



AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, November 02, 2026

6:30 PM

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

(248) 693-8391 ext. 102

REQUIREMENTS FOR PUBLIC COMMENT:

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

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

1. Call to Order

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

4. Approval of Agenda

5. Approval of Minutes

A. Approval of October 5, 2026, Planning Commission Regular Meeting Minutes

6. Public Comments on Non-Agenda Items Only

7. Public Hearing

8. Old Business

A. Waterfront Established Front Setbacks (EFS)

9. New Business

A. 96 Park Island Drive – Accessory Structure (Boat House) Site Plan Review

B. Monthly Planning and Zoning Report – October 2026

10. Commissioners' Comments Regarding Planning and Zoning Matters

11. Next Regular Meeting - December 7, 2026

12. Adjournment

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

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



BOARD ACTION SUMMARY SHEET

MEETING DATE: November 2, 2026

TOPIC: Approval of October 5, 2026, Planning Commission Regular Meeting Minutes

RECOMMENDED MOTION: To approve October 5, 2026, Planning Commission Regular Meeting Minutes, as presented.



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, October 5, 2026

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The Monday, October 5, 2026 Regular Meeting of the Lake Orion Planning Commission was called to order by Vice Chairperson Edward Sabol at 6:30 p.m.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Vice Chairperson Edward Sabol

Secretary Henry Lorant

Commissioner Larry Dunn

Commissioner James Barry

Commissioner Michael Lamb

Commissioner Matthew Craig

Commissioner/Administrative Official Darwin McClary

ABSENT

Chairperson James Zsenyuk

Commissioner Teresa Rutt

STAFF PRESENT

Planning and Zoning Coordinator Sommer Nafal

Recording Secretary Danielle Smith

4. **Approval of Agenda**

Commissioner Lamb moved, Commissioner Lorant seconded, to approve the agenda for the October 5, 2026 Planning Commission Regular Meeting, as presented.

AYES: Lorant, McClary, Dunn, Lamb, Craig, Barry, Sabol

NAYS: None

ABSENT: Rutt, Zsenyuk

MOTION: Carried

5. **Approval of Minutes**

A. Approval of September 8, 2026 Planning Commission Regular Meeting Minutes

Commissioner Lamb moved, Commissioner Barry seconded, to approve the September 8, 2026 Planning Commission Regular Meeting Minutes, as presented.

AYES: Lorant, McClary, Dunn, Lamb, Craig, Barry, Sabol

NAYS: None

ABSENT: Rutt, Zsenyuk

MOTION: Carried

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

Harry Stephen, 311 N. North Shore Dr., expressed concerns regarding homes with a large footprint, a lack of parking and stormwater concerns.

Kathleen Schmidt, 165 N. North Shore Dr., referenced a letter she submitted to Village Council and the Planning Commission detailing concerns regarding the established front setback for waterfront properties in the RL (Lake Single Family Residential) District.

7. **Public Hearing**

None.

8. **Old Business**

A. Sec. 13.11(E) - Accessory Mechanical Units Regulations

At its regular meeting on September 8, 2026, the Planning Commission did not recommend adoption of the proposed amendments to Sec. 13.11(E) and referred the item back to McKenna for revisions. After review, the item is being brought back before the Commission for discussion and recommendation of adoption.

Planner Nafal gave an update regarding the proposed ordinance amendments and was available to answer any questions of the Commission.

Commissioner Barry stated he did not think the revisions addressed the key points Village Council requested the Planning Commission to review, such as setbacks, noise, carbon dioxide and decibel levels. Additionally, Commissioner Barry stated that all variations of egresses need to be addressed and not just windows.

Commissioner Sabol stated that he believes the proposed revisions are the “most fair” and that the Planning Commission is not charged with reviewing carbon dioxide levels. He explained that carbon dioxide and other levels are reviewed and addressed by the fire department and other state codes.

Commissioner Lamb said he agreed with Commissioner Sabol but did have concerns regarding noise. He further shared that he believes generators should not be allowed within 20 feet of the nearest structure and that the Commission needs to discuss what is achievable regarding noise levels.

Commissioner Lorant shared that if a neighborhood loses power, everyone with a generator will be running them, so noise would be a non-issue at that point.

Commissioner McClary explained that the current ordinance states generators must be 10 feet from an adjacent neighbor window and meet a 55-decibel noise level. He further shared that he believes the current discussion does not meet the current ordinance and that new regulations would make it even more difficult to meet the proposed regulations.

MOTION

Commissioner McClary moved, Commissioner Lamb seconded, to retain the current zoning ordinance provisions for mechanical units with McKenna to come back to the Planning Commission with recommended changes clarifying the measurement of the distance between the mechanical unit and the adjacent structure from the closest points in a straight, horizontal line.

AYES: McClary, Dunn, Lamb, Craig

NAYS: Lorant, Sabol, Barry

ABSENT: Rutt, Zsenyuk

MOTION: Failed

9. New Business

A. 29 S. Slater Street – Site Plan Application – Parking Lot Repaving

The applicant has submitted a site plan review application for the repaving of the parking lot at 29 S. Slater Street. The property is owned by the Lake Orion United Methodist Church and is used as an overflow parking lot.

Village Planner Nafal presented the request, discussed the McKenna review letter dated 10/5/2026 and was available to answer any questions of the Commission regarding the proposed site plan.

Commissioner McClary moved, Commissioner Lorant seconded, to approve the site plan for the parking lot reconstruction for the property at 29 South Slater Street, Parcel number 09-02-485-027.

AYES: Lorant, McClary, Dunn, Barry, Lamb, Craig, Sabol

NAYS: None

ABSENT: Rutt, Zsenyuk

MOTION: Carried

B. 117 and 129 Bridge Street – Lot Combo and Split

The applicant has submitted a lot combination/split application and is proposing to combine 129 Bridge Street with 117 Bridge Street, followed by a lot split into two parcels with more uniformity.

129 Bridge Street (Parcel #09-03-434-024) is currently occupied by a single-family home, a detached garage and a boat house. 117 Bridge Street (Parcel #09-03-434-025) is currently occupied by a single-family home. Both lots are under single ownership and are zoned RL, Lake Single Family Residential. The applicant proposes to demolish the detached garage at 129 Bridge Street as well as add an addition to 117 Bridge Street.

Village Planner Nafal presented the request, discussed the McKenna review letter dated 10/5/2026 and was available to answer any questions of the Commission regarding the proposed lot combination and split.

Commissioner McClary moved, Commissioner Lamb seconded, to recommend to the Village Council the approval of the lot split and combination of the properties at 117 Bridge Street and 129 Bridge Street in accordance with the review and recommendation from the Village Planner dated October 5, 2026.

AYES: Lorant, McClary, Dunn, Barry, Lamb, Craig, Sabol

NAYS: None

ABSENT: Rutt, Zsenyuk

MOTION: Carried

C. Monthly Planning and Zoning Report – September 2026

Commissioner McClary moved, Commissioner Lorant seconded, to receive and file the September 2026 monthly planning and zoning report.

AYES: Lorant, McClary, Dunn, Barry, Lamb, Craig, Sabol

NAYS: None

ABSENT: Rutt, Zsenyuk

MOTION: Carried

10. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Lamb shared that he enjoyed the discussions this evening and asked for clarification regarding the outcome of item 8a. The Commission reiterated that the ordinance would stay as is.

Commissioner McClary provided an update regarding major street improvements that are taking place throughout the Village.

Commissioner Barry asked for clarification regarding the roadway expansion included in the project. Commissioner McClary explained that the roadway will be a standard width with approximately 1.5 feet of road being added to both sides via the road right-of-way.

11. Next Regular Meeting – November 2, 2026

12. Adjournment

Commissioner McClary moved, Commissioner Lorant seconded, to adjourn the meeting at 8:10 p.m.

AYES: Lorant, McClary, Dunn, Barry, Lamb, Craig, Sabol

NAYS: None

ABSENT: Rutt, Zsenyuk

MOTION: Carried

Henry Lorant
Secretary

Debbie Nogle
Village Clerk/Treasurer

Danielle Smith
Recording Secretary

Date Approved: November 2, 2026



BOARD ACTION SUMMARY SHEET

MEETING DATE: November 2, 2026
TOPIC: Waterfront Established Front Setbacks (EFS)

BACKGROUND BRIEF:

Due to recent requests from residents, the Village Council has directed the Lake Orion Planning Commission to review and consider creating or reinstating an Established Front Setback (EFS) for waterfront residential properties. The request stems from concerns that the current fixed waterfront setback requirements do not adequately reflect the historic development pattern along Lake Orion's shoreline.

At this time, the Planning Commission should discuss whether the current fixed waterfront setback requirements continue to achieve the Village's long-term planning objectives or whether an EFS provision would more appropriately recognize the established shoreline development pattern while maintaining reasonable protections for the lakefront.

RECOMMENDED MOTION AND ACTION(s):

A motion to **receive and file** the correspondence provided.

Village of Lake Orion

Section 8, Item A.

Proposed Amendment to Article 12 — Schedule of Regulations

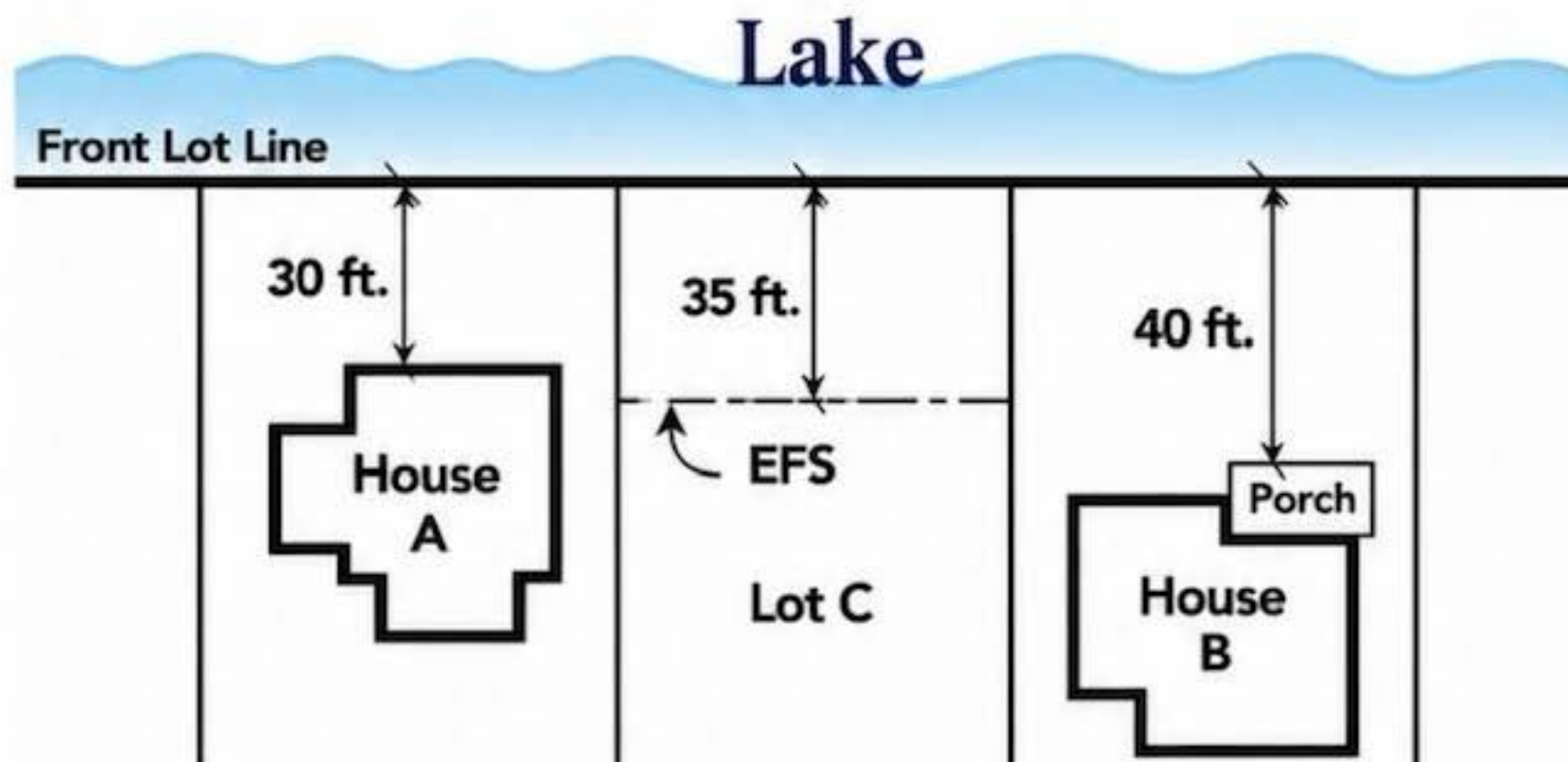
Expansion of the Existing Established Front Setback (EFS) A–B–C Rule to Include the Front Yard - Lake for Waterfront Properties

1. Established Waterfront Setback

The Village's existing Established Front Setback (EFS) A–B–C provisions shall be expanded to include the front yard - lake of waterfront properties, in addition to the existing street-facing front yard.

The existing 25-foot minimum waterfront setback shall remain in effect. However, the 25-foot minimum shall not automatically establish or guarantee the allowable building setback. The required waterfront setback may be greater than 25 feet based on the established setbacks of neighboring waterfront homes.

The required waterfront setback shall be determined by averaging the waterfront setbacks of the adjacent principal buildings, consistent with the Village's existing A–B–C method.



Example: House A: 30 feet from the waterfront
House B: 40 feet from the waterfront
House C: Required waterfront setback of 35 feet (average of 30 and 40)
In no case shall the required waterfront setback be less than 25 feet.

2. Irregular Shorelines and Property Hardships

Where irregular shorelines, unusual lot configurations, or unique physical property conditions create a practical difficulty in meeting the established waterfront setback, the property owner may apply to the Zoning Board of Appeals (ZBA) for a dimensional variance.

The ZBA shall evaluate the request under the Village's established variance standards.

3. Purpose

This proposed amendment is intended to:

- Preserve Lake Orion's shoreline character and waterfront views.
- Maintain compatibility between neighboring waterfront homes.
- Protect water quality by minimizing shoreline disturbance and stormwater runoff.
- Accommodate irregular shorelines through the established ZBA variance process.
- Encourage thoughtful redevelopment that complements surrounding properties.

The intent is to extend an existing Village planning standard to the front yard lake, while preserving the 25-foot minimum waterfront setback.

MCKENNA

Memorandum

TO: Village of Lake Orion Planning Commission

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

SUBJECT: **Waterfront Established Front Setbacks (EFS)**

DATE: November 2, 2026

BACKGROUND

Due to recent requests from residents, the Village Council has directed the Lake Orion Planning Commission to review and consider reinstating an Established Front Setback (EFS) for waterfront residential properties. The request appears to stem from concerns that the current fixed waterfront setback requirements do not adequately reflect the historic development pattern along Lake Orion's shoreline. We have conducted an initial review of the current regulations, along with how EFS is regulated in the RV – Village Single Family Residential District.

ESTABLISHED FRONT SETBACK LINE

The ordinance distinguishes between the RL (Lake Single Family Residential) District and the RV (Village Single Family Residential) District with respect to front yard setback requirements.

The ordinance contains provisions for an Established Front Setback Line (EFS); however, those provisions are expressly limited to the RV District. Within that district, the required front yard setback is identified as 25 feet or the Established Front Setback Line, whichever is less. The EFS is calculated based upon the setback (development) pattern of existing homes on neighboring properties.

The use of an Established Front Setback Line is not currently identified for waterfront lots within the RL District.

Based on the ordinance language, waterfront residential properties zoned RL are required to comply with the fixed setback standards established by the ordinance.

Specifically, the required setbacks for principal buildings include:

Front (street) yard:	25 feet
Waterfront yard:	25 feet
Side yard:	5 feet
Rear yard:	25 feet

Accordingly, the location of neighboring homes does not create an alternative or average front yard setback for these properties. The principal dwelling must maintain the prescribed 25-foot street setback and 25-foot waterfront setback regardless of adjacent development patterns.

HISTORICAL DEVELOPMENT PATTERN

A unique characteristic of the RL District is that many of the waterfront homes were constructed decades before adoption of the current zoning ordinance and, in some cases, before any local zoning regulations existed. As a result, numerous homes were established based upon shoreline development patterns, parcel configurations, and construction practices that predate modern setback standards.

Consequently, existing homes along the lakefront frequently exhibit varying waterfront setbacks, with some structures located significantly closer to the water than would be permitted under current regulations. These homes remain lawful because they were legally established prior to the current standards or otherwise possess lawful nonconforming status.

PLANNING CONSIDERATIONS

The request to reestablish an EFS provision raises several planning and zoning policy considerations. The Planning Commission is charged with determining the policy choice between maintaining the current fixed waterfront setback standard and allowing a degree of flexibility that recognizes the historic character and development pattern of existing lakefront neighborhoods.

Arguments Supporting an EFS Provision

- Recognize the historic development pattern along the shoreline.
- Allow new construction, additions, and redevelopment projects to align more closely with neighboring homes.
- Reduce situations where a newly constructed dwelling appears substantially recessed compared to adjacent residences.
- Provide flexibility for redevelopment of older lakefront properties where compliance with modern setbacks may be difficult due to lot size, shape, or existing site constraints.
- Potentially reduce the need for dimensional variance requests before the Zoning Board of Appeals.

Arguments Against an EFS Provision

- Increase development closer to the shoreline than currently permitted.
- Reduce the effectiveness of setback requirements intended to preserve open space, views, drainage, and environmental functions near the water's edge.
- Create administrative complexity regarding how neighboring structures are selected and how averaging calculations are performed.
- Lead to incremental encroachment toward the lake over time if not carefully drafted.
- Create inconsistencies between recently developed conforming properties and future redevelopment projects.

POTENTIAL APPROACHES

Should the Village wish to evaluate an EFS provision, there are several options the Planning Commission could consider:

1. Maintain Current Standards

Retain the existing fixed 25-foot waterfront setback requirement and continue addressing hardship situations through the Board of Zoning Appeals (variance) process.

2. Limited Waterfront Setback Averaging

Permit averaging only when adjacent principal structures are located closer to the lake than the setback requirements of the ordinance.

3. Hybrid Standard

Establish a minimum waterfront setback floor while allowing limited averaging. For example, require compliance with the established waterfront setback line but prohibit construction closer than a specified minimum distance from the ordinary high-water mark.

4. Redevelopment-Only Provision

Allow EFS calculations only when replacing or substantially reconstructing existing homes on developed waterfront lots.

CONCLUSION

At this time, the Planning Commission should discuss whether the current fixed waterfront setback requirements continue to achieve the Village's long-term planning objectives or whether an EFS provision would more appropriately recognize the established shoreline development pattern while maintaining reasonable protections for the lakefront.

Should the Commission determine that additional flexibility may be warranted, it should provide direction regarding the preferred approach, including whether any averaging methodology should be based on adjacent structures, a broader neighborhood analysis, or a hybrid model incorporating minimum setback requirements.



BOARD ACTION SUMMARY SHEET

MEETING DATE: November 2, 2026

TOPIC: 96 Park Island Drive – Accessory Structure (Boat House) Site Plan Review

BACKGROUND BRIEF:

The applicant has submitted a site plan and is proposing to construct an accessory structure (boat house) at 96 Park Island Drive (Parcel #: 09-11-252-005)

After reviewing the Site Plan Review provided by staff, the Planning Commission shall make a final decision on the proposed accessory structure.

RECOMMENDED MOTION(s):

To recommend approval of the Site Plan for the proposed accessory structure at **96 Park Island Drive**.

PROJECT INFORMATION

Owner: Matt and Tiffany Phillips
96 Park Island Dr.
Lake Orion, MI 48362

PROJECT NARRATIVE

The proposed project consists of the construction of a new accessory boathouse at 96 Park Island in the Village of Lake Orion. The boathouse is intended to provide enclosed storage for watercraft and related equipment while supporting safe and convenient access to Lake Orion for the property's residents. The subject property is zoned RL, Lake Single-Family Residential. The proposed boathouse is consistent with the purpose and intent of the RL District, which is intended to accommodate and preserve single-family residential development in a lakefront setting. As an accessory structure serving the principal residence, the boathouse supports the property's residential and recreational use while maintaining compatibility with the surrounding neighborhood.

The proposed boathouse will be constructed in conjunction with an existing seawall and associated fill area located along the property's shoreline. The project utilizes the established shoreline improvements to provide a functional and appropriately integrated location for the structure while minimizing impacts to the surrounding site and waterfront environment.

The structure has been carefully designed and sited to complement the existing development pattern on Park Island. Its scale, placement, and architectural character are consistent with the established waterfront character of the area and are compatible with surrounding residential properties.

The proposed improvements will provide organized storage for boats and related recreational equipment serving the principal residence while enhancing the functionality of the property's lake frontage. No change in use is proposed, and the boathouse will remain an accessory structure subordinate to the principal single-family residence.

The proposed boathouse complies with all applicable Village of Lake Orion zoning ordinance requirements, including setbacks, height limitations, lot coverage restrictions, and other applicable development standards. No variances, waivers, or ordinance deviations are requested or required.

Overall, the proposal represents a modest residential accessory improvement that is consistent with the intent of the RL Lake Single-Family Residential District, compatible with the established character of Park Island, and supportive of the property's continued residential use. The applicant respectfully requests Site Plan Approval for the proposed boathouse.



Village of Lake Orion

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

SITE PLAN and / or SPECIAL LAND USE APPLICATION**PROPERTY INFORMATION**

Site Address: 96 Park Island Rd. Lake Orion, MI 48362

Parcel ID # (Refer to Tax Bill): 09-11-252-005

Zoning District: RL

PROPERTY OWNER INFORMATION

Name: Matthew Phillips

Address, City, Zip: 96 Park Island Rd. Lake Orion 48326

Phone #: [REDACTED]

Owner E-Mail: [REDACTED]

APPLICANT INFORMATION (If applicant is NOT property owner)

Name: Justin Madill

Address, City, Zip: 3300 Auburn Rd. Suite 300, Auburn Hills, MI 48326

Phone #: [REDACTED]

Applicant E-Mail: [REDACTED]

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

APPLICANT REQUESTSite Plan Approval: ☒

Use Permitted After Special Approval: _____

Use Type Requiring Special Approval: _____

REQUIRED INFORMATION

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

- ☒ 1) Final Site Plan. Two (2) Copies not less than 24 inches by 36 inches in size that meet the requirements of Section 19.02.D. Including, but not limited to:
- a. Dimensioned floor plans and building elevations
 - b. Hard surface plan identifying parking areas with dimensions and number of spaces provided
 - c. General landscape and lighting plan
 - d. Location of trash receptacle and method of screening
- ☒ 2) Project Narrative. A Narrative must accompany Special Land Use applications that identifies the detailed use of the property under review.
- ☒ 3) Property Owner Verification.
- ☒ 4) Digital copies of all documents. (Digital copies are used for Planning Commission review. They may be submitted via email to the Planning & Zoning Coordinator at zoning@lakeorion.org, through Dropbox, or using an external USB drive.)
- ☒ 5) Village, Planning, Engineering, and Attorney fees as necessary.

By signing below you acknowledge all of the following:

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

Signature of Property Owner: _____

Date: 10/14/2026

Signature of Applicant/Contractor: _____

Date: 10.14.26**TO BE COMPLETED BY VILLAGE STAFF:**

Date Received:

of Hard Copies Received:

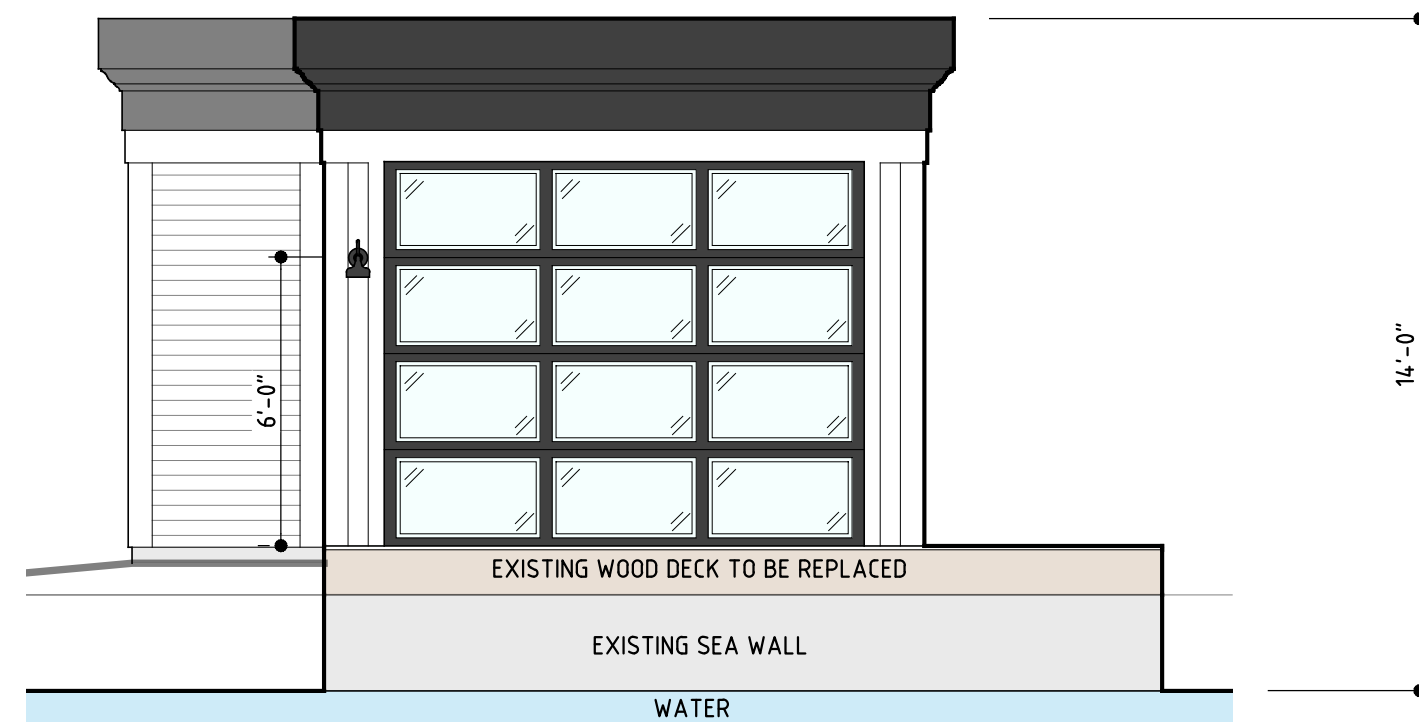
Electronic Copies Included: Y / N

Fee: _____ Receipt #: _____

Anticipated Meeting Date:

PHILLIP'S RESIDENCE BOAT HOUSE

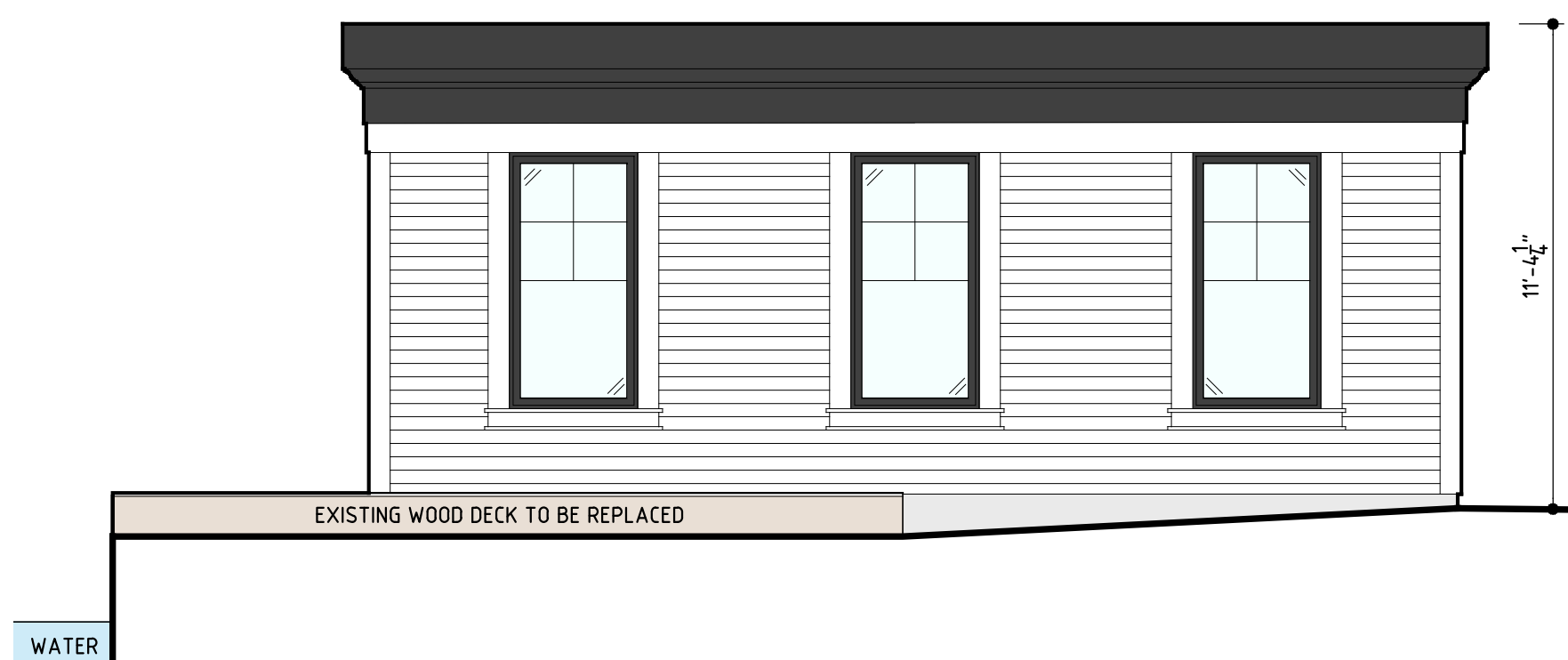
96 PARK ISLAND RD.
LAKE ORION, MI 48362



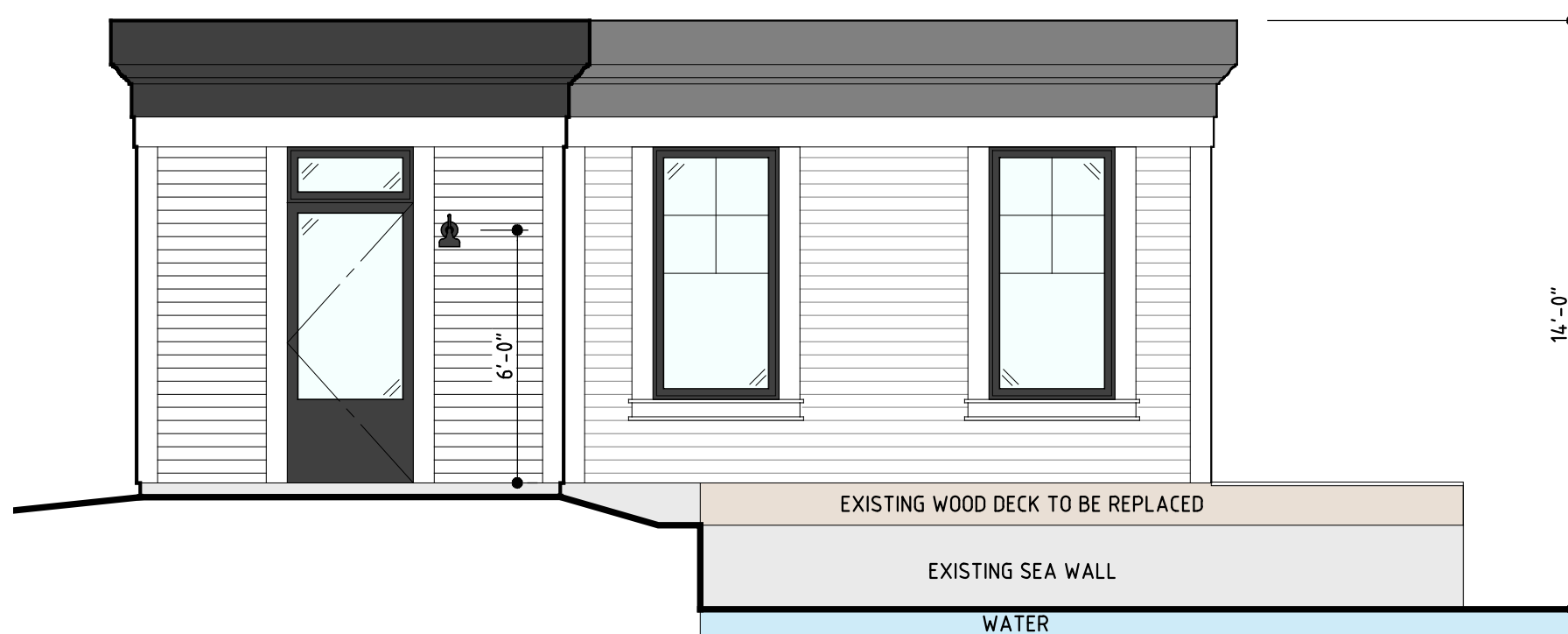
6 WEST ELEVATION



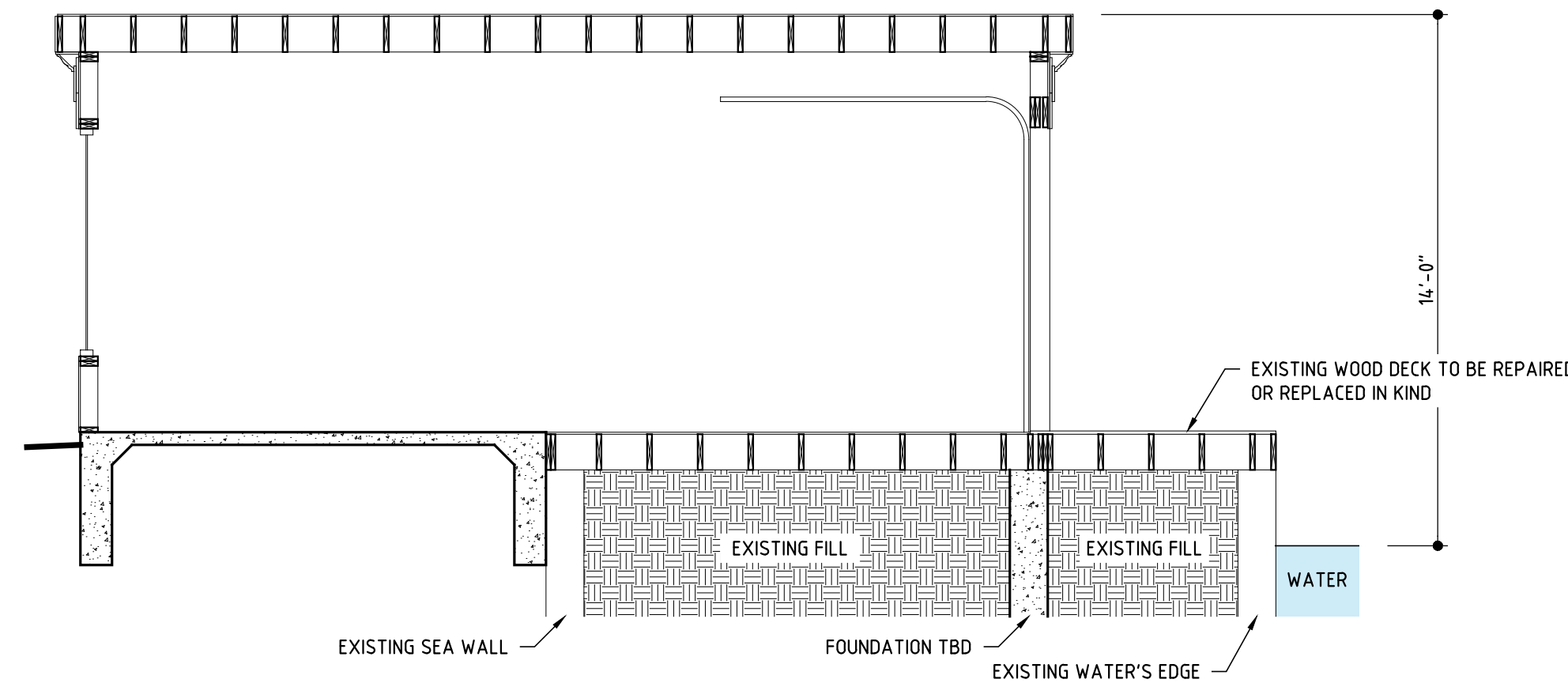
5 EAST ELEVATION



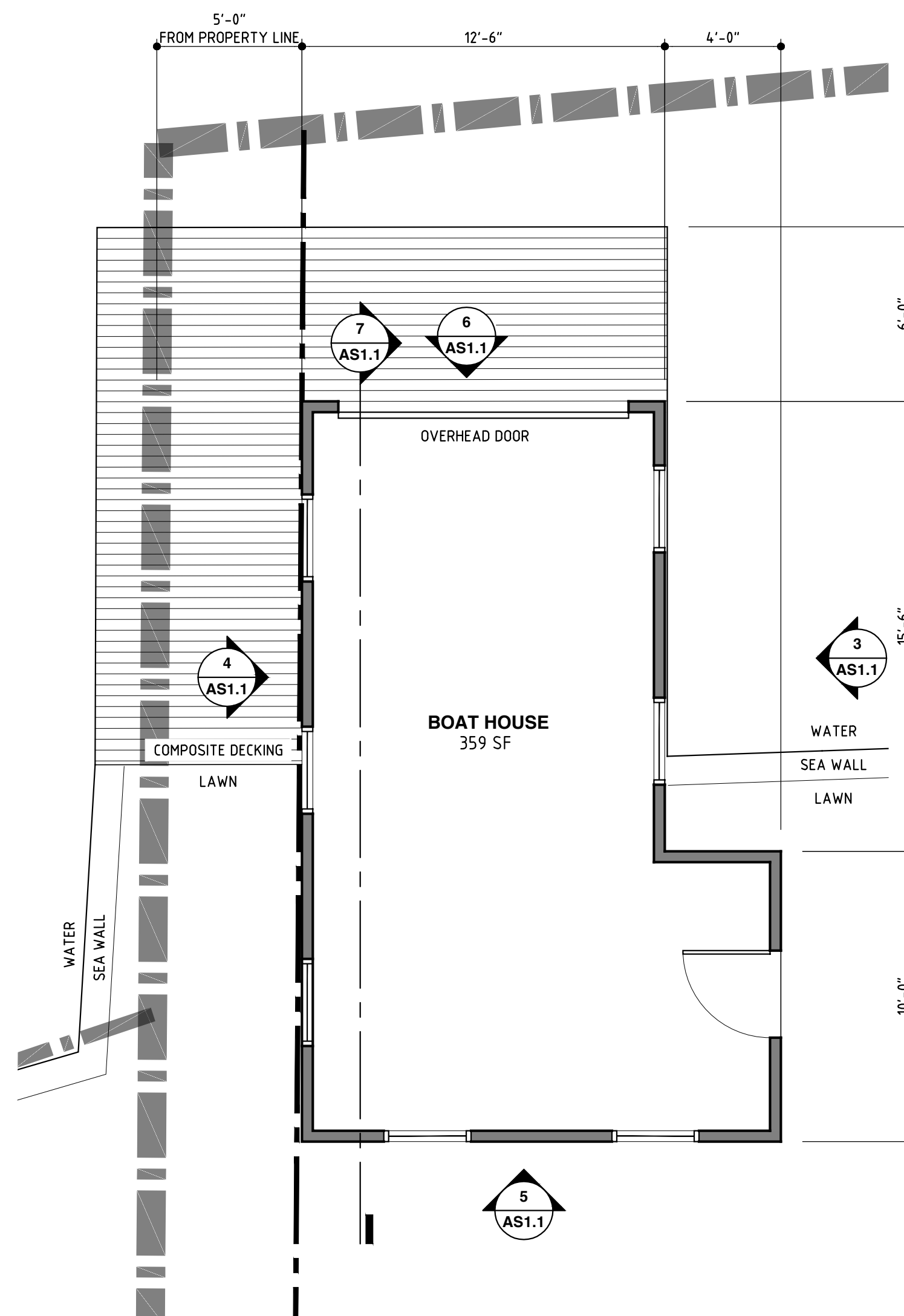
4 SOUTH ELEVATION SCALE: 1/4" = 1'



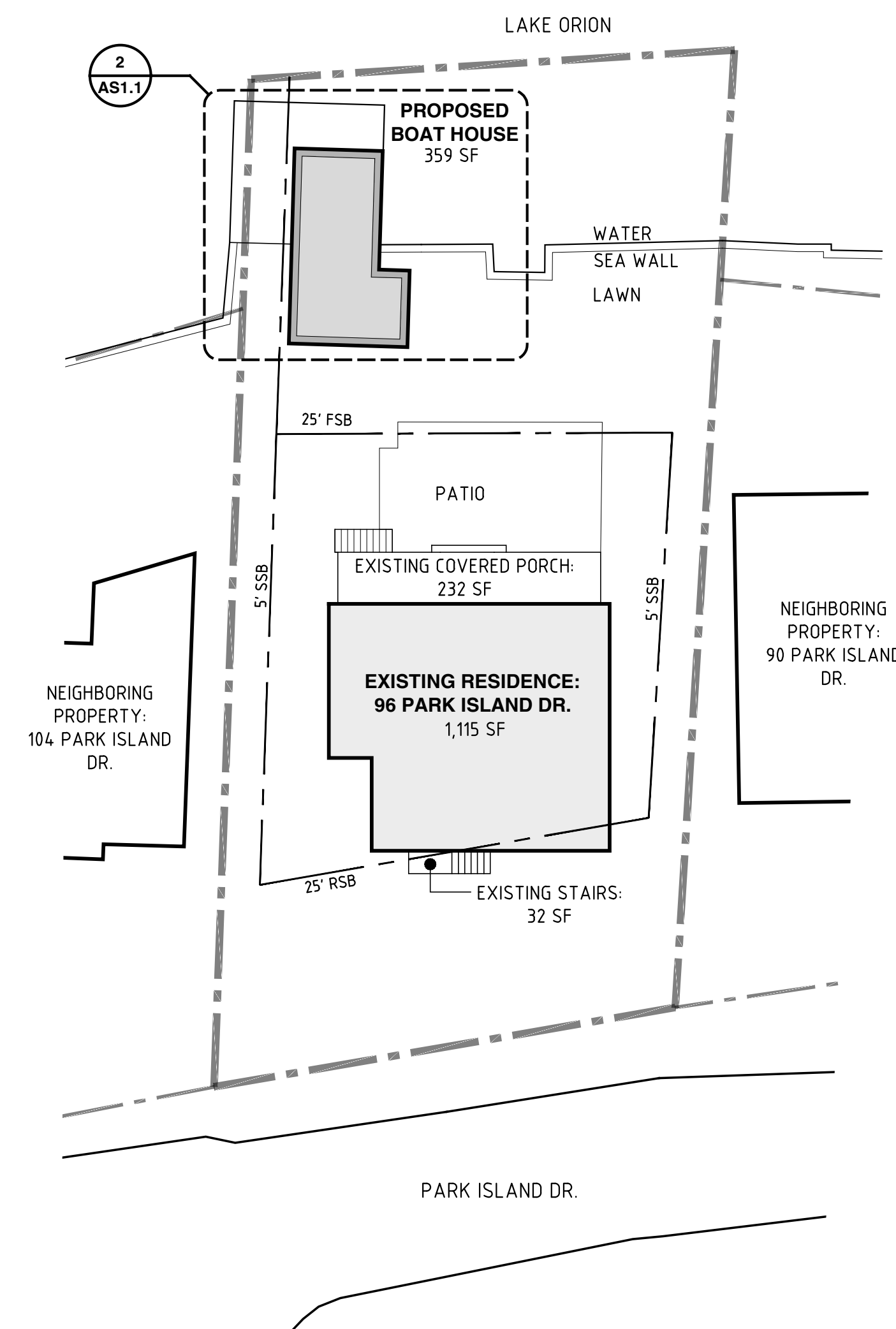
3 NORTH ELEVATION



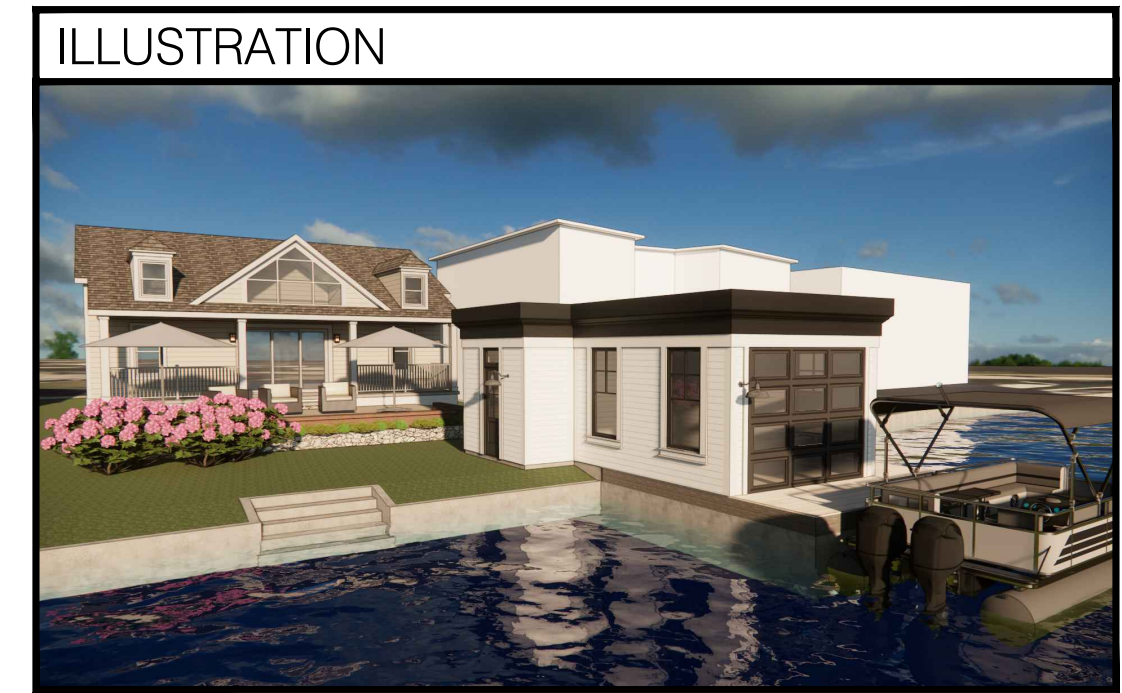
7 BOAT HOUSE SECTION



2 ENLARGED SITE & FLOOR PLAN SCALE: 1/4" = 1'



1 ARCHITECTURAL SITE PLAN



PROJECT INFORMATION

PARCEL ID	09-11-252-005
ADDRESS	96 PARK ISLAND RD. LAKE ORION, MI 48362
PROJECT DESCRIPTION	NEW ADDITION AND REBUILD OF HISTORIC ACCESSORY STRUCTURE
PARCEL AREA	(7,875.50 SF) +/- 0.18 ACRES

ZONING SCHEDULE OF REGULATIONS

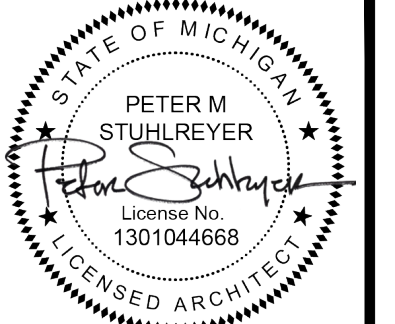
AUTHORITY HAVING JURISDICTION (AHJ)		VILLAGE OF LAKE ORION
ZONING		SINGLE FAMILY LAKE RESIDENTIAL (RL)
PERMITTED USE		SINGLE FAMILY RESIDENCE (PERMITTED PER RV AND RL DISTRICTS)
	REQUIRED	PROPOSED
AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS (SECTION 5.03)		
BUILDING SETBACKS	FRONT: 25' SIDE: 5' REAR: 25'	FRONT: 3'-6" PER VARIANCE SIDE: 5' REAR: 25'
MAX LOT COVERAGE	40%	<u>LOT AREA CALCULATION</u> EXISTING LOT AREA = 7,875.5 SF EXISTING AREA (EXISTING WATER'S EDGE) = 6,391.4 SF <u>EXISTING COVERAGE</u> EXISTING RESIDENCE = 1,115 SF EXISTING DECK AND STEPS = 264 SF PROPOSED COVERAGE PROPOSED BOAT HOUSE = 359 SF <u>CALCULATION</u> COVERAGE TOTAL = 1,738 SF 1,738 SF / 6,391.4 = 0.27 = 27%

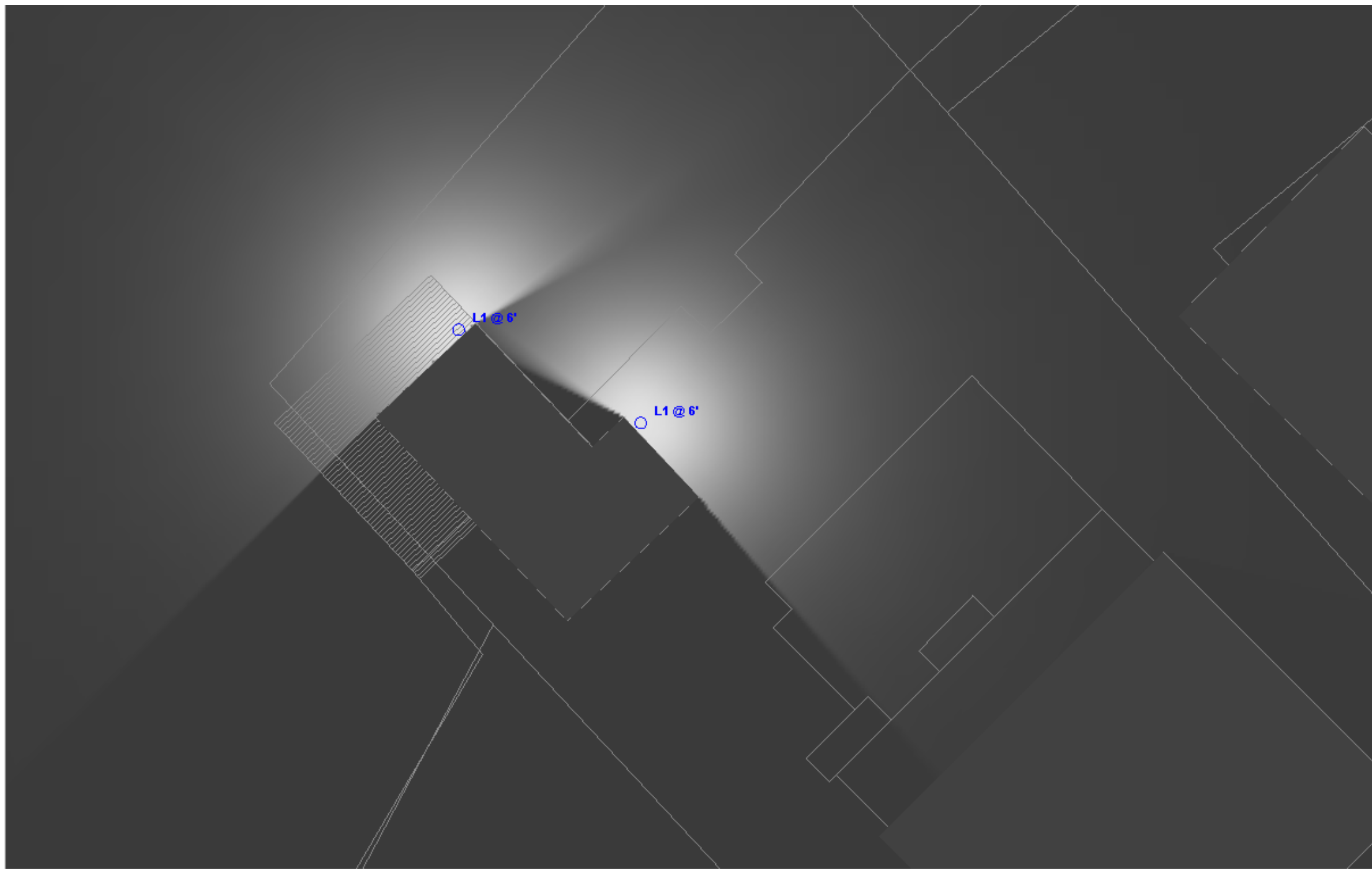
BOAT HOUSE REGULATIONS

BUILDING SETBACKS	SIDE: 5' REAR: N/A	SIDE: 5' REAR: N/A
MAX SQUARE FOOTAGE	480 SF	359 SF
MAX HEIGHT	14' FROM ORDINARY HIGH WATER MARK (OHWM) TO PEAK OF ROOF	14'

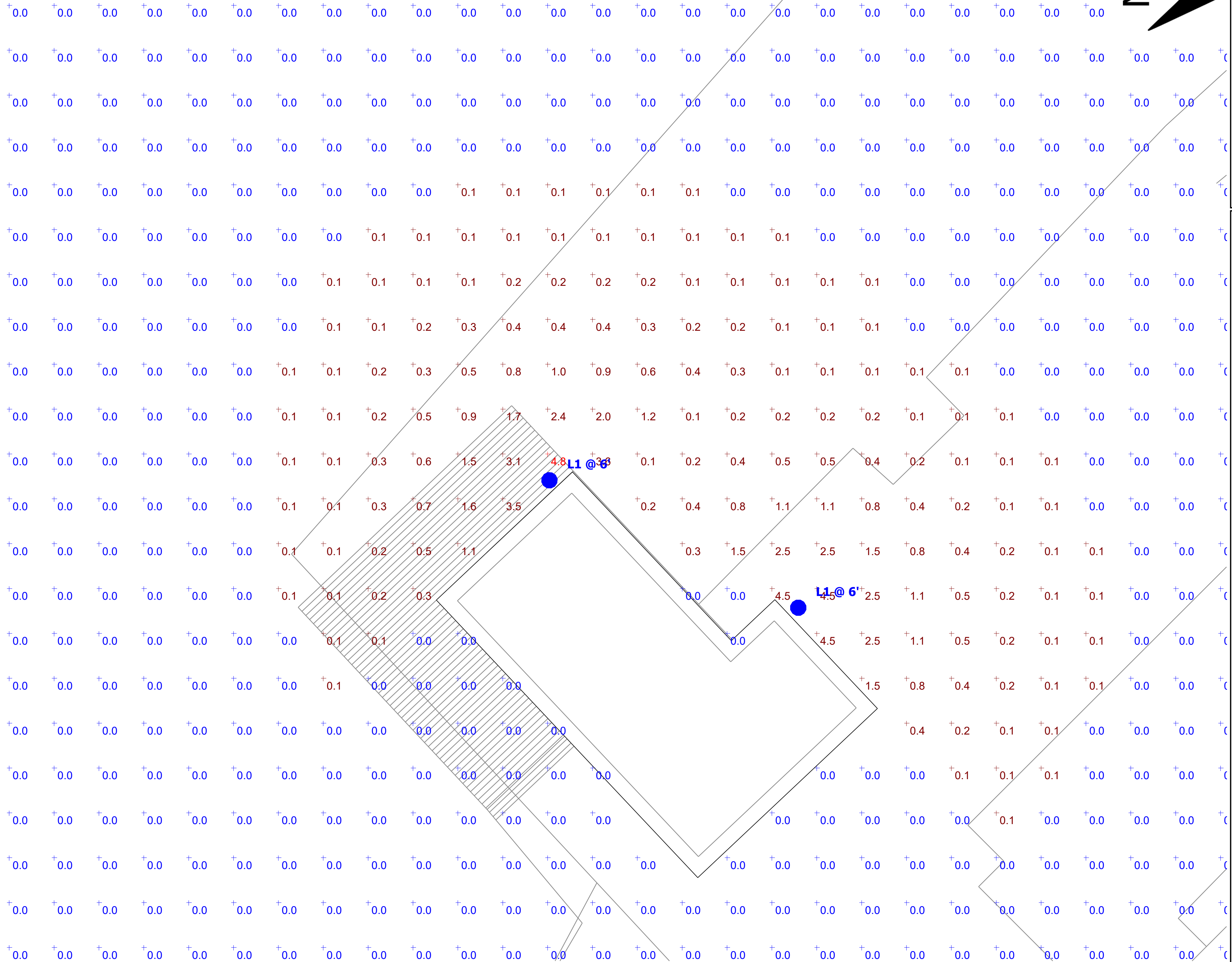
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SITE PLAN APP.	26.27.26
ISSUANCE	DATE





Plan View Rendered



Plan View

Scale - 1" = 4ft

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

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

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

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

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

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

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

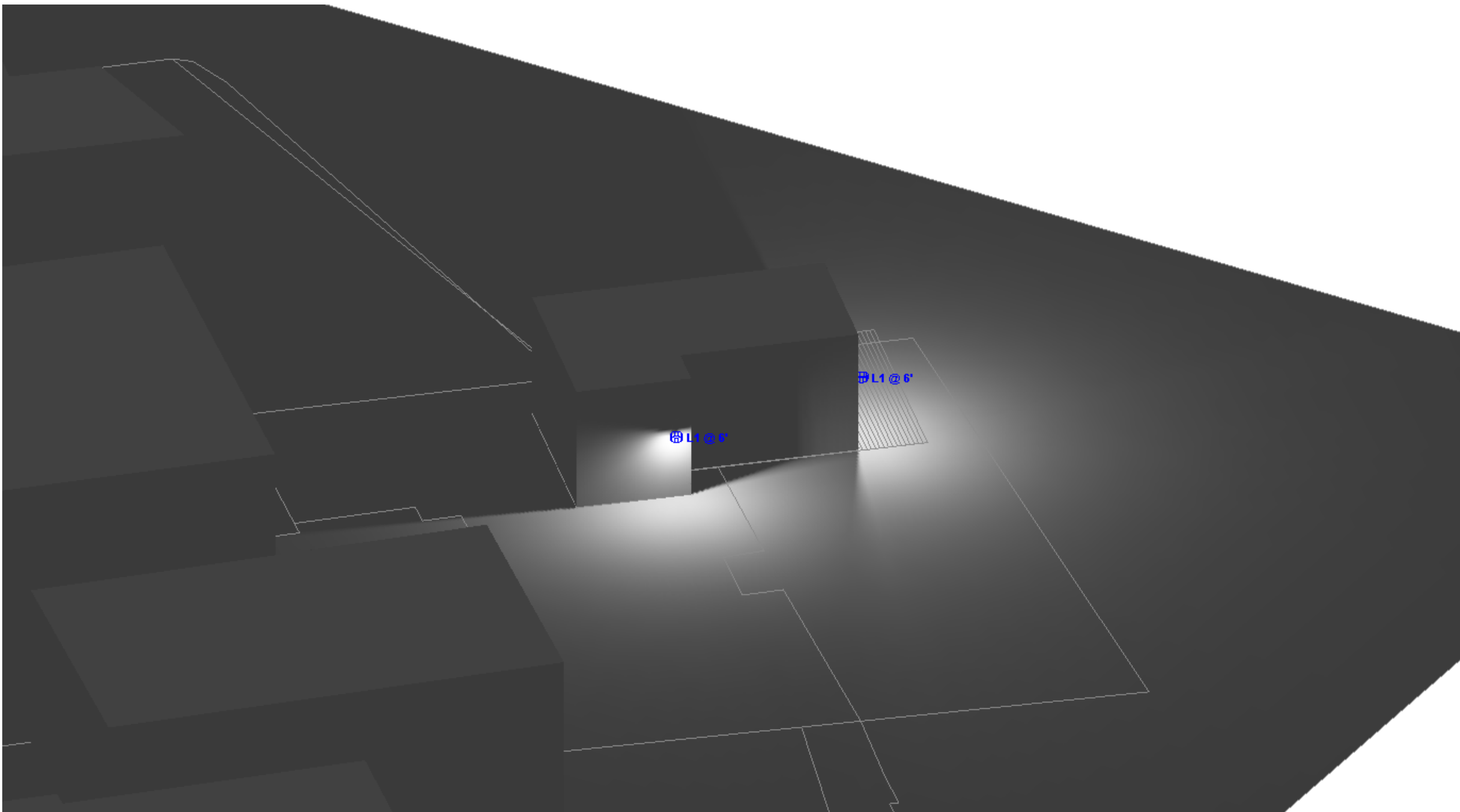
Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	L1	2	Visual Comfort & Co.	8537401-12	Small One Light Outdoor Wall Lantern	910	0.9	13

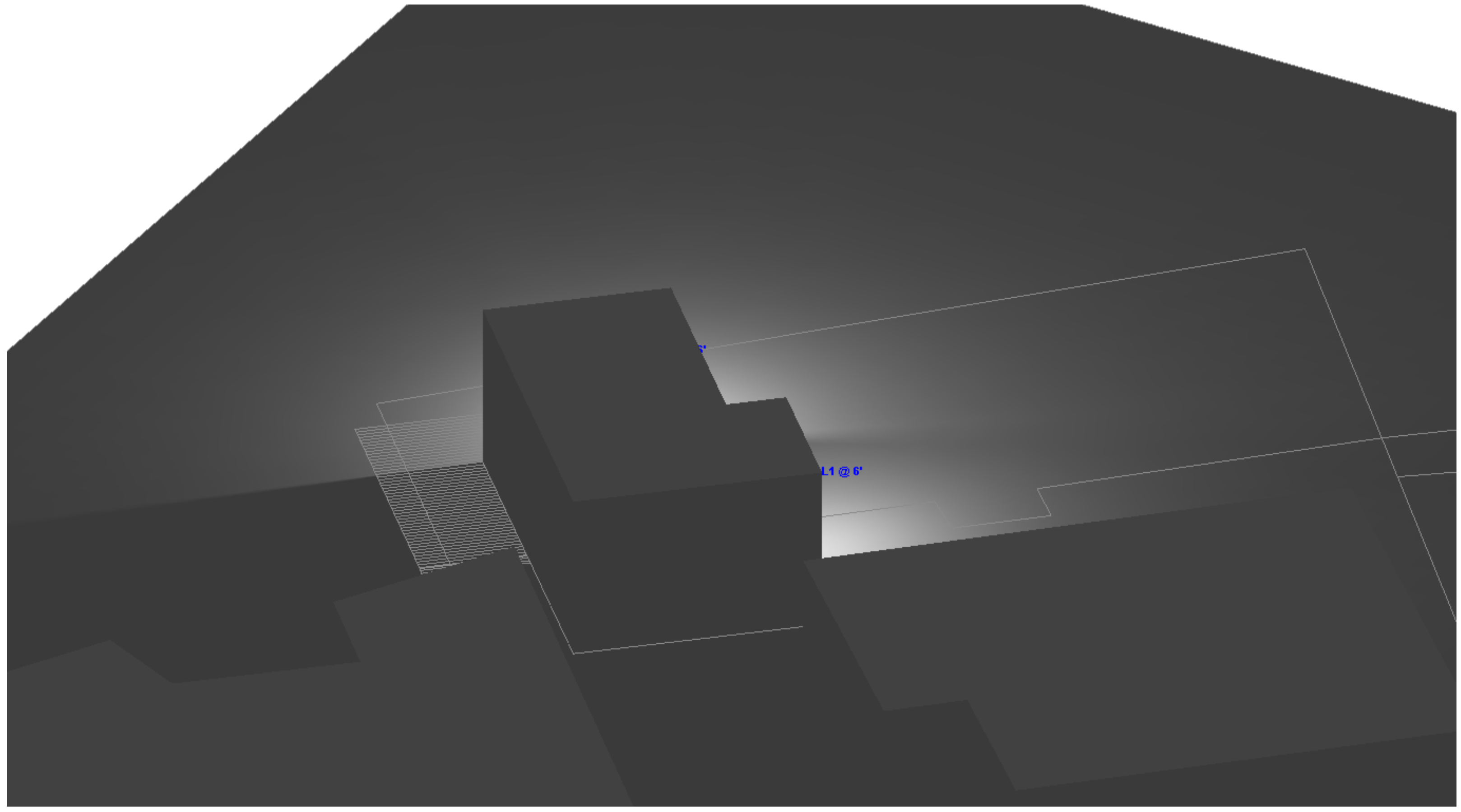
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade	+	0.1 fc	4.8 fc	0.0 fc	N/A	N/A



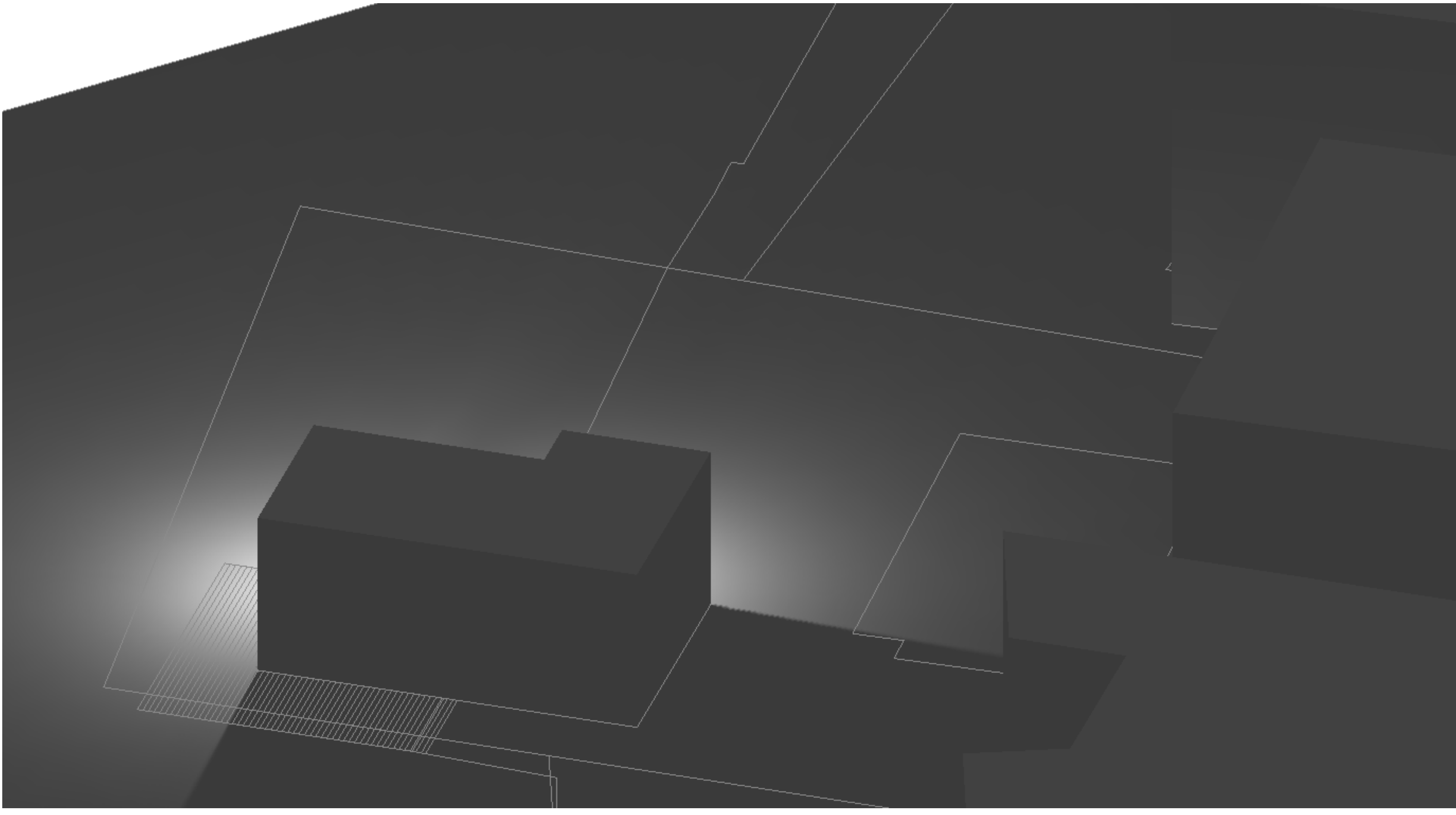
Designer
BK
Date
10/23/2026
Scale
Not to Scale
Drawing No.
#26-QC



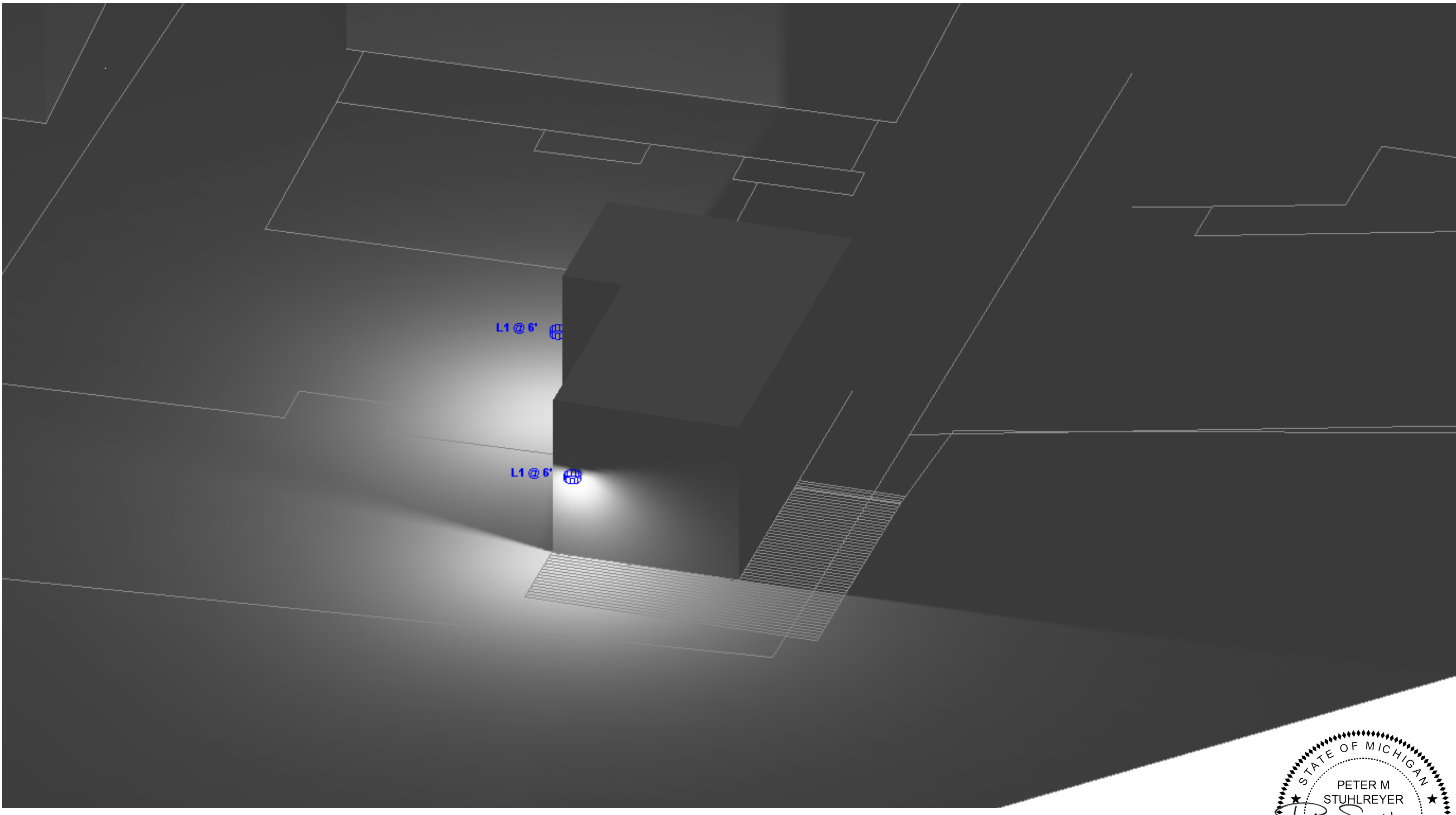
NW Rendered



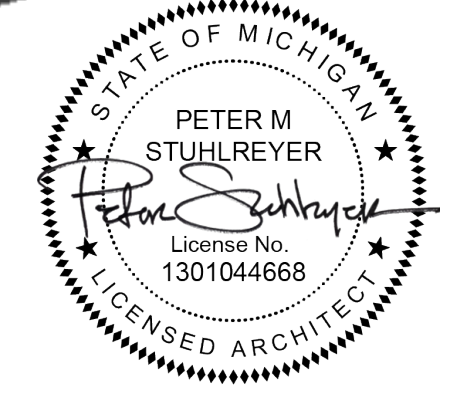
NE Rendered



SE Rendered



SW Rendered



VISUAL COMFORT & CO.

8537401-12: Small One Light Outdoor Wall Lantern



Dimensions:

Diameter:	8.0"	Extends:	12.375'
Width:	8.0"	Extends Max:	18.375'
Height:	10.0"	Wire:	6.5" (color;Black/White)
Weight:	1.43 lbs.	Mounting Proc.:	Cap Nuts
		Connection:	Mounted To Box

Bulbs:

1 - Medium A19 75.0w Max. 120v Not included

Features:

- Dark Sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

English (990W8_37401-BRL)
English (8537401_8637401_8737401_8837401)
Trilingual (English, Spanish, and French) (8537401_8637401_8737401_8837401)
Trilingual (English, Spanish, and French) (990W8_37401-BRL)

Collection: Barn Light

Featured in the decorative Barn Light collection

1 A19 Medium 75 watt light bulb

Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652069345

Finish: Black (12)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			1.25	5.0	3.38	6.62

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	8537401-12	1	785652069345	12.5	11.25	11.13	0.91	2.9	0	Yes
Master Pack	8537401-12	0	10785652069342							No
NJ Pallet		72		48.0	40.0	75.0	83.33	208.0		No
NV Pallet		72		48.0	40.0	75.0	83.33	208.0		No

Visual Comfort & Co. reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Visual Comfort & Co.. In compliance with U.S copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Visual Comfort & Co.



MCKENNA

November 2, 2026

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

Subject: 96 Park Island Drive – Boat House Site Plan Review

Location: Parcel #: 09-11-252-005

Applicant: Matthew Phillips

Dear Planning Commissioners:

We have reviewed the application materials submitted by Matthew Phillips, the property owner and applicant, for the construction of a boat house at 96 Park Island Drive (Parcel No. 09-11-252-005).

The subject property was rezoned from RM – Multiple Family Residential to RL – Lake Single Family Residential on October 26, 2026, consistent with the Village Master Plan.

LOCATION AND PROPOSED PROJECT

This subject property is a 0.18-acre lot occupied by a single-family primary residence. The applicant proposes to reconstruct a 359 sq. ft. boat house that had previously existed on the property.

An aerial photo of the subject site and the surrounding area is provided for context. The subject parcel is outlined in red.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

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F 248.596.0930
MCKA.COM

Communities for real life.

ZONING CONTEXT:

Definition of Boat House-

The Zoning Ordinance defines a boat house as “*an enclosed structure used for sheltering a boat, and constructed over the water or over an access channel to the water, but not including commercial boat shelters*”.

The applicant has represented that the structure will be utilized for the storage of watercraft and related equipment and has indicated that he will utilize a mechanical retrieval system to move watercraft between the lake and the structure. Therefore, we find the proposed use consistent with the ordinance definition and intent of a boathouse.

Section 4.02(C)(3) of the Village of Lake Orion Zoning Ordinance, permits boat houses and boat hoists as accessory uses and structures only within the RL – Lake Single Family Zoning District.

Section 13.11(D)(3) regulates specific criteria for boat houses and boat hoists. The provision of the Zoning Ordinance is provided in *italics* below:

One (1) single boat house or one (1) permanent boat hoist larger than eight (8) feet in height or capable of hoisting more than one (1) boat at a time, and a seasonal boat hoist(s), may be permitted per lot. The boat house or boat hoist:

- a) May not be greater than 14 feet in height at the peak of its roof. Height is measured as the distance above the ordinary high water mark.*
- b) May not contain any plumbing facilities except for hot and cold running water.*
- c) May not be used for either temporary or permanent sleeping or living quarters;*
- d) May not be used for commercial purposes;*
- e) May not be greater than 480 square feet in water surface area;*
- f) May not be located closer than five (5) feet to the nearest side lot line, or extension of that line into the water and is not subject to waterfront yard setback requirements.*
- g) Must not unreasonably impair the view and use of the lake by neighboring property owners;*
- h) Must be constructed in compliance with a zoning compliance or building permit and state and federal permit requirements, including, but not limited to, those administered pursuant to the Inland Lakes and Streams Act, P.A. 346 of 1972, as amended.*

Section 19.02(B)(1) requires site plan review and approval by the Planning Commission for the new development of permanent boat hoists and boat houses accessory to single family residential uses.

SITE PLAN COMPLIANCE SUMMARY

Zoning Ordinance Standard	Requirement	Proposed	Compliance
Height	14 ft max	14 ft	Yes
Area	480 sq ft max	359 sq ft	Yes
Side Setback	5 ft min	5 ft	Yes
Plumbing	Limited	None proposed	Yes
Sleeping Quarters	Not permitted	None proposed	Yes
Commercial Use	Not permitted	Residential accessory	Yes
Lot Coverage	40% max	22-27%	Yes

SITE PLAN REVIEW COMMENTS

We have reviewed the site plan in accordance with Lake Orion Zoning Ordinance standards and sound planning and zoning principles to provide helpful and constructive feedback on the development of this site. We offer the following comments for your consideration.

1. Boat House Standards (13.11(D)(3))

A. Height

The Zoning Ordinance regulates a maximum height of 14 feet measured from ordinary high-water mark to roof peak. The proposed plan demonstrates that the building will be 11 feet 4 ¼" from the ground and 14 feet from the ordinary high-water mark. The proposed height of the building is compliant.

B. Plumbing Facilities

The submitted plans do not identify any plumbing facilities and the narrative provided by the applicant indicates that the structure will be used for the storage of watercraft and related equipment. The proposed plan is compliant with the Zoning Ordinance.

C. Temporary or Permanent Sleeping or Living Quarters

The submitted plans do not identify any sleeping/living quarters or the necessary facilities that would be required of the Michigan Building Code for residential dwelling spaces. Again, the narrative provided by the applicant indicates that the structure will be used for the storage of watercraft and related equipment. The proposed plan is compliant with this provision of the Zoning Ordinance.

D. Commercial Purposes

The proposed structure and use are accessory to the primary residential use of the property and will not be used for commercial purposes. Compliant.

E. Maximum Area

The ordinance permits boathouses up to 480 square feet in area in the RL – Lake Single Family Residential District. The proposed 359-square-foot structure is below the maximum permitted size and therefore complies with the standard. The structure will be utilized for the storage of watercraft and related equipment and utilize a mechanical retrieval system.

F. Side Yard Setback

The Zoning Ordinance requires boat houses to be located not closer than 5 feet from the property lot line. The proposed placement of the structure complies with this regulation.

G. Impact on Waterfront View and Use of the Lake for Neighboring Properties

We find that the proposed boathouse will not unreasonably impair neighboring views or use of the lake. The structure complies with ordinance height limitations and is located within an established shoreline development pattern. Letters of support were also provided by adjacent property owners.

2. Lot Coverage

The RL – Lake Single Family Residential District

Maximum Lot Coverage: 40%

The applicant's calculations indicate a total lot coverage percentage of 27% (see below):

Existing residence: 1,115 sq. ft.
 Existing deck/stairs: 264 sq. ft.
 Proposed boathouse: 359 sq. ft.
 Total coverage: 1,738 sq. ft.
 Total Coverage percentage: 27%.

However, the subject property is one of the only properties within the Village that owns into the Lake (see below).



If calculated using the applicant's submitted methodology, lot coverage equals 27%, which remains below the 40% maximum permitted in the RL District. Even if the submerged ownership area is included within the lot area calculation, coverage remains substantially below the ordinance limit at roughly 22%.

The proposed project is compliant with the Lot Coverage requirements of the RL – Lake Single Family Residential District.

3. Compatibility

We find the proposed boat house to be similar in scale, height, and appearance to traditional lakefront boathouses. The building footprint remains below ordinance limitations, and the structure utilizes an existing shoreline seawall and fill area, reducing impacts to the lake typically associated with boat houses. The proposed structure appears compatible with the development within the general vicinity and will not likely have any impact on adjacent properties.

4. Lighting

The applicant supplied a photometric plan showing two (2) decorative wall-mounted fixtures, which are designed and shielded to emit no light above the 90- degree horizontal plane. The fixtures are proposed to be installed 6 feet high. The maximum illumination is approximately 4.8 footcandles. The proposed lighting for the structure complies with Section 15.03 of the Zoning Ordinance.

RECOMMENDATION

Based on the materials submitted and our review of the applicable zoning standards, the proposed boathouse complies with the requirements of Sections 4.02, 13.11, 15.03, and 19.02 of the Zoning Ordinance. We recommend the Planning Commission grant **approval** of the boat house project at 96 Park Island Drive.

If you have any questions regarding this case, please do not hesitate to contact us.

Sincerely,

McKENNA



Jake VanBoxel, MSA
Principal Planner



Sommer Nafal, NCI
Assistant Planner

C: Matthew Phillips, Applicant



BOARD ACTION SUMMARY SHEET

MEETING DATE: November 2, 2026

TOPIC Monthly Planning and Zoning Report – October 2026

BACKGROUND BRIEF:

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

RECOMMENDED MOTION(s):

To receive and file the October 2026 Monthly Planning and Zoning Report.



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

Monthly Planning & Zoning Report

OCTOBER 2026

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

DEPARTMENT INITIATIVES AND PROJECTS

The following projects are currently in progress:

Tax-Exempt Parcels and Village ROW Inventory: Phase III: Full inventory, inspection, and mapping of Village-owned parcels and public rights-of-way to identify the extent of improvements/encroachments on public property. A report has been created detailing the encroachments and the processes which has been undergoing review and revisions. The final report is under review.

Engineering Code Amendments: The Village Engineering Consultant has met with the Village Attorney to discuss amendments to the existing code, which will be revised to update processes and remove inconsistencies with the zoning ordinance. This process is under review.

PERMIT DETAILS

PERMIT TYPE	ADDRESS / PROJECT	DESCRIPTION	SUBMITTED	APPROVED
ZONING COMPLIANCE				
Z-26-24	607 CENTRAL DR	Construction of deck, to replace existing deck in its footprint.	Oct 20, 2026	Oct 22, 2026
2CM-LW0	805 FAIRVIEW ST	Construction of new deck.	Oct 13, 2026	Under review
K9N-QHJ	122 E SHADBOLT ST	Construction of new single-family home and detached garage.	Oct 1, 2026	Oct 22, 2026
TEMPORARY USE OF RIGHT OF WAY				
R-26-46	388 S BROADWAY ST	Verizon installation of telephone pole.	Oct 13, 2026	Oct 19, 2026
R-26-47	460 N LAPEER RD	Verizon installation of telephone pole.	Oct 13, 2026	Oct 19, 2026
R-26-45	29 S SLATER ST	Parking lot construction.	Oct 8, 2026	Oct 8, 2026
R-26-44	130 S ANDREWS ST	Consumers Energy gas service installation.	Oct 1, 2026	Oct 7, 2026
FENCE / WALL				
1HD-HY1	170 W FLINT ST	The installation of a 6 ft tall wooden fence, 48 feet in length.	Oct 13, 2026	Oct 20, 2026
J2P-JTF	152 BELLEVUE AVE	Installation of a wooden retaining wall.	Oct 10, 2026	Oct 22, 2026
SIGNAGE				
No applications have been submitted since the last report.				
DEMOLITION				
D-26-04	122 E SHADBOLT ST	Demolition of existing single-family house and accessory structures.	Oct 1, 2026	Oct 15, 2026
CHANGE OF USE				
C-26-04	185 N Park Blvd	Change of Business Tenant to "One Touch Brows & Spa"	Oct 1, 2026	Oct 7, 2026
SPECIAL EVENT				
SE-2027-001	Downtown	Lake Orion New Year's Resolution Run <i>Event date: January 1, 2027</i>	Oct 14, 2026	Under review
SE-2026-021	Downtown	Shop Small Saturday 2026 <i>Event date: November 28, 2026</i>	Oct 12, 2026	Under review
SE-2027-002	Downtown	13th Annual Ice Cup Challenge <i>Event date: February 6, 2027</i>	Oct 6, 2026	Under review

ACTIVE DEVELOPMENT PROJECTS

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
44. E Flint	VLO-24-02 2-story commercial building on existing parking lot.	Planning Commission Approval: August 5, 2024; variance required BZA Approval: October 2, 2024. Engineering & Fire Marshal Approval: Awaiting revised plans <u>STATUS: Applicant has submitted a site plan application with a new concept. Undergoing planning review.</u>

ORION VILLAS 597 E. Flint	VLO-23-03 Attached townhomes, 8-unit site condominiums.	Planning Commission Approval: June 5, 2023 Council Condo Docs Approval: April 8, 2024 Engineering Approval: January 10, 2024, as noted Final Zoning Approval: January 9, 2024 <u>STATUS: Construction: Nearing Completion. Approved stormwater management agreement. St & Det As-builts Approved. Final Engineering received August 17, 2026</u>
WEST VILLAGE 55 W. Elizabeth	VLO-23-04 Former Ehman Center PUD for mixed-use, multiple-family residential flats and lofts at the former Ehman Center property.	PC / Council PUD Eligibility Approval: September 7 / 13, 2021 PC / Council Preliminary PUD Approval: October 4 / 25, 2021 PUD Extension Approval: October 10, 2022 Planning Commission Final PUD Approval: September 5, 2023 Engineering & Fire Approval: Revise and Resubmit October 24, 2023 Council PUD Agreement Approval: December 11, 2023 Council Amended PUD Agreement Approval: June 10, 2024 PUD Execution / Recording: Completed May 2025 Pre-Construction Meeting: Pending Final Engineering Meeting with Architects and Engineers held January 13, 2026. <u>STATUS: Planners and engineers are connecting with applicant to determine final steps.</u>
Lake Street Realignment and Improvements	Improvements to Lake & Flint intersection; license agreement w/Village.	Preliminary Council Approval: August 14, 2023; License Agreement Approval: November 27, 2023. Engineering Approval: August 29, 2024, as noted <u>STATUS: Construction begun.</u>
SNUG HARBOR 160 Heights	VLO-24-01 Multifamily development; adjacent to Mystic Cove	Planning Commission Approval: May 6, 2024. Engineering Approval: September 25, 2024 Final Zoning Approval: Pending additional information <u>STATUS: Condo conversion approved with conditions.</u>
MYSTIC COVE	VLO-22-05 Mixed-use, multifamily townhomes & dock/shoreline improvements.	Planning Commission Approval: October 3, 2022. Council Lot Reconfigurations Approval: June 2023 Final Zoning Approval: April 23, 2024 Engineering Approval: October 31, 2024 <u>Construction: In Progress. Phase-1 Final As-builts approved. Sign permit approval received.</u>
STARBOARD	VLO-23-05 Mixed-use, multifamily townhomes & marina improvements.	Planning Commission Approval: November 6, 2023. Council License Agreement Approval: November 27, 2023 Engineering Approval: Revise & Resubmit Final Zoning Approval: Pending Approved Boat House Renovation Zoning Compliance. Showroom and garage demolished. <u>Status: Approved for construction.</u>
CONSTELLATION BAY	VLO-23-02 Mixed-use residential, multi-family townhomes and apartments, shoreline improvements.	Planning Commission Approval: October 3, 2022. Planning Commission on April 3, 2023 (amended site plan) Engineering Approval: December 16, 2024 Final Zoning Approval: November 26, 2024 Construction: December 3, 2024 - Pre-con; Demo underway <u>STATUS: Received site plan extension approval. Awaiting engineering permit renewals.</u>
THE PENINSULA	VLO-23-07 Single-family site condominiums	Planning Commission Approval: February 5, 2024 Council Condo Doc Approval: April 8, 2024 Engineering Approval: March 10, 2025, as noted Pre-Construction Meeting: March 18, 2025 Final Zoning Approval: Granted <u>STATUS: Construction ongoing, nearing finalization.</u>

CLOUD RETAIL 494 S. Broadway	VLO-21-10 Commercial (marijuana retail) site plan.	Council Lot Reconfiguration Approval: March 13, 2023 Planning Commission Approval: April 3, 2023. Engineering Approval: Revise & Resubmit July 12, 2024 Final Engineering approval received May 2026. <u>Status: Final planning and zoning review issued May 2026. Waiting on building permits.</u>
WEST HARBOR ORION 225 Lake Street	Residential, single family homes (2)	PC / Council Lot Split Approval: January 6 / 13, 2025 Demolition: In Progress Recording: Ready per Engineering Approval April 22, 2025 Zoning Review: TBD; required for each new build. <u>Construction: Demolition ongoing</u>
EASTPORT	VLO-25-01 Cross-jurisdiction redevelopment of former commercial greenhouse for mixed use, retail, multiple-family, and single family.	Site Plan Submitted: May 5, 2025 (Township portion submitted as PUD Concept) Village-Township Joint Public Hearing: June 18, 2025. Pre-Construction Meeting: Pending Final Engineering – <u>Status: Awaiting formal submittal.</u>
ORION LUMBERYARD	Public parking lot, pavilion, and gathering space.	Demolition & Cleanup: Ongoing; Building Structural Rehab: Building permit issued and structures to be saved are receiving necessary structural shoring. PUD Application: Held pre-application at the September Planning Preliminary plans: received May 2026. Approved at the June PC Meeting. <u>STATUS: Received final plan submittal. Under review. Awaiting revision.</u>
WEST VILLAGE TOWNHOMES 315 N Lapeer St	VLO-25-003 Demolition of school admin building and construction of 15 townhomes	Planning Commission Approval: September 2, 2025. <u>Awaiting applicant submittal of revised plans to address conditions of approval.</u> <u>STATUS: Received site plan approval from Planning Commission. Applicant submitted revised final plans. Final zoning review was approved 7/20/26. Awaiting final engineering. Demo permit received.</u>

LOOKING AHEAD: POTENTIAL PROJECTS

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

SECTION	TOPIC / ISSUE	CHANGES
§ 91.02 UNLAWFUL TO KEEP CERTAIN ANIMALS.	The keeping of animals.	The Code of Ordinances, which prohibits the keeping of animals, is in conflict with the Zoning Ordinance, which permits the keeping of chickens and the use of chicken coops.

Prepared by:



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

- **Jake VanBoxel, MSA, Principal Planner (jvanboxel@mcka.com)**

- **Sommer Nafal, NCI, Assistant Planner (snafal@mcka.com)**

Or visit us during on-site office hours:

Orion Township Hall: Tuesdays, 10:00am-3:00pm

Lake Orion Village Hall: Tuesdays, 3:00pm-5:00pm

Virtual: Thursdays, 8:00am-1:00pm, Available by Appointment

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zoning@lakeorion.org

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