.	OG	PR, LOCS, VC, AS, PW	M	
4. Research and apply for both the Trail Town and Water Town designations, a Pure Michigan program, to encourage tourism and attract a wider audience to the Lake Orion downtown area.	3-6	PR, VC, DDA	H	
Objective 4-C: Provide adequate circulation throughout the Village	Community Priority: Medium			
1. Increase public transit opportunities and public education of available resources.	3-6	AS, NOTA	H	
2. Encourage new development provide greenways / trails and nontraditional paths, in addition to sidewalks, in new / modified developments to connect them with other community neighborhoods, amenities and destinations.	OG	AS, VC, PC	M	
3. Promote the use of common entrances, cross access, and shared parking facilities along M-24.	OG	PC, VC, DEV	H	
4. Develop a marketing program to encourage bicycle use as an alternative to driving.	0-2	AS, DDA	H	
5. Continue to review, maintain and enhance pedestrian crosswalks and sidewalks within the DDA district, including directional signage and zebra crosswalk striping. All improvements should follow the approved street and sidewalk design standards.	OG	PW, DDA, AS	H	
Objective 4-E: Develop an efficient parking system that increases public safety, efficiency, and convenience.	Community Priority: High			
» 1.Develop a parking plan focused on shared parking, accessibility, maintenance, signage, and enforcement.	0-2	VC, DDA, AS	H	
» Discourage the development of new private parking lots within the downtown that are not for residential or public parking.	OG	PC, VC, DEV	H	
» Study trends for electric and autonomous vehicles.	3-6	PC, VC	L	

Goal 5: General Planning Efforts

OBJECTIVES AND ACTIONS	Time Frame	Lead	Priority	Status
Objective 5-A: Review, create, and revise pertinent policy documents.				
1. Review the Master Plan on an annual basis, inventory accomplishments and recommend future programming; annual reporting to Village Council.	OG	PC, AS	H	
2. Pursue a comprehensive update to the Master Plan to reflect current data and trends, gather community input, and fully integrate all existing amendments; update every 5 years.	0-2	AS, PC, VC	H	
3. Update the Parks and Recreation Plan every 5 years to remain eligible for grant funding. UPDATE REQ'D END OF 2026	0-2	PR, PC, VC, AS	H	
4. Conduct an audit of the Zoning Ordinance; consider comprehensive updates to implement the Master Plan.	0-2	AS, PC, VC	M	
5. Review the Capital Improvements Plan annually; provide recommendations to Village Council, as needed.	OG	PC, AS, VC	M	
Objective 5-B: Communicate and coordinate with nearby municipalities and Village partners.				
1. Build trust and relationships with the business community and property owners in the community, focusing on personal outreach, community roundtables, and annual business meetings.	OG	DDA	H	
2. Maintain a close relationship with the Library Board and seek projects which further support the goals of the Orion Township Library, including expanding and enhancing community support and improving ease of access for residents.	OG	AS, DDA, NJ	M	

PRIORITY LEVEL

- High
- Medium
- Low

TIME FRAME

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Open

Community Survey
Lake Orion Strategic Action Plan

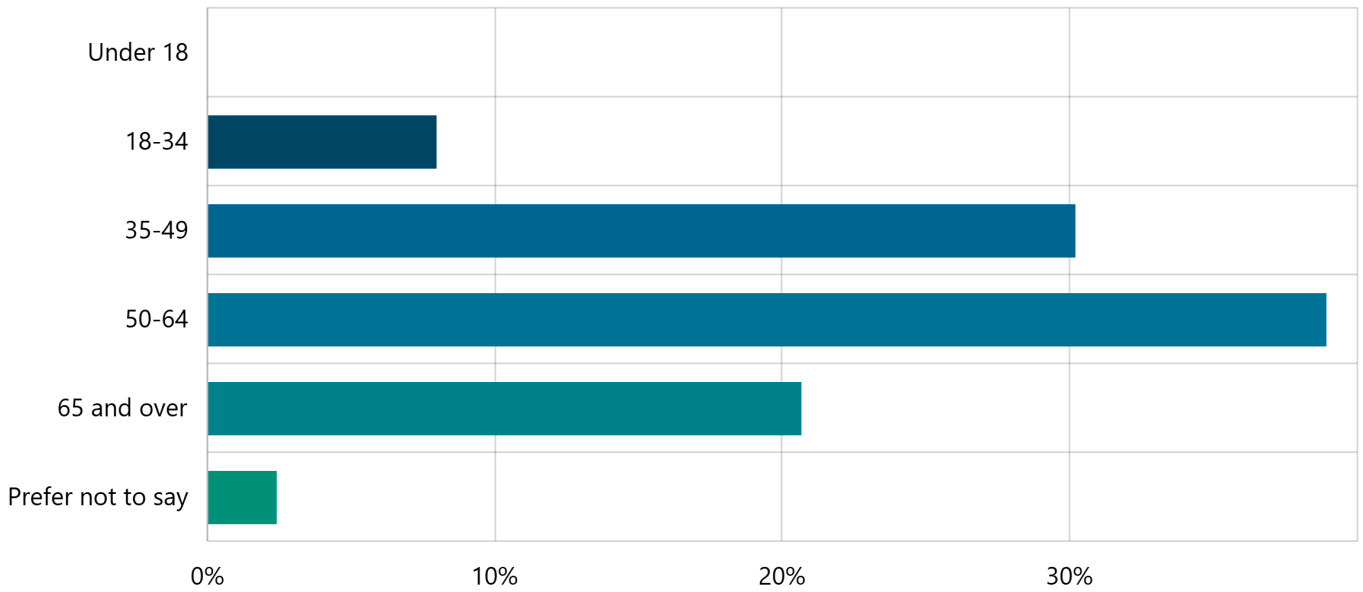
120
Contributors

126
Contributions

Contribution Summary

1. What is your age group?

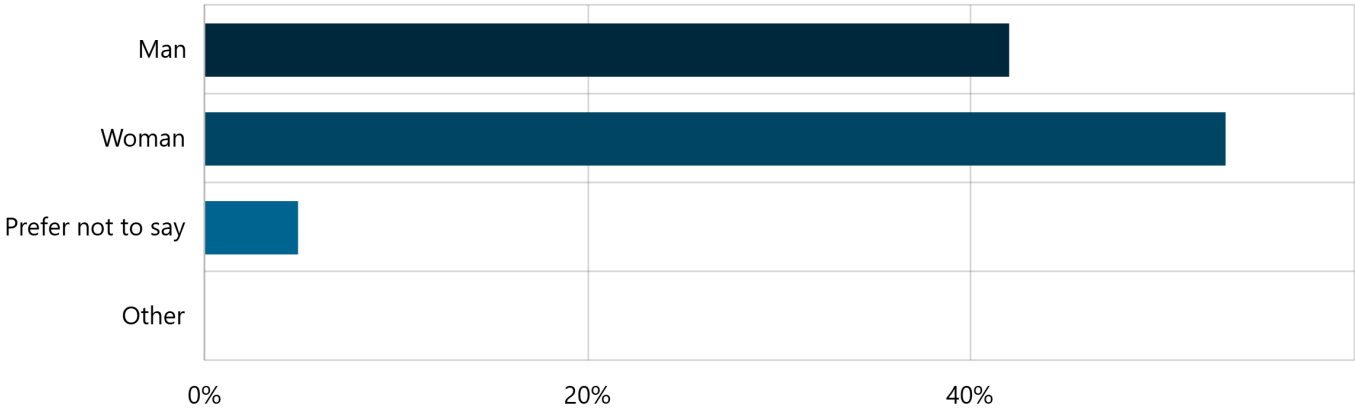
Multi Choice | Skipped: 0 | Answered: 126 (100%)



Answer choices	Percent	Count
Under 18	0%	0
18-34	7.94%	10
35-49	30.16%	38
50-64	38.89%	49
65 and over	20.63%	26
Prefer not to say	2.38%	3
Total	100.00%	126

2. What is your gender?

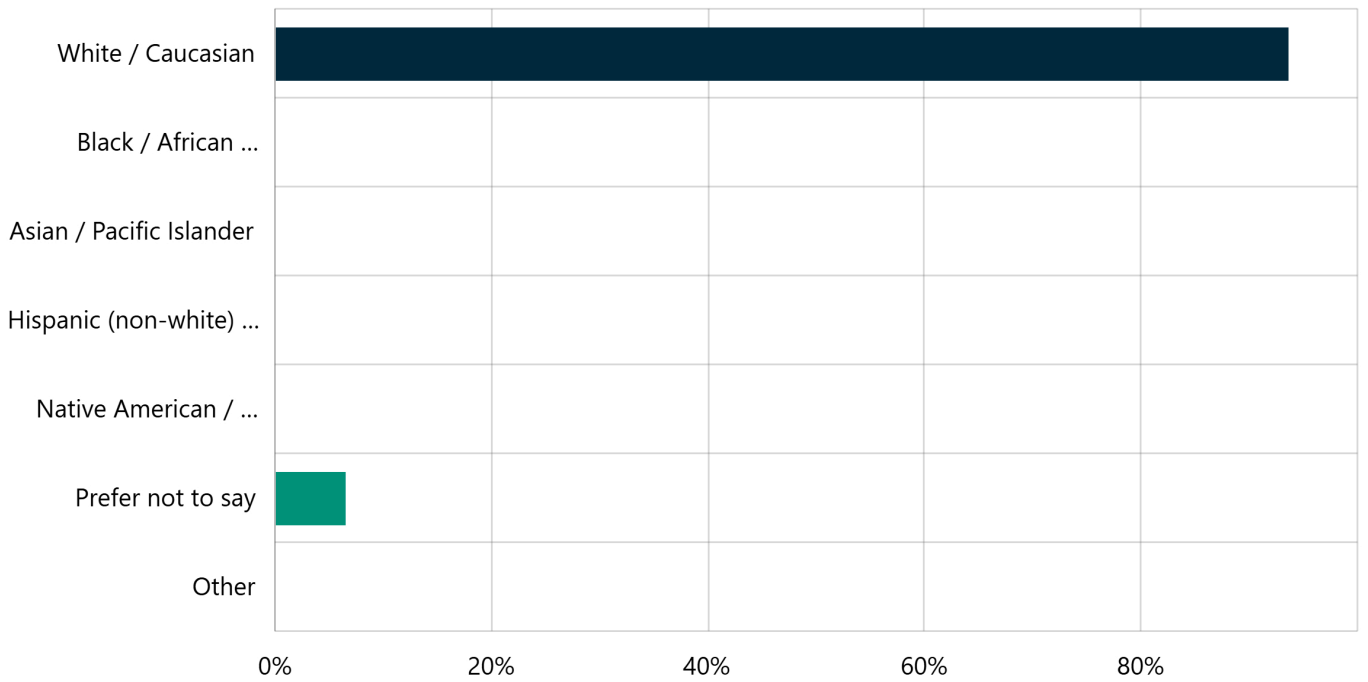
Multi Choice | Skipped: 2 | Answered: 124 (98.4%)



Answer choices	Percent	Count
Man	41.94%	52
Woman	53.23%	66
Prefer not to say	4.84%	6
Other	0%	0
Total	100.00%	124

3. What is your race / ethnicity?

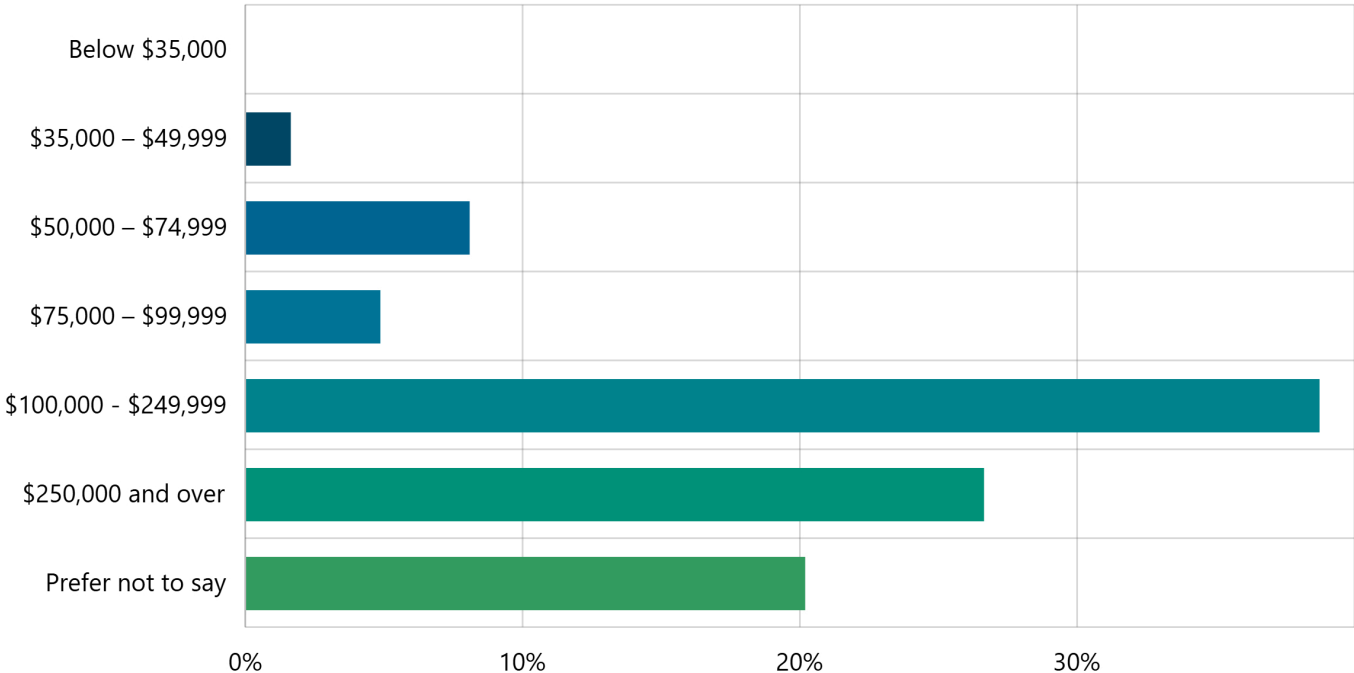
Multi Choice | Skipped: 2 | Answered: 124 (98.4%)



Answer choices	Percent	Count
White / Caucasian	93.55%	116
Black / African American	0%	0
Asian / Pacific Islander	0%	0
Hispanic (non-white) / Latino	0%	0
Native American / Indigenous	0%	0
Prefer not to say	6.45%	8
Other	0%	0
Total	100.00%	124

4. What is your household income?

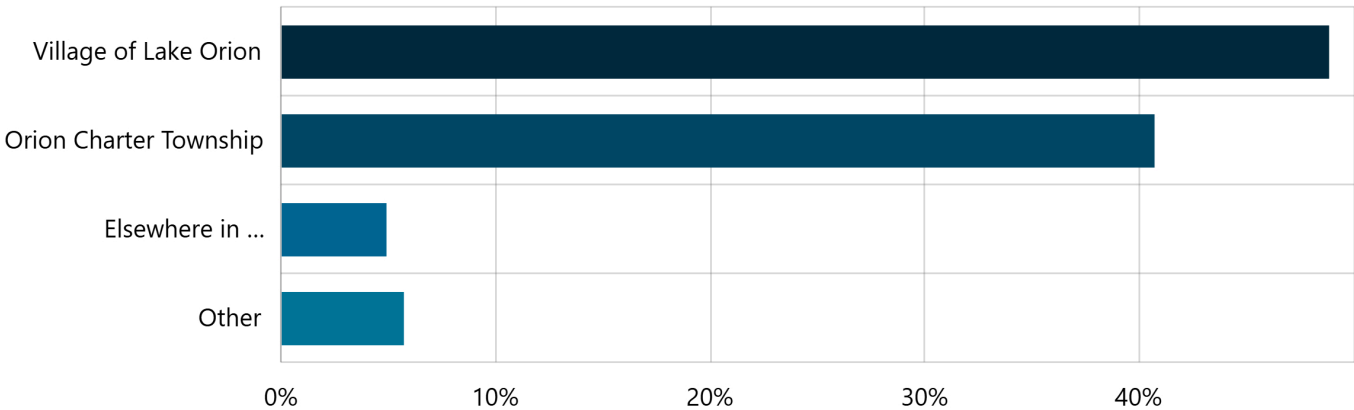
Multi Choice | Skipped: 2 | Answered: 124 (98.4%)



Answer choices	Percent	Count
Below \$35,000	0%	0
\$35,000 - \$49,999	1.61%	2
\$50,000 - \$74,999	8.06%	10
\$75,000 - \$99,999	4.84%	6
\$100,000 - \$249,999	38.71%	48
\$250,000 and over	26.61%	33
Prefer not to say	20.16%	25
Total	100.00%	124

5. Where do you live?

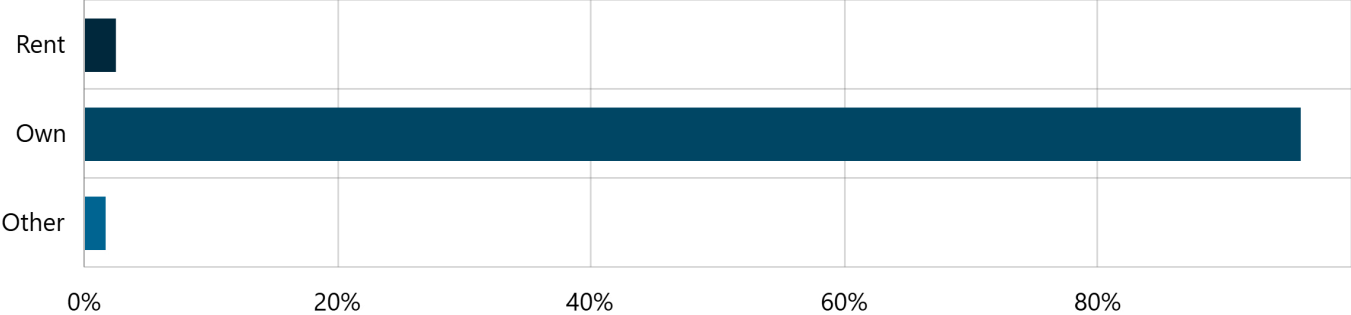
Multi Choice | Skipped: 3 | Answered: 123 (97.6%)



Answer choices	Percent	Count
Village of Lake Orion	48.78%	60
Orion Charter Township	40.65%	50
Elsewhere in Oakland County	4.88%	6
Other	5.69%	7
Total	100.00%	123

6. Do you rent or own your home?

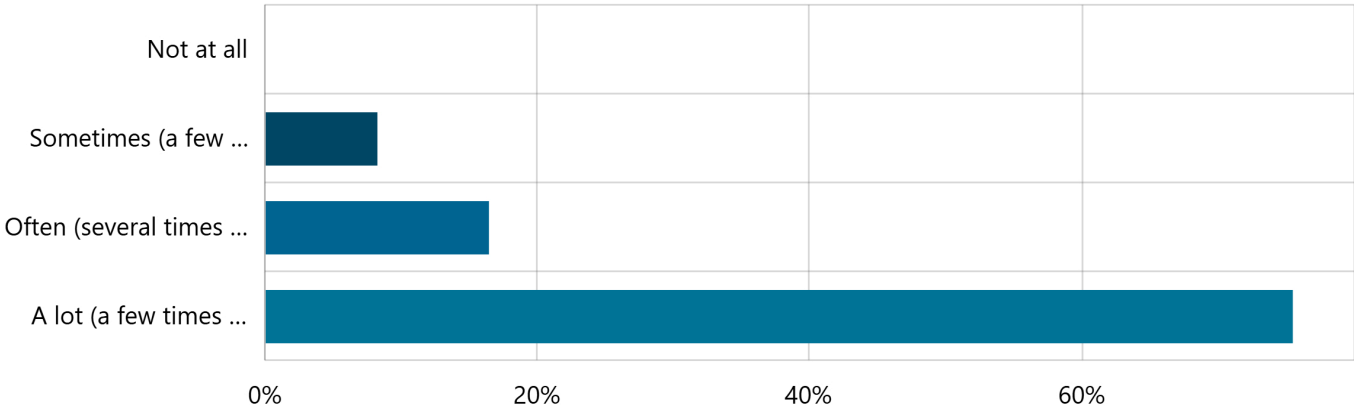
Multi Choice | Skipped: 3 | Answered: 123 (97.6%)



Answer choices	Percent	Count
Rent	2.44%	3
Own	95.93%	118
Other	1.63%	2
Total	100.00%	123

7. On average, how often to you visit Downtown Lake Orion?

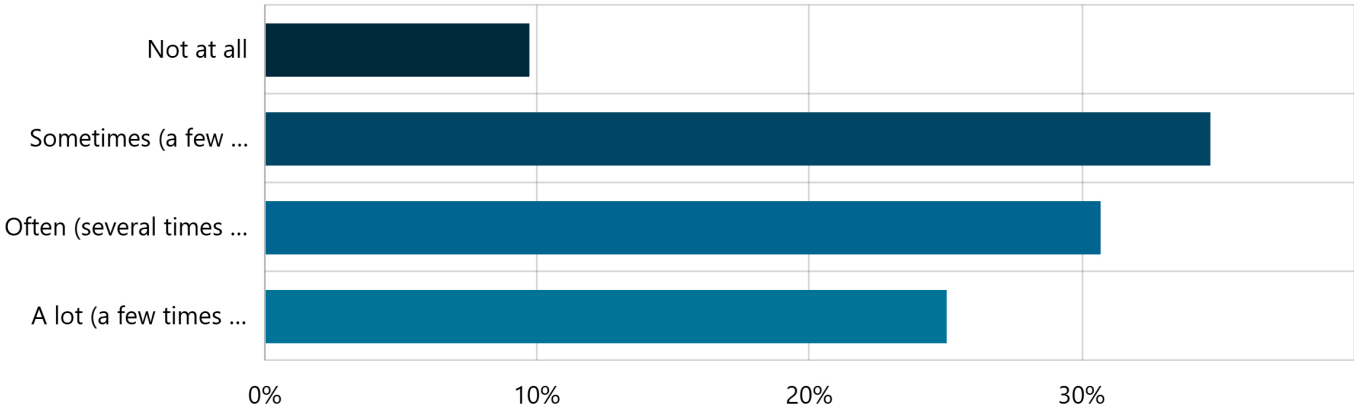
Multi Choice | Skipped: 4 | Answered: 122 (96.8%)



Answer choices	Percent	Count
Not at all	0%	0
Sometimes (a few times per year)	8.20%	10
Often (several times per year)	16.39%	20
A lot (a few times per month)	75.41%	92
Total	100.00%	122

8. On average, how often do you visit Village parks?

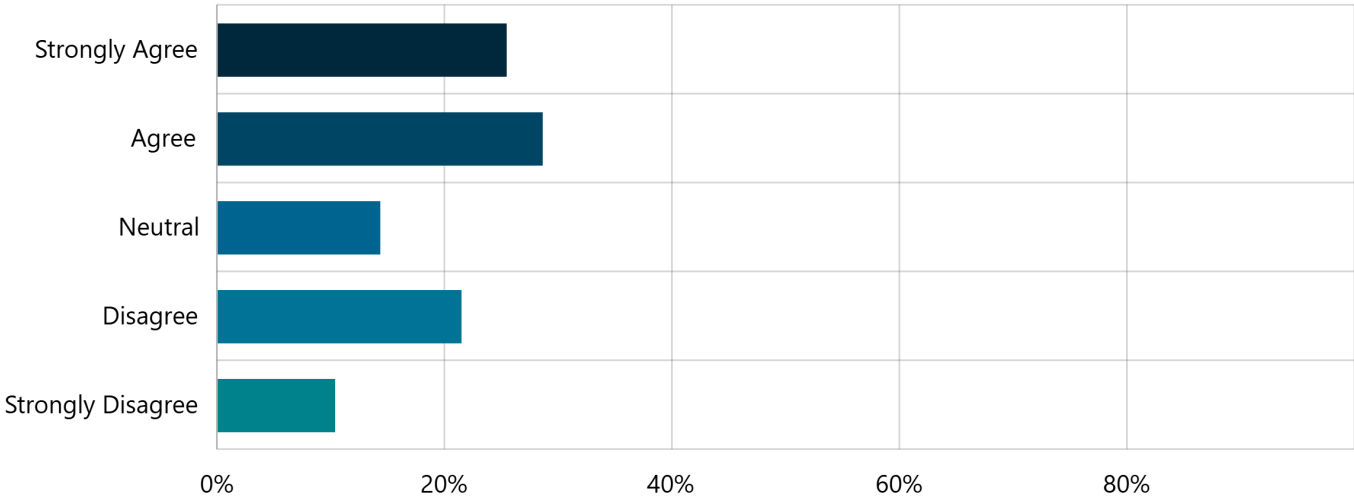
Multi Choice | Skipped: 2 | Answered: 124 (98.4%)



Answer choices	Percent	Count
Not at all	9.68%	12
Sometimes (a few times per year)	34.68%	43
Often (several times per year)	30.65%	38
A lot (a few times per month)	25.00%	31
Total	100.00%	124

9. Goal 1. Neighborhoods: Preserve and protect the single-family character around the Lake while also providing a diverse housing stock throughout the Village that includes multiple-family and clustered housing types accommodating a variety of income levels and lifestyles. Required

Select Box | Skipped: 0 | Answered: 126 (100%)



Answer choices	Percent	Count
Strongly Agree	25.40%	32
Agree	28.57%	36
Neutral	14.29%	18
Disagree	21.43%	27
Strongly Disagree	10.32%	13
Total	100.00%	126

10. Comments?

Short Text | Skipped: 68 | Answered: 58 (46%)

Sentiment

No sentiment data

Tags

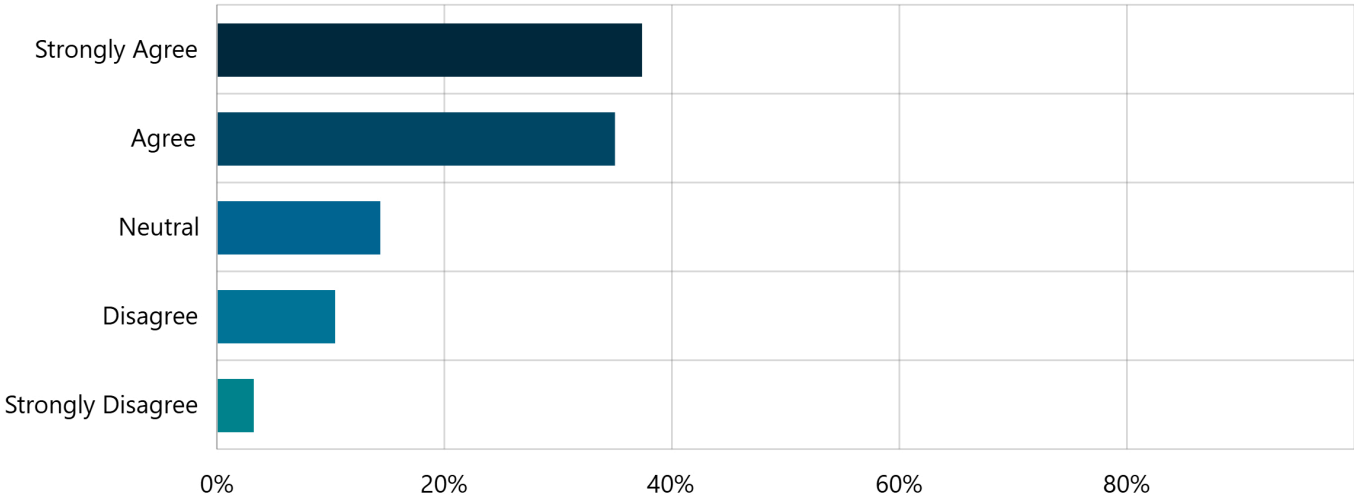
No tag data

Featured Contributions

No featured contributions

11. Goal 2. Economic Development: Maintain and enhance the vitality of the Downtown and M-24 commercial areas by ensuring high-quality redevelopment, encouraging mixed-uses, and promoting businesses and events. Required

Select Box | Skipped: 0 | Answered: 126 (100%)



Answer choices	Percent	Count
Strongly Agree	37.30%	47
Agree	34.92%	44
Neutral	14.29%	18
Disagree	10.32%	13
Strongly Disagree	3.17%	4
Total	100.00%	126

12. Comments?

Short Text | Skipped: 80 | Answered: 46 (36.5%)

Sentiment

No sentiment data

Tags

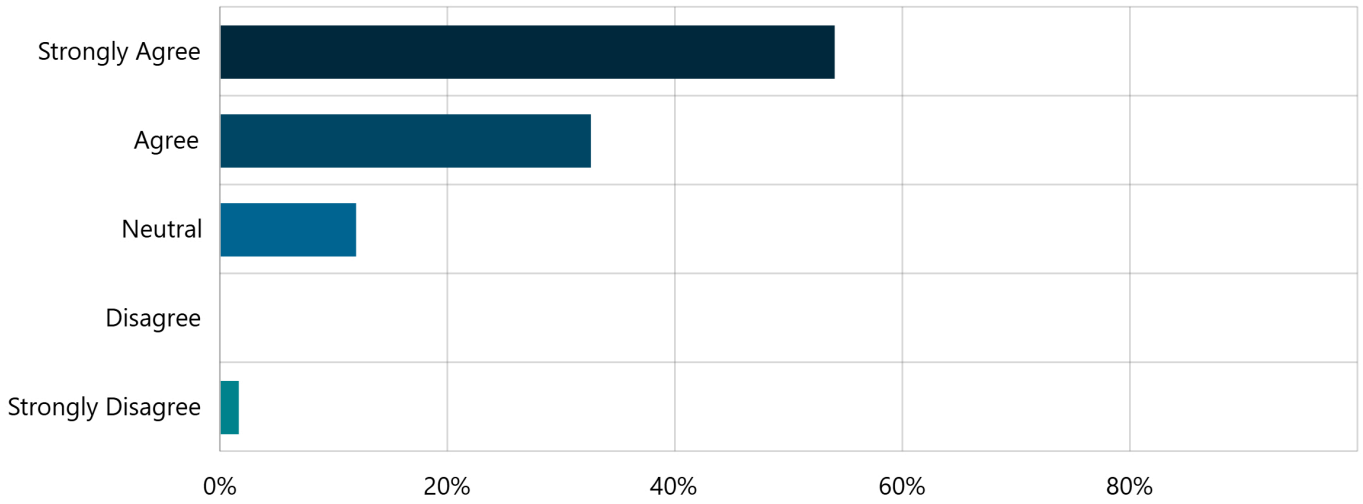
No tag data

Featured Contributions

No featured contributions

13. Goal 3. Environment: Protect Village ecosystems by recognizing these areas as key assets, implementing reasonable regulations, and ensuring public education and enjoyment. Required

Select Box | Skipped: 0 | Answered: 126 (100%)



Answer choices	Percent	Count
Strongly Agree	53.97%	68
Agree	32.54%	41
Neutral	11.90%	15
Disagree	0%	0
Strongly Disagree	1.59%	2
Total	100.00%	126

14. Comments?

Short Text | Skipped: 98 | Answered: 28 (22.2%)

Sentiment

No sentiment data

Tags

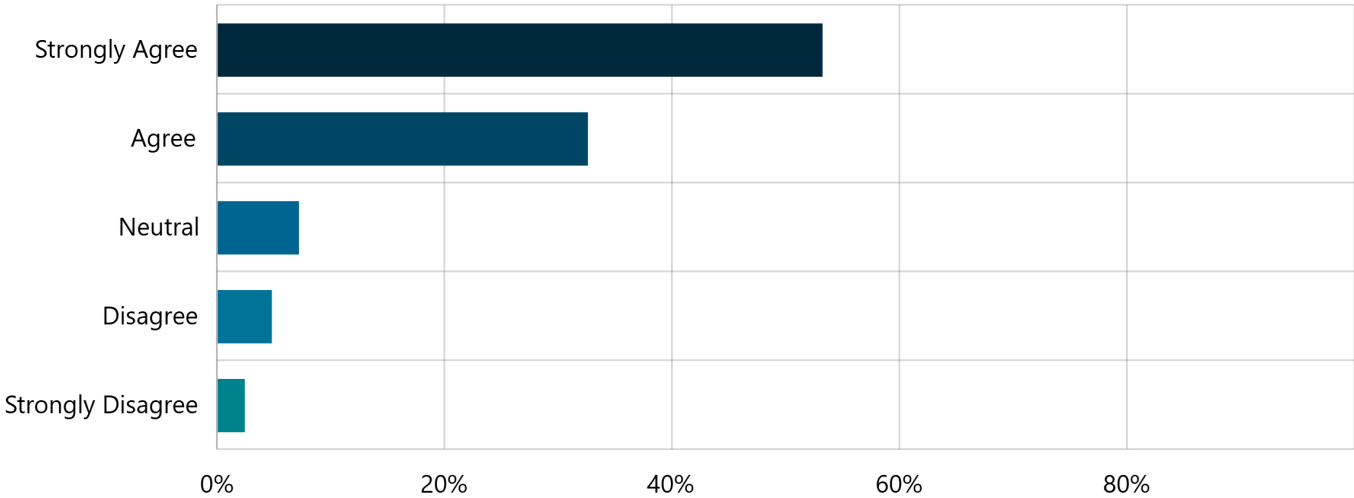
No tag data

Featured Contributions

No featured contributions

15. Goal 4. Community Facilities: Ensure a high quality of life for all residents, visitors, and businesses by providing safe and efficient pedestrian and vehicular access, robust services, and excellent public spaces and facilities. Required

Select Box | Skipped: 0 | Answered: 126 (100%)



Answer choices	Percent	Count
Strongly Agree	53.17%	67
Agree	32.54%	41
Neutral	7.14%	9
Disagree	4.76%	6
Strongly Disagree	2.38%	3
Total	100.00%	126

16. Comments?

Short Text | Skipped: 96 | Answered: 30 (23.8%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

17. New Goal statement?

Long Text | Skipped: 92 | Answered: 34 (27%)

Sentiment

No sentiment data

Tags

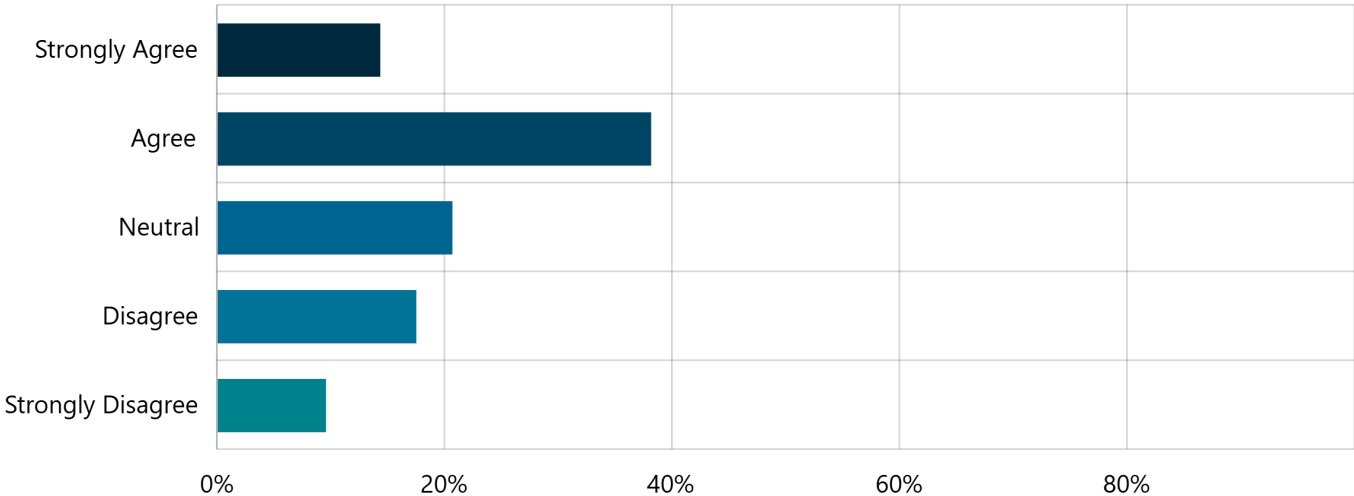
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Featured Contributions

No featured contributions

18. In general, how do you feel about the previously stated Objectives for "Neighborhoods?" Required

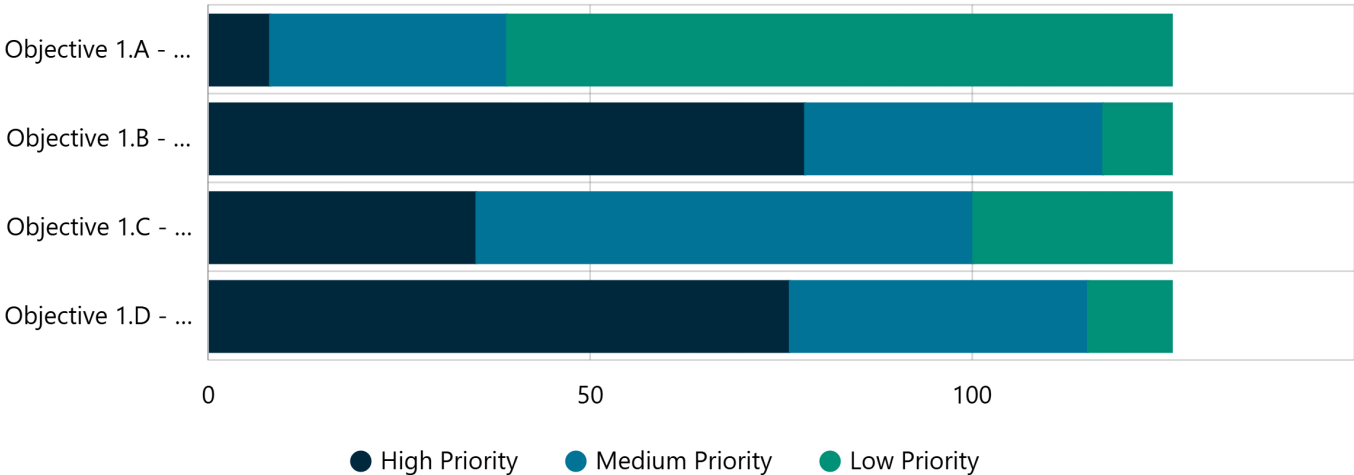
Select Box | Skipped: 0 | Answered: 126 (100%)



Answer choices	Percent	Count
Strongly Agree	14.29%	18
Agree	38.10%	48
Neutral	20.63%	26
Disagree	17.46%	22
Strongly Disagree	9.52%	12
Total	100.00%	126

19. Prioritize each Objective for "Neighborhoods." Required

Matrix | Skipped: 0 | Answered: 126 (100%)



	High Priority	Medium Priority	Low Priority	Count	Score
Objective 1.A - Increase housing diversity	6.35% 8	24.60% 31	69.05% 87	126	2.63
Objective 1.B - Establish effective infrastructure in residential areas.	61.90% 78	30.95% 39	7.14% 9	126	1.45
Objective 1.C - Enhance neighborhood design.	27.78% 35	51.59% 65	20.63% 26	126	1.93
Objective 1.D - Preserve high-quality residential areas.	60.32% 76	30.95% 39	8.73% 11	126	1.48

20. New Objective?

Short Text | Skipped: 107 | Answered: 19 (15.1%)

Sentiment

No sentiment data

Tags

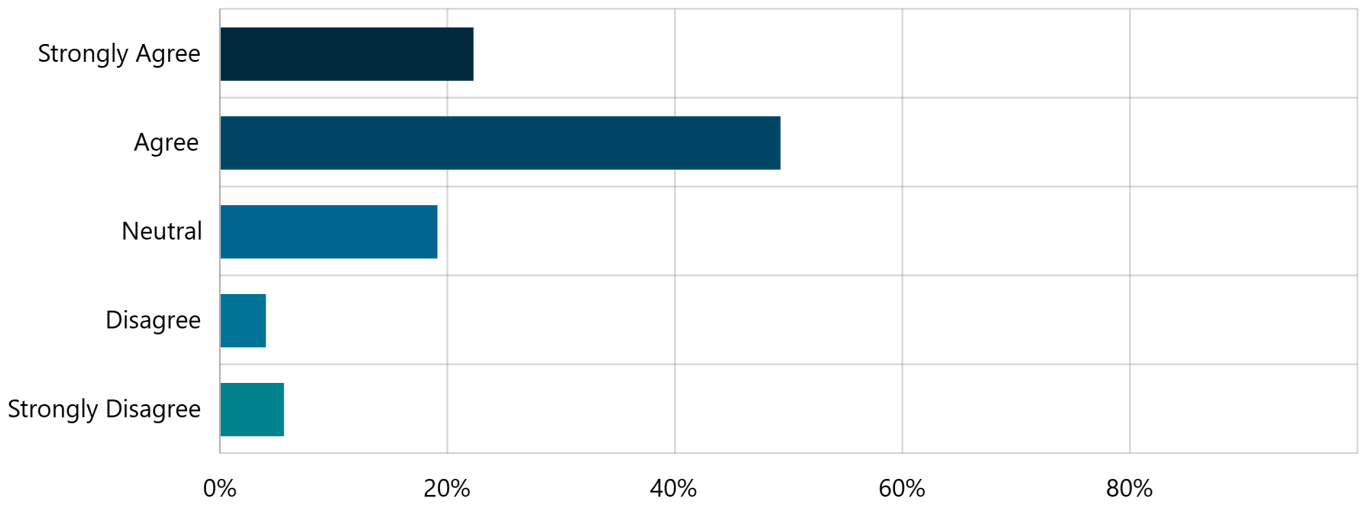
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Featured Contributions

No featured contributions

21. In general, how do you feel about the previously stated Objectives for "Economic Development?" Required

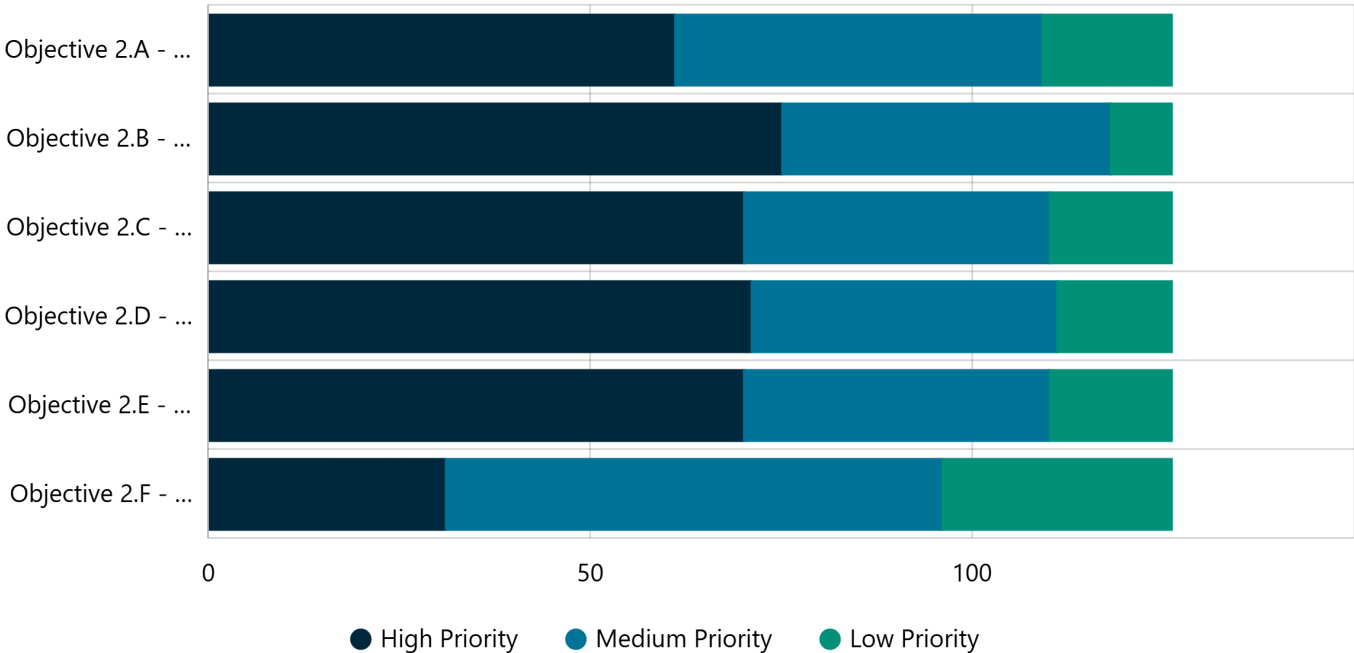
Select Box | Skipped: 0 | Answered: 126 (100%)



Answer choices	Percent	Count
Strongly Agree	22.22%	28
Agree	49.21%	62
Neutral	19.05%	24
Disagree	3.97%	5
Strongly Disagree	5.56%	7
Total	100.00%	126

22. Prioritize each Objective for "Economic Development." Required

Matrix | Skipped: 0 | Answered: 126 (100%)



	High Priority	Medium Priority	Low Priority	Count	Score
Objective 2.A - Revitalize the Village's historic character.	48.41% 61	38.10% 48	13.49% 17	126	1.65
Objective 2.B - Establish effective infrastructure in residential areas.	59.52% 75	34.13% 43	6.35% 8	126	1.47
Objective 2.C - Encourage high-quality design.	55.56% 70	31.75% 40	12.70% 16	126	1.57
Objective 2.D - Encourage local businesses to come to The Village.	56.35% 71	31.75% 40	11.90% 15	126	1.56
Objective 2.E - Maximize potential use of land and future businesses by ensuring uses are properly placed.	55.56% 70	31.75% 40	12.70% 16	126	1.57
Objective 2.F - Introduce economic vitality projects.	24.60% 31	51.59% 65	23.81% 30	126	1.99

23. New Objective?

Short Text | Skipped: 108 | Answered: 18 (14.3%)

Sentiment

No sentiment data

Tags

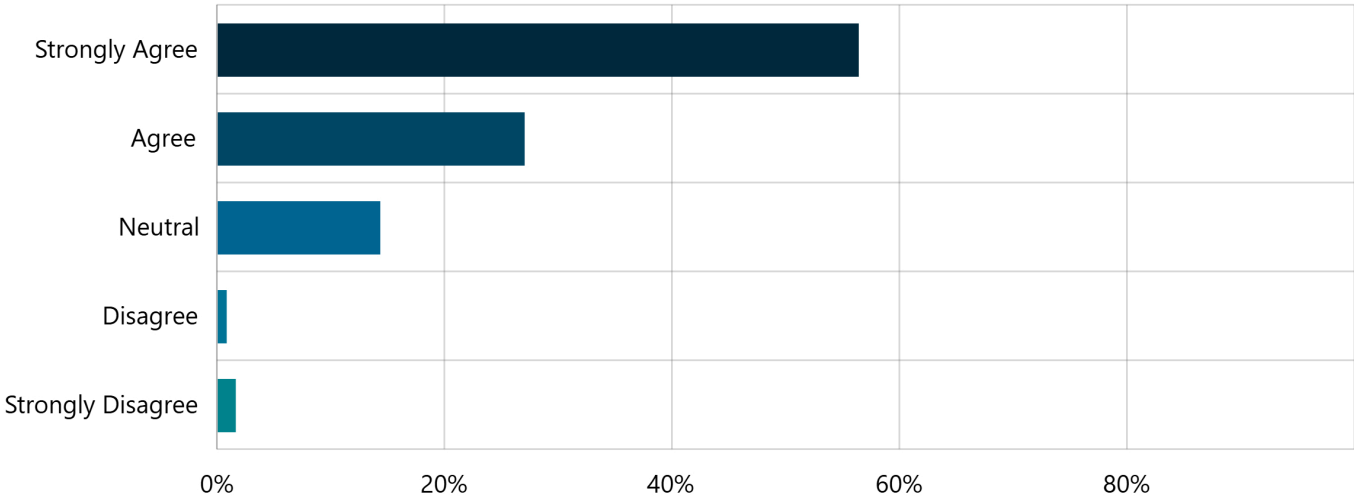
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Featured Contributions

No featured contributions

24. In general, how do you feel about the previously stated Objectives for "Environment?" Required

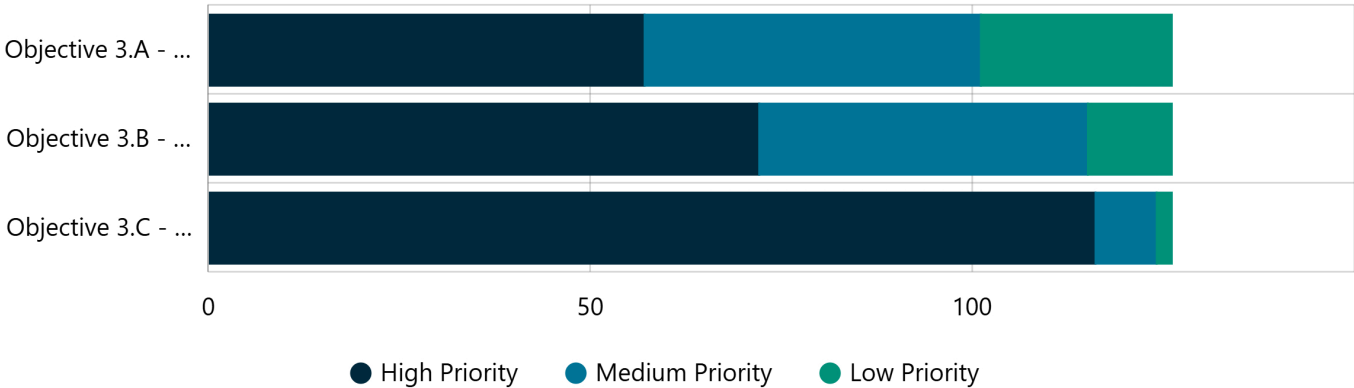
Select Box | Skipped: 0 | Answered: 126 (100%)



Answer choices	Percent	Count
Strongly Agree	56.35%	71
Agree	26.98%	34
Neutral	14.29%	18
Disagree	0.79%	1
Strongly Disagree	1.59%	2
Total	100.00%	126

25. Prioritize each Objective for "Environment." Required

Matrix | Skipped: 0 | Answered: 126 (100%)



	High Priority	Medium Priority	Low Priority	Count	Score
Objective 3.A - Encourage plant species and diversity.	45.24% 57	34.92% 44	19.84% 25	126	1.75
Objective 3.B - Preserve and enhance the Village's environment.	57.14% 72	34.13% 43	8.73% 11	126	1.52
Objective 3.C - Protect lake and water quality.	92.06% 116	6.35% 8	1.59% 2	126	1.10

26. New Objective?

Short Text | Skipped: 102 | Answered: 24 (19%)

Sentiment

No sentiment data

Tags

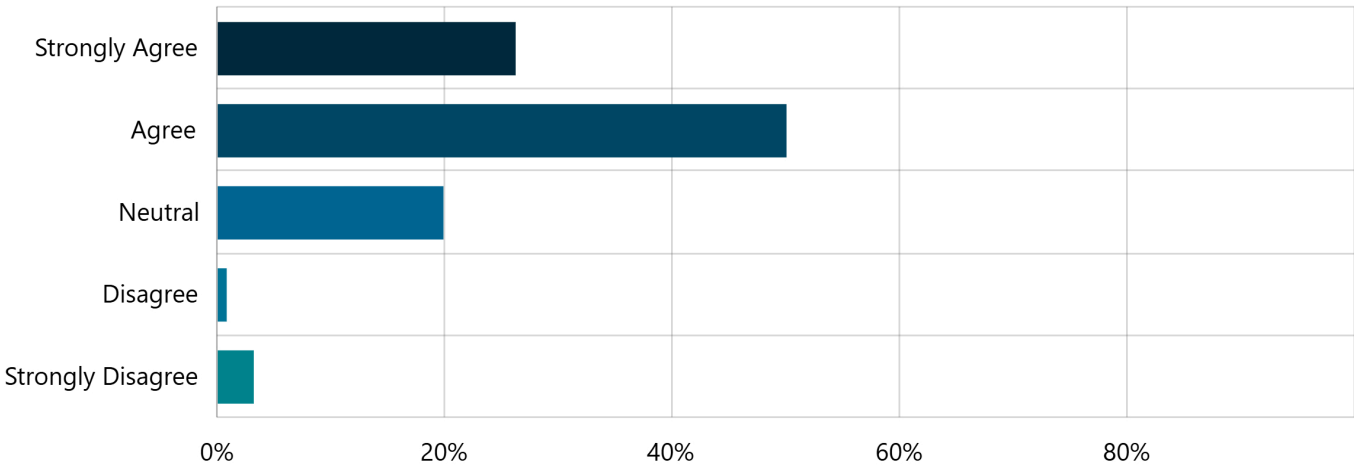
No tag data

Featured Contributions

No featured contributions

27. In general, how do you feel about the previously stated Objectives for "Community Facilities?" Required

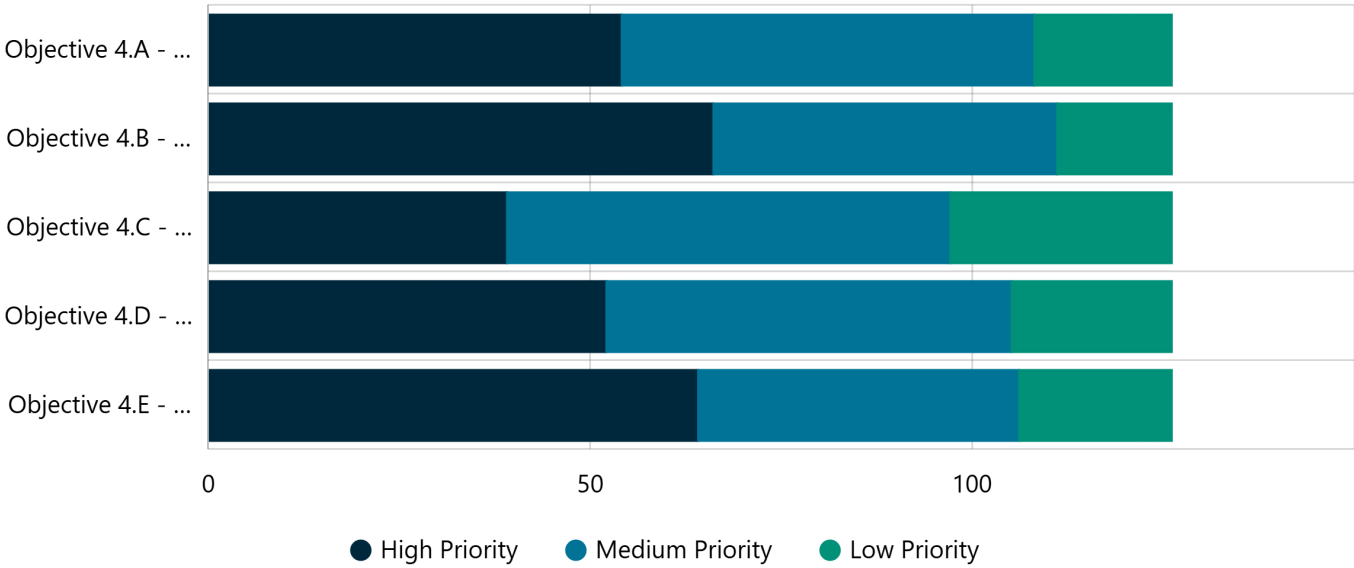
Select Box | Skipped: 0 | Answered: 126 (100%)



Answer choices	Percent	Count
Strongly Agree	26.19%	33
Agree	50.00%	63
Neutral	19.84%	25
Disagree	0.79%	1
Strongly Disagree	3.17%	4
Total	100.00%	126

28. Prioritize each Objective for "Community Facilities." Required

Matrix | Skipped: 0 | Answered: 126 (100%)



	High Priority	Medium Priority	Low Priority	Count	Score
Objective 4.A - Improve the overall design and function of the Village through public spaces.	42.86% 54	42.86% 54	14.29% 18	126	1.71
Objective 4.B - Provide adequate park and recreation opportunities for all village residents and visitors.	52.38% 66	35.71% 45	11.90% 15	126	1.60
Objective 4.C - Provide adequate circulation throughout the Village.	30.95% 39	46.03% 58	23.02% 29	126	1.92
Objective 4.D - Provide all segments of the population with high quality and affordable services and facilities.	41.27% 52	42.06% 53	16.67% 21	126	1.75
Objective 4.E - Develop an efficient parking system that increases public safety, efficiency, and convenience.	50.79% 64	33.33% 42	15.87% 20	126	1.65

29. If you have additional feedback on the Goals and Objectives, please let us know!

Long Text | Skipped: 79 | Answered: 47 (37.3%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

30. If you would like to stay updated on the amendment process, you can refer to the project webpage OR provide your name and email address.

Email | Skipped: 111 | Answered: 15 (11.9%)

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Contribution 14 of 15 | April 3, 2025

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<p>dan@nelsonpm.com Contribution 3 of 15 March 27, 2025</p>
<p>joatlake@gmail.com Contribution 2 of 15 March 26, 2025</p>
<p>sametst@sbcglobal.net Contribution 1 of 15 March 26, 2025</p>

OBJECTIVES AND ACTIONS	Time Frame	Lead	Priority	Additional Comments
NEIGHBORHOODS				
Objective 1-A: Increase housing diversity.				
1. Permit accessory dwelling units (ADUs) in the RV, Village Single Family District. PROGRESS? NOT STARTED - Remove, vote at next meeting; can incorporate density considerations	3-6	PC, VC, AS	L	PREVENT PRIVATE RESIDENCES FROM BECOMING RENTAL OR AIR BNB PROPERTIES. Village does not want character change - no room? Lumberyard as low-income housing
2. Create a new Mixed-Use Transition zoning district to allow for "missing middle" housing and small-scale commercial / live-work spaces. NOT NECESSARY. NEEDED: DIVERSE & SUSTAINABLE STOCK & PRICE POINTS TO SUPPORT WIDE RANGE OF HOME OWNERSHIP OPTIONS -	0-2	PC/VC, AS/PC	M	
3. Create opportunities for single-unit housing redevelopment, in the form of cluster housing and condominium options, while maintaining current single-unit residential densities. COMPLETE? PARTIAL - CONSIDER CLUSTER HOUSING BY-RIGHT WITH APPROPRIATE DENSITY REGULATIONS	OG	DEV, PC/VC, AS	M	
Objective 1-B: Establish effective infrastructure.				
1. Expand paths, bike lanes, and other non-motorized infrastructure to promote mobility and connectivity. ADD: WALKABILITY/ACCESSIBILITY GAP ANALYSIS	OG	PR, AS/VC,	M, H, L	SIDEWALK IMPROVEMENT PROGRAM (REVOLVING PROGRAM). ENG DESIGN STANDARDS BEING UPDATED, INCLUDING DRIVEWAY PERMIT PROCESS, SINGLE-FAMILY GRADING REVIEW, AND LIMITS ON IMPERVIOUS SURFACES
2. Administer engineering and design standards for single-unit grading and paving permit approval, including driveway approaches.	0-2	AS/PC	M,H	
3. In areas where multiple unit dwellings are permitted, require appropriate investment in site improvements, provision of off-street parking and adequate infrastructure with sensitivity to natural features and the need to create a stable and secure living environment. INCLUDE: MULTI-FAM & HIGH-DENSITY NEIGHBORHOOD PLANNING FOR ADEQAUTE/ATTRACTIVE WALKABILITY WHIL F MINIMIZING IMPERVIOUSNESS	OG	PC, VC	H, M	
Objective 1-C: Enhance neighborhood design				
1. Develop residential design guidelines or pre-approved plans/elevations for new development or substantial redevelopment.	0-2	AS/PC	M, L	
2. Develop coordinated streetscape designs unique to the various neighborhoods in the Village. NOT NECESSARY. ONLY FOR NEW DEVELOPMENT OR I CONJUNCTION WITH OTHER IMPROVEMENTS.	OG	PC, VC	L, M	
Objective 1-D: Preserve the Village's high quality residential areas.				
1. Protect residential areas that are adjacent to non-residential (mixed-use/commercial) uses through the use of transitional/gateway buffering such as open space, green belts, and streetscape design.	OG	PC/DEV, VC	H, M	Rental inspections can introduce friction with landlords; are we also considering single-fam rentals? Ensures compliance with STR prohibition; interior and exterior safety and compatibility.
2. Discourage the conversion of single-family dwellings into multiple family housing.	OG, NT	PC, VC	L, H M	
3. Address neighborhood blight in single-family areas, such as parking on lawns, litter, and dilapidated houses via code enforcement. GoGov integration; full-time officer?	OG, NT	CE, AS, VC	H, M	

4. Maintain the quality of multiple family developments through strict enforcement of Village Ordinances regarding security, housing inspections, and beautification. REWORD/INCLUDE: COORDINATE WITH TWP. RE:ESTABLISHMENT OF ANNUAL RENTAL INSPECTIONS - stick with mult-fam	OG, NT, MT	CE, AS/VC	H, M	
5. Encourage reinvestment in single family residential areas, especially in areas that experience blight; establish a small rehabilitation fund or incentive program. FUNDING? DELETE.			L	
ECONOMIC DEVELOPMENT				
Objective 2-A: Revitalize the Village's Historic Character				
1. Promote the restoration, reuse, and renovation of historic buildings.	OG	PC, DEV, VC, DDA	M	SET LIMITS ON NUMBER OF CBD BUSINESSES WITHIN THE VILLAGE. ADD: PUBLISH/LINK HISTORIC DISTRICT INFORMATION (APPROVED IN 2006, PRESENTED BY DDA) NATIONAL REGISTER
2. Establish a historic district for the DDA and historic neighborhoods. NOT NECESSARY, SEE COMMENTS	3-6	DDA, AS	L	
3. Obtain official designation of historic buildings and sites.	7-10	DDA, AS	M	
Objective 2-B: Encourage high-quality design.				
1. Develop design guidelines for existing and new buildings.	0-1	PC	M	M-DOT coordination regarding and improving ped Xing
2. Maintain the quality of multiple family developments through strict enforcement of Village Ordinances, security, housing inspections, and beautification. REDUNDANT (1-D.4)	0-1	CE, VC, AS	M	
3. Develop a unified streetscape plan for the M-24 corridor. INCLUDE NEW ZONING DISTRICTS? MAP & TEXT AMENDMENTS. Enforce approved site plans; code enforcement and zoning admin	3-6	PC	M	
4. Extend the boulevard on M-24 to Flint Street (and beyond as applicable). COMPLETE?	7-10	VC/AS	M	
5. Ensure quality design is an essential component of future development by creating and employing comprehensive urban design criteria to guide future commercial development which respects the realities of small town sites, including setbacks, building height, massing, scale, and detail. POLICY: URBAN DESIGN GUIDELINES	OG, 0-1	PC, AS	H	
6. Continue the established incentive program to aid in preserving and enhancing the facades of buildings in the downtown area. REWORD: PROMOTE AVAILABILITY OF DOWNTOWN FAÇADE GRANTS	OG	DDA	H	
Objective 2-C: Encourage local businesses to come to the Village; support innovative catalyst projects.				
1. Complete a downtown market analysis.	0-2	DDA	H	
2. Promote and encourage the downtown as the preferred location for future retail, office, restaurant, and entertainment development and as a key element to the community's small town character.	0-2	DDA, VC/PC	H	
3. Create a business recruitment program and continue to develop marketing materials and brochures.	0-2	DDA	M	

4. Actively market and educate property owners on permitted uses in each district. FOCUS ON MULTI-LEVEL MIXED USES	OG	PC, DDA	M	
Objective 2-D: Maximize the potential of the land and future businesses by ensuring uses are properly placed.				
1. Concentrate general commercial uses on the M-24 thoroughfare for maximum access to the trade area population < what is this?. VAGUE: ESTABLISH MIXED-USE M-24 CORRIDOR ZONING DISTRICT	MT	PC/VC, AS	M	
2. Discourage commercial development along the lakefront, particularly commercial uses that do not permit the public to view and enjoy the lakefront. NO SPACE FOR IT. NOT NECESSARY/REMOVE?	OG	PC	M	
3. Enforce sound land use and zoning practices, which control the expansion of strip commercial and the unplanned location of isolated commercial activities. INCLUDE IN URBAN DESIGN GUIDELINES, converge	OG	PC/VC	H	
Objective 2-E: Ensure high-quality infrastructure that promotes and improves quality of life in commercial areas.				
1. Develop a way-finding (signage) program. SHOULD READ DEVELOP, MAINTAIN & UPDATE AS NECESSARY	OG	DDA, PC, VC	H	
2. Promote adequate off-street parking for commercial uses, including joint-use parking and additional off-street parking uses in the downtown. CONSOLIDATE WITH OTHER PARKING INITIATIVES 4-E. LUMBERYARD.	0-2	DDA, PC, VC	H	
3. Purchase and provide LED lighting Village-compatible lighting to illuminate all the doorways in the downtown to add consistency, creating a more inviting appearance, and raising awareness for business offerings and hours to visitors. OPPOSED, Completed for street lamps. Focusing on facade program	3-6	PC, VC, DDA	L	
Objective 2-F: Introduce economic vitality projects				
1. Establish a Brownfield Redevelopment authority. NOT NECESSARY. WHY NOT USE COUNTY?	OG	DDA	M	Consolidate, reorg
2. Create, design, and establish a seasonal or yearly farmers market venue with the potential for year-round activity space for the entire community. LUMBERYARD. SEE 2-E Venue for year-round community activity (not limited to farmer's market). focus on mixed uses.	MT, OG	DDA, VC/PC	L, H	
3. Purchase key parcels that play a vital role in redevelopment. LUMBERYARD	OG, 3-6	DDA	M, L	
ENVIRONMENT				
Objective 3-A: Encourage plant species diversity and quality.				
1. Regularly inventory, protect, maintain, and plant Village street trees.	OG	PW, VC, AS	H	Not species-focused currently; include required/prohibited species, size of

2. Study similar communities and consider adopting a tree preservation ordinance for private properties to protect existing trees and/or provide for their replacement.	0-2	VC, AS	H	replacements, etc - street trees only.
3. Increase landscaping standards for new development and redevelopment by limiting IMPERVIOUS SURFACES, GREENBELT AND OPEN SPACE STANDARDS, AND DEVELOPING A PREFERRED/PROHIBITED/REQUIRED SPECIES LIST FOR NEW DEVELOPMENT	0-2	PC, VC, AS	H	
Objective 3-B: Preserve and enhance the Village's environment				
1. Maintain and enhance the scenic view of the Village's lakefront by preserving viewsheds and limiting nonresidential development along the lake.	OG	PC/VC	H	ADD: RECOGNIZE, ENCOURAGE, AND REGULATE RENEWABLE ENERGY. PRIORITIZE RENWABLES (SOLAR) ON PUBLIC BUILDINGS. RAIN GARDENS. RESIDENTIAL VEGETABLE/COMMUNITY GARDENS (MEEK'S PARK);
2. Develop and maintain residential development and density patterns which relate to the Lake's natural and manmade environmental features.	0-2	PC, VC	H	
3. Coordinate planning efforts with the Township to minimize environmental impacts of development on the lake and other sites which may negatively impact environmental quality of the village. RECOMMEND REMOVAL. INCLUDE: PROMOTE SUSTAINABLE BUILDING PRACTICES; INCENTIVES FOR MEETING CERTAIN STANDARDS FOR NEW DEVELOPMENT	OG	AS	H	
4. Encourage the development of environmentally safe and cost effective solid waste management programs, which include recycling, composting, and other techniques which could reduce the waste stream generated by the Village. COMPOSTING! Focusing on public education; newsletter, brochure	OG	VC, AS	M	
5. Develop a Residential Tree Planting Program that focuses on select block(s) each year to increase the neighborhood tree canopy and improve environmental quality and stormwater management. RECOMMEND REMOVAL; combine w tree ordinance task	7-10	VC, PW	M	
6. Increase awareness and education of the Village's unique natural resources through interpretive signage on public property.	OG, 3-6	PR, AS, PR, GLWA	M	
Objective 3-C: Protect lake and water quality.				
1. Support ongoing periodic testing by EGLE to identify possible degradation and remedial steps.	OG	LOLA, AS	H	1. LOWER LAKE LEVEL EVERY 3 VS. 5 YEARS TO ALLOW RESTORATION OF ERODING SEAWALLS MORE OFTEN (CAUSED BY INCREASED BOAT TRAFFIC AND WAKE BOATS). Coordinating with Twp BOT and VC to address lake issues - LOLA task. 2. REVIEW AND UPDATE LAKE ORDINANCES FOR BOAT TRAFFIC, SPEED, AND TYPE OF BOAT UTILIZED. 3. AGGRESSIVELY ENFORCE "KEY-HOLE" LAWS TO LIMIT NUMBER OF BOATS ON LAKE. 4. MORE AGGRESSIVE ACTION TO KEEP LAKE HEALTHY AND CLEAN THROUGH
2. Adopt Zoning Ordinance standards for maximum impervious surface area on residential lots; encourage pervious surfaces and natural alternatives. ZO Current 25-ft setback does not take into account surrounding residences (EFS)	0-2	PC, VC	M, H	
3. Remain active and increase visibility of the Huron-Clinton Watershed Council. Adopt and implement a Stormwater Management Plan. Current 25 ft set back is not enough for runoff. Reference e coli issues at Union Lake. CONSOLIDATE WITH 3.C.9. DO WE ALREADY HAVE?	3-6	VC, AS	M, H	
4. Maintain and promote the use of open space to create a buffer between development and waterbodies. Current 25 ft setback does not promote open space and does not take into account surrounding residence.	OG	PC/VC	M, L	

5. Consider requiring administrative engineering review for single-family developments. IN PROGRESS - ENG DESIGN GUIDELINES BEING UPDATED	NT, 00-2	AS, VC	M, H	<p>EDUCATION AND ENFORCEMENT.</p> <p>5. ACTIVELY CONTROL GEESE AND DUCK POPULATION FOR PREVENTING POLLUTION.</p> <p>6. FURTHER DEVELOP AND CLEAN UP GREENS PARK TO PROVIDE MULTIPLE USES OF LAND.</p>
6. Work with local community groups which specialize in water quality	?, OG	AS	M	
7. Review sites for minimization of erosion, runoff control, and buffering between the lake front and development. Current 25 ft set back is not enough for runoff. Reference e coli issues at Union Lake.	OG	CE, PC/VC/AS	H	
8. Consider techniques including keyhole regulations, to reasonably limit the impact and number of boats on Lake Orion to protect its value as a recreational resource and an ecological system.	NT, OG	VC, AS/PC	M	
9. Collaborate with Orion Township and other municipalities to address stormwater drainage, runoff, and Lake issues. CONSOLIDATE WITH 3.C.3. Huron Clinton Watershed Council.	OG	AS/CE	L, H	

COMMUNITY FACILITIES

Objective 4-A: Improve the overall design and function of the Village through public spaces.				<p>ACUIRE ADDITIONAL WATERFRONT LAND FOR A VARIETY OF PUBLIC RECREATIONAL USES.</p>
1. Locate public buildings in a manner that define the Village's public spaces. IMPROVE LOOK AND FEEL OF VILLAGE HALL, REFLECT HISTORICAL SIGNIFICANCE, ENHANCE CONNECTIONS TO DOWNTOWN AND SURROUNDING NEIGHBORHOODS. CIP public facility improvements.	3-6	VC, DDA	M	
2. Encourage architectural features such as height, mass, and high quality materials that enhance the appeal of public space.	OG	PC, DDA, VC	M	
3. Add village style lighting fixtures which align with the historic aesthetic of the village. HAVE.	OG	DDA	M	
4. Ensure barrier-free accessibility to all existing parks, recreation areas, and trail systems, including paths, transfer points, resilient surfacing, picnic tables, play equipment, curb cuts, parking, etc..	OG, 0-1	VC, DDA	H	
5. Survey the downtown streetscape and furniture zones for areas that might not meet ADA accessibility standards or could be obtrusive to pedestrian; coordinate furniture replacement with capital improvements	3-6	DDA	M	
6. Gather funds and complete the future design projects listed in the DDA/TIF plan	3-6	DDA	L	
7. Continue supporting public art opportunities , including but not limited to murals, rotating exhibits, and design competitions (ex: crosswalks).	OG	DDA, ART CENTER	L	
Objective 4-B: Provide adequate park and recreation opportunities for all village residents and visitors				

1. Ensure barrier-free accessibility to all existing parks, recreation areas, and trail systems, including paths, transfer points, resilient surfacing, picnic tables, play equipment, curb cuts, parking, etc. CONSOLIDATE WITH 4.A.4 AND 4.A.5. OR FOCUS EFFORT ON CHILDREN'S PARK & ADA ACCESS FROM BROADWAY; COSTLY IMPROVEMENTS, explore funding opportunities	OG	PR, VC, AS, PW	H	
2. Support the VGO of the PR Plan Improve the quality of parks with equipment updates and continued maintenance while continually considering new parks and open space as opportunities arise.	OG	PR, VC, AS, PW	H	
3. Develop linkages between Lake Orion's inland and waterfront parks to assure a cohesive and linear open space and recreation system accessible to residential neighborhoods. In particular, develop a safe pedestrian and non-motorized linkage across M-24 between the lake and downtown. <u>signalized crosswalk move below to</u>	OG	PR/VC/AS	M	
4. Encourage the development of the Polly Ann - Paint Creek Link connecting the village to the Township and regional trail systems (<u>north out of the Village, MDOT owned ROW, Village-owned sidewalks</u>) - signage? Construction of these facilities at Elizabeth/M-24 - coordinating with Orion Twp, Oxford Twp, MDOT	OG	PC/VC/AS, PR	M	
5. Coordinate recreation program development and encourage cooperative use, development, and maintenance of parks and recreation opportunities between the village, township, and Lake Orion schools.	OG	PR, LOCS, VC, AS, PW	M	
6. Research and apply for both the Trail Town and Water Town designations, a Pure Michigan program, to encourage <u>eco-tourism (clarify)</u> and attract a wider audience to the Lake Orion downtown area. REMOVE ELECTRIC BIKES/VEHICLES. Seek funding and grant opportunities for parks and recreation improvements	3-6	PR	H	
7. Install decorative white, LED lighting in the trees for the entire winter season to create a welcoming look and environment. Provide a mix of cold weather activities and events to attract patrons to the downtown year-round. DONE.	OG	DDA	H, L	
Objective 4-C: Provide adequate circulation throughout the Village				
1. Add missing links between existing Village sidewalks and connect existing paths to existing and planned bicycle and pedestrian infrastructure. -NEBULOUS. DONE.	OG	VC/AS	H	ADD: connections from downtown to Kroger, at the cemetery (sidewalk improvements)
2. Encourage the development of a pedestrian crossing across M-24 near the intersection of M-24 and Broadway; Develop linkages between Lake Orion's inland and waterfront parks to assure a cohesive and linear open space and recreation system accessible to residential neighborhoods. In particular, develop a safe pedestrian and non-motorized linkage across M-24 between the lake and downtown, <u>signalized crosswalk</u> DELETE. DONE.				
3. Ensure access to transit services for the citizens of Lake Orion. DONE. Increase public transit opportunities (education)	OG, NOTA	AS	H	

4. Require developments to provide greenways / trails and nontraditional paths, in addition to sidewalks, in new / modified developments to connect them with other community neighborhoods, amenities and destinations. DON'T BELIEVE THIS MUST BE A REQUIREMENT	OG	AC/VC	M
5. Prioritize cross access. Promote the use of common entrances and shared parking facilities along M-24.	OG	PC/VC	M, H
6. Consider enhancing the integrity of the Village road system with the completion of platted, incomplete streets and linkages with the existing road system.	OG	PC/VC	H
7. Develop a marketing program to encourage bicycle use as an alternative to driving. NON MOTORIZED BIKES - look for consolidation	OG	DDA	H
8. Continue to review, maintain and enhance pedestrian crosswalks and sidewalks within the DDA district, including directional signage and zebra crosswalk striping. All improvements should follow the approved street and sidewalk design, with bump outs, brick lined sidewalks and lighting. Brick paved is difficult to maintain;	OG	VC/AS/DDA	H
9. Coordinate and develop a shuttle system with select stops within downtown Lake Orion with North Oakland Transportation Authority. NOT NEEDED IN PLAN. DONE. WHAT ABOUT SMART? Coordinating with NOTA to locate a stop;	OG	DDA	M
Objective 4-D: Provide all segments of the population with high quality and affordable services and facilities.			
1. Monitor the storm drainage system for problem areas and encourage maintenance of existing systems. CONSOLIDATE WITH 3C - focus on maintaining these systems. High priority	OG	AS	H
2. Maximize the efficient use of existing community facilities and encourage the reuse of community facilities in the downtown which are consistent with the village's plan and appropriate. VAGUE: I.D. FACILITIES AND POTENTIAL USES; consolidate with other	OG	PC/VC/DDA	
3. Encourage the development of underground utilities with new construction.	OG	AS/PC, VC	H
4. Establish a policy for downtown snow removal, including property owner responsibilities, locations for dumping and prioritize curbside and intersection snow removal.	OG,	AS, VC/DDA, DPW, PV	H
Objective 4-E: Develop an efficient parking system that increases public safety, efficiency, and convenience.			
1. Develop a parking plan focused on shared parking, accessibility, maintenance, signage, and enforcement.	0-2	VC, DDA, AS	H
Implement metered parking revenue generation	0-2	VC, DDA, CE	M
2. Discourage the development of new private parking lots within the downtown that are not for residential or public parking.	OG	PC, VC, DEV	H
3. Collaborate with owners of private lots to allow for public shared use of the private parking areas where possible;	OG	DDA/BO, PC/VC	M, H
4. Add barrier-free parking spaces where appropriate.	OG	DDA/VC/PW, PC/AS	H, M

5. Improve parking lots with restriping, landscaping, and other regular maintenance efforts noted in the 2020 Parking Study to increase the function, convenience, and safety of all lots.	OG	PW, PC/VC/DDA	H
6. Develop flyers that can be distributed to parking users that detail parking locations, overnight parking, and more. NOT NECESSARY	OG	DDA	L
7. Name all public lots and add introduction signs to all public lots to aid in marketing and wayfinding. NOT NECESSARY, IN PROGRESS?	OG	DDA	L
8. Install parking wayfinding signage across the downtown. IN PROCESS?	OG	DDA	H, M
9. Add and enforce parking limits to the most convenient spaces in parking lots, with the rest designated as long-term. NECESSARY?	OG	VC/AS/DDA	H
10. Develop a parking fee and fine schedule, parking fund via CE. OPPOSED	OG	VC	H
11. Create a sinking fund for maintenance and upgrades to the parking system.	NT, OG	VC, DDA	M, H
12. Develop a policy on valet parking and taxi/ride share loading areas. NECESSARY?	N/A, OG	DDA/VC	L
13. Keep educated with the progress of autonomous vehicles.	N/A, OG	PC/DDA/AS	M, L
14. Develop a parking deck or structure that is carefully integrated into the community fabric and include liner buildings if located within the downtown core. FEASIBILITY? REMOVE	N/A	PC/DDA	L

GENERAL PLANNING EFFORTS

Objective 5-A: Review, create, and revise pertinent policy documents.			
1. Review the Master Plan on an annual basis, inventorying accomplishments and areas in need of extra attention. ANNUAL REPORT, RRC REQUIREMENT	NT, OG	AS/PC/VC	H
2. Pursue a comprehensive update to the Master Plan to reflect current data and trends, gather community input, and fully integrate all existing amendments.	NT, 3-6	AS/PC/VC	H, M
3. Update the Parks and Recreation Plan every 5 years to remain eligible for grant funding. UPDATE REQ'D END OF 2026	NT, 0-2	PR, VC/PC	H, M
4. Adopt a revised Zoning Ordinance and pursue wholesale rezoning, including the implementation of new zoning districts identified in the 2022 Future Land Use and Zoning Plan. NOT NECESSARY	7-10	PC/VC	L
5. Create a Capital Improvement Plan. IN PROGRESS; VC AUTHORITY	NT, 0-2	AS/VC	H
Objective 5-B: Communicate and coordinate with nearby municipalities and Village partners.			
1. Build trust and relationships with the business community and property owners in the community, focusing on personal outreach and on-going educational programming and offerings. MORE ACTIONABLE - COMMUNITY ROLINDTABLES, ANNUAL BUSINESS MEETINGS	OG	DDA	H
2. Maintain a close relationship with the Library Board and seek projects which further support the goals of the Orion Township Library, including expanding and enhancing community support and improving ease of access for residents.	OG	AS, DDA, NJ	M

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BOARD ACTION SUMMARY SHEET

MEETING DATE: April 7, 2025

TOPIC Monthly Planning & Zoning Report

BACKGROUND BRIEF:

McKenna has provided a report of the previous month(s) planning and activities within the Village.

RECOMMENDED MOTION: To receive and file the April 2025 Monthly Planning and Zoning Report.

ATTACHMENTS: