



AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, January 06, 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 December 2, 2024 Planning Commission Regular Meeting Minutes

6. Public Comments on Non-Agenda Items Only

7. Public Hearing

8. Old Business

9. New Business

A. Special Election for Planning Commission Vice Chairperson

B. 225 Lake Street Lot Split Review

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

10. Commissioners' Comments Regarding Planning and Zoning Matters

11. Next Regular Meeting - February 3, 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: January 6, 2025

TOPIC Approval of December 2, 2024 Planning Commission Regular Meeting Minutes

RECOMMENDED MOTION: To approve the December 2, 2024 Planning Commission Regular Meeting Minutes, as presented.



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, December 2, 2024

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The Monday, December 2, 2024 Regular Meeting of the Lake Orion Planning Commission was called to order by Chairperson Zsenyuk at 6:30 PM.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Chairperson James Zsenyuk

Secretary Henry Lorant

Commissioner Teresa Rutt

Commissioner Larry Dunn

Commissioner Michael Lamb

Commissioner/Administrative Official Darwin McClary

ABSENT

Commissioner Edward Sabol

STAFF PRESENT

Planning and Zoning Coordinator Gage Belko

Recording Secretary Danielle Smith

4. Approval of Agenda

Secretary Lorant moved, Commissioner Dunn seconded, to approve the agenda for the December 2, 2024 Planning Commission Regular Meeting as presented.

(This motion was not voted on.)

Commissioner McClary moved, Commissioner Lamb seconded, to approve the agenda for the December 2, 2024 Planning Commission Regular Meeting, as amended, removing item 9a. Master

Plan Amendment – Strategic Action Plan Update and Draft Review.

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

5. Approval of Minutes

A. Approval of November 4, 2024 Planning Commission Regular Meeting Minutes

Commissioner McClary moved, Secretary Lorant seconded, to approve the November 4, 2024 Planning Commission Regular Meeting Minutes as presented.

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

6. Public Comments on Non-Agenda Items Only

None.

7. Public Hearing

None.

8. Old Business

None.

9. New Business

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

Item removed from agenda.

B. Monthly Planning and Zoning Report – November 2024

Planner Belko provided a written report on recent planning and zoning activities within the Village and was available to answer any questions of the Commission.

Secretary Lorant moved, Commissioner McClary seconded, to receive and file the November 2024 Monthly Planning and Zoning Report.

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

C. Adopt the 2025 Planning Commission Meeting Schedule

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

Commissioner McClary moved, Secretary Lorant seconded, to adopt the meeting schedule establishing the 2025 meeting dates for the Planning Commission for the Village of Lake Orion and to authorize the clerk to post the schedule pursuant to the Open Meetings Act.

AYES: Zsenyuk, Lorant, Rutt, Dunn, Lamb, McClary

NAYS: None

ABSENT: Sabol

MOTION: Carried

10. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Lamb stated he sent an email notifying the Planning Commission that he filed a complaint with the State of Michigan regarding the current process the DDA uses when it comes to approvals. Commissioner Lamb stated the DDA needs to have their plans approved through the Planning Commission and would like the DDA director to attend a commission meeting to discuss this issue.

Secretary Lorant said he did not receive Commissioner Lamb’s email regarding the DDA issue. Commissioner Lamb said he would resend the email.

Secretary Lorant further stated that plans are not yet set for the DDA and the DDA is aware that they must work with the Planning Commission to get their plans reviewed.

Commissioner Rutt is looking forward to reviewing the Master Plan at the next Planning Commission meeting.

Commissioner Dunn asked Planner Belko to confirm whether the project at 141 W. Elizabeth was withdrawn from the Master Plan. Planner Belko confirmed the project was withdrawn in October 2024.

Commissioner McClary stated it is his understanding that the DDA has not prepared a site plan yet for the lumber yard property and that the DDA is aware they must come before the commission in order to get those plans reviewed.

Commissioner McClary further stated the Village Council has a special meeting scheduled for December 16 at 6:30 p.m.

Commissioner McClary shared that beginning in January, the Village Council will work on establishing a sidewalk improvement program and will be working on the capital improvement plan.

Chairperson Zsenyuk wished everyone a Merry Christmas, happy holiday and Happy New Year.

11. Next Regular Meeting – January 6, 2025

12. Adjournment

Secretary Lorant moved, Commissioner Dunn seconded, to adjourn the meeting at 6:41 p.m.

AYES: Zsenyuk, Lorant, Rutt, Dunn, Lamb, McClary

NAYS: None

ABSENT: Sabol

MOTION: Carried

Henry Lorant
Secretary

Sonja Stout
Clerk/Treasurer

Danielle Smith
Recording Secretary

Date Approved: January 6, 2025



BOARD ACTION SUMMARY SHEET

MEETING DATE: January 6, 2024

TOPIC: Special Election for Planning Commission Vice Chairperson

BACKGROUND BRIEF:

According to the Bylaws and Rules of Procedure, the Planning Commission is responsible for electing its officers (Chairperson, Vice Chairperson, and Secretary) from among its members. The Commission may also create and fill other offices as deemed necessary.

With the former Vice Chairperson, George Dandalides, now serving on the Village Council, the Vice Chairperson position is vacant.

The current officers of the Planning Commission are:

- **Chairperson:** Jim Zsenyuk
- **Vice Chairperson:** Vacant
- **Secretary:** Hank Lorant

The Vice Chairperson's role includes presiding over all Regular, Adjourned, or Special Meetings, public hearings, and committee meetings of the Planning Commission in the absence of the Chairperson or if the Chairperson is unable to act. The Vice Chairperson has the same authority as the Chairperson in these situations.

The election process is as follows:

- Open nominations for an officer position (nominations do not require a second).
- Accept nominations for that office.
- Close nominations.
- Vote on the nominees.

If only one person is nominated for a position, a motion may be made and seconded to close nominations and cast a unanimous ballot for the nominated individual. Alternatively, a slate of officers

may be created (if only one person is nominated for each position), and the entire slate can be voted on with a single motion.

RECOMMENDED MOTION:

To elect _____ as Vice Chairperson of the Planning Commission, with a term expiring on April 30, 2025, with the opportunity for re-election, and the position to be elected annually at the first regular meeting in May, with the Vice Chairperson holding office until a successor is elected and assumes office.

VILLAGE OF LAKE ORION
PLANNING COMMISSION

BYLAWS AND RULES OF PROCEDURE

The main function or purpose of the following Bylaws is to establish the rules of operation for the Planning Commission. In addition to establishing procedure, the Bylaws also describe the organizational framework of the Planning Commission, and, in general terms, define the duties and responsibilities of the Planning Commission.

Village of Lake Orion
Planning Commission

37 E. Flint Street
Lake Orion, MI 48362

Creation of Planning Commission

- Ordinance No. 149 Adopted December 5, 1966 Created the Planning Commission
- Ordinance No. 24.01 Renumbered Ordinance No. 149
- Ordinance No. 24.02 Adopted August 26, 1976 (Amended Members)
- Ordinance No. 24.03 Adopted December 28, 1982 (Amended Officers and Meetings)
- Ordinance No. 24.04 Adopted March 11, 1985 (Compilation of previous Ordinances and Amended Effective Date of Terms)
- Ordinance No. 24.05 Adopted November 26, 2007 (Amended Members)
- Ordinance No. 24.07 Adopted July 11, 2011

Bylaws

- Bylaws Committee Formed (1967)
- April 12, 1967 Bylaws Adopted
- November 18, 1974 Amended
- October 20, 1975 Amended
- November 15, 1976 Amended
- August 3, 1981 Amended
- April 1, 1985 Amended
- August 2, 2004 Amended
- January 15, 2007 Amended
- September 2, 2008 Amended
- May 7, 2012 Amended

Prepared: February 6, 2012

VILLAGE OF LAKE ORION
PLANNING COMMISSION
Bylaws and Rules of Procedure

ARTICLE I: AUTHORITY

Section 1

These Bylaws and Rules of Procedure of the Village of Lake Orion Planning Commission are adopted as required by the subject and subordinate to the Michigan Planning Enabling Act, Public Act No. 33 of 2008, as amended, and the Village Planning Commission Ordinance, codified in Sections 30.15 through 30.22 of the Village Ordinance Code, which as most recently amended by Ordinance 24.07 is attached as an Appendix and shall control in the event of any conflict or inconsistency with these Bylaws and Rules of Procedure.
(Amended ~~04-01-85~~ Amended 05-07-12)

ARTICLE II: TITLE

Section 1

The title of the Commission shall be "The Village of Lake Orion Planning Commission."

ARTICLE III: OFFICERS AND COMMITTEES

Section 1

The Planning Commission shall elect a Chairperson, Vice-Chairperson and Secretary from among its members and create and fill other offices, it considers advisable. An ex-officio member of the Commission is not eligible to serve as Chairperson. The term of each officer shall be 1 year, with opportunity for reelection and shall be elected each year at their first regular meeting in May, and shall hold office until their successors are elected and assume office.
(Amended 05-07-12)

The officers of the Planning Commission shall be:

A Chairperson, who shall preside at all meetings and shall have such other duties as further prescribed in the Bylaws, and shall have authority to preside at all Adjourned Meetings and call and preside at all Special Meetings.

A Vice-Chairperson, who shall, in the absence of the Chairperson or his/her inability to act, preside at all Regular, Adjourned, or Special Meetings, public hearings, and committee meetings of the Planning Commission, and shall have the power to function in the same capacity as the Chairperson.

A Secretary, who shall have authority to execute documents in the name of the Planning Commission and shall perform such other duties as the Planning Commission may, from time to time, determine.

ARTICLE IV: MEETINGS AND PROCEDURES

Section 1

The Planning Commission shall hold not less than four (4) regular meetings each year and at its first meeting of each calendar year, shall adopt and provide public notice of its regular meetings for that year in accordance with the Open Meetings Act, as amended.
(Added 05-07-12)

The Commission shall hold at least one (1) Regular Meeting each month unless there is no business on the Agenda; in such case there shall be no meeting. However, the Commission in no event shall hold less than four (4) regular meetings each year. (Ref. Ordinance No. 24.07 Section 30.20 (A))
(Amended 05-07-12)

The Regular Meeting of the Planning Commission shall be held on the first Monday of each month at 7:30 P.M. Any Regular Meeting may be adjourned to a definite date, by a majority vote of a quorum of the members. Adjourned or Special Meetings may be held at any time or place established by the Planning Commission. Special Meetings may be held as necessary, subject to the call of the Chairperson or Acting Chairperson or upon the request of a majority of the Planning Commission, with written notice of the Special Meeting to Planning Commission members not less than 48 hours before the meeting.
(Amended ~~11-18-74, 8-3-81~~, 05-07-12)

Parliamentary procedure at Planning Commission meetings shall be governed by Robert's Rules of Order. The Chairperson shall be the Parliamentarian.
(Amended ~~8-3-81~~, 05-07-12)

Section 2

Each member shall be notified of the place and date of each regular meeting by the Secretary, by a written notice, mailed to the address of the members not less than three (3) days prior to the date set for the meeting. Said notice may be waived by a unanimous vote of the Planning Commission.

Section 3

No new matters will be discussed after 10:30 P.M. unless the Planning Commission votes to continue the meeting. The Commissioners have the right to determine which, if any, of the items remaining on the agenda will be discussed.
(Added August 2, 2004)

ARTICLE V: THE ORDER OF BUSINESS

Section 1

The order of business for a Regular Meeting shall be:

1. Call to Order by Chairperson or Vice-Chairperson.
 2. Pledge of Allegiance.
 3. Roll call & Determination of a Quorum.
 4. Approval of Minutes of last preceding meeting.
 5. Public Comment on Non-Agenda Items
 6. Approval of Agenda
 7. Review of Planning Commission Order of Procedure for Handling Cases (Regular Cases).
 8. Regular Order of Business and Hearings.
 9. Next Meeting Date.
 10. Commission Comments.
 11. Adjournment.
- (Amended 05-07-12)

Section 2

The Chairperson shall open the hearings to the public after receiving the recommendation of the Village Planner, and after giving the petitioner an opportunity to be heard. After the public has had a reasonable opportunity to be heard, the Chairperson shall close the hearing on each petition. If a member of the Planning Commission desires further information, he/she may, with the approval of the Chairperson or the approval of a majority of the members of the Planning Commission present, ask additional questions of members of the public, Village Planner, or the petitioner.

Section 3

The Chairperson shall have the discretion to change the order of business whenever he/she deems it advisable to do so either before or during the progress of the meeting.

Section 4

The order of business for the Annual Meeting, to be the Planning Commission's first Regular Meeting in May, shall be:

1. Call to Order by Chairperson or Vice-Chairperson.
 2. Pledge of Allegiance.
 3. Roll Call and Determination of a Quorum.
 4. Election of New Officers.
 5. Taking of Chair by new Chairperson.
 6. Review/Discuss Annual Report for Village Council (Ordinance No. 24.07, 30.21(D)).
 7. Regular order of business.
- (Amended ~~4-1-85-01-15-07~~ 05-07-12)

ARTICLE VI : QUORUM

Section 1

A quorum of the Village of Lake Orion Planning Commission for the transaction of business at any meeting shall be a majority of the appointed and serving voting members, with the affirmative vote of a majority of appointed and serving voting members required for the Commission to make a recommendation or decision on any issue.
(Amended 05-07-12)

Section 2

The Planning Commission shall comply with the notification, public hearing, and all other requirements for the preparation, review, approval, adoption, extension, revision or amendment of the Master Plan as provided in MCL 125.3831 – MCL 125.3851, which is Article III of the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, MCL 125.3801 et seq.
(Amended ~~4-1-85~~, 05-07-12)

ARTICLE VII: MINUTES

Section 1

The Planning Commission shall keep a set of Minutes of all Regular and Adjourned Meetings and at Special Meetings where official business was transacted. These Minutes shall become a public record and shall be filed with the Village Clerk. Said Minutes shall be kept by the Secretary and shall contain the number of members of the public in attendance.

Section 2

The Secretary or the Chairperson shall sign all Minutes, after approval by the Planning Commission members, at the following meeting.

ARTICLE VIII: AMENDMENT OF BYLAWS

Section 1

These Bylaws may be changed or added to by the affirmative vote of at least 2/3rds of appointed and serving, voting members of the Commission. No change shall be made unless written notice to amend shall be filed with the Secretary at the Regular Meeting preceding the meeting at which the motion to change is to be made. This requirement may be waived by the Planning Commission by a unanimous vote of the full Planning Commission.
(Amended 05-07-12)

I, Arlene M. Nichols, Clerk of the Village of Lake Orion, do hereby certify that the foregoing is a true and correct copy of the Planning Commission Bylaws that were adopted by the Lake Orion Village Planning Commission at its Regular meeting held on May 7, 2012.

Arlene M. Nichols
Arlene M. Nichols, Village Clerk

Dated this 8th day of May 2012



BOARD ACTION SUMMARY SHEET

MEETING DATE: January 6, 2025

TOPIC: 225 Lake Street Lot Split Review

BACKGROUND BRIEF: West Harbor Orion, LLC – a subsidiary of Mocerri Companies – is the applicant for the proposed lot split for an anticipated site condominium project, expected to be comprised of two (2) detached single-family units on a site that currently contains a single parcel. The applicant is taking the first step to split the lot into two (2), roughly equal parcels. The Planning Commission must review and submit a recommendation to the Village Council, which has the final authority to approve all lot splits, including subdivisions and condominiums. All condominium projects require site plan review; for West Harbor Orion, this will occur separately from the lot split once development plans are in place.

RECOMMENDED MOTION: To recommend to Village Council approval of the proposed lot split of Parcel 09-02-458-014, also known as 225 Lake St., with the conditions listed in the Village Planner’s report dated December 30, 2024.

ATTACHMENTS:

225 Lake Lot Split Application and Supporting Documents

McKenna Report dated December 30, 2024

NFE Reports and Markups dated December 4 and December 23, 2024

MCKENNA

December 30, 2024

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

Subject: LO24-24 West Harbor Orion (225 Lake St.) Lot Split Review #1
 Revised Documents Received December 16, 2024

Dear Commissioners:

We have reviewed the subject lot split request submitted by West Harbor Orion, LLC, a subsidiary of Mocerri Companies (the “Applicant”), for conformance to the provisions of the Village of Lake Orion Ordinance for the Dividing and Partitioning of Land (Code of Ordinances: Chapter 157) and the Village Zoning Ordinance.

Per section 157.24, the Village Council makes the final decision concerning any partitioning of land, including subdivisions and condominiums, after receiving a recommendation from the Planning Commission, preceded by recommendation(s) from the Village Manager and/or professional review staff.

PROPOSAL

The proposed request is to divide a single 0.66-acre parcel of land (ID: 09-02-458-014), commonly known as 225 Lake St., into two (2) roughly equal child parcels. The existing parcel is zoned RL, Lake Single Family Residential. It is our understanding that the current zoning will be maintained and that the resulting lots will be developed into two (2) single-family site condominium lots, like ‘The Peninsula,’ which was recently approved for a similar project immediately adjacent to the subject site and is under the Mocerri Companies’ management umbrella; however, no site plan has been proposed. All site condominium development requires separate site plan review by the Planning Commission.

The table below depicts the site’s surrounding land uses, future land uses, and current zoning districts.

Location	Existing Land Use	Zoning District	Future Land Use
Subject Site	Residential, single-family	RL, Lake Single Family Residential	Lake Single-Family Residential
North	Residential, single-family	RV, Village Single-Family Residential	Village Single-Family Residential
East	Residential, single-family site condominium	RL, Lake Single-Family Residential	Lake Single-Family Residential
South	Lake Orion (open water)	Public/Private Waterway	Public/Private Waterway
West	Residential, single-family	RV, Village Single-Family Residential	Village Single-Family Residential

HEADQUARTERS
 235 East Main Street
 Suite 105
 Northville, Michigan 48167

O 248.596.0920
 F 248.596.0930
 MCKA.COM

Communities for real life.

EXISTING CONDITIONS



PROPOSED SPLIT

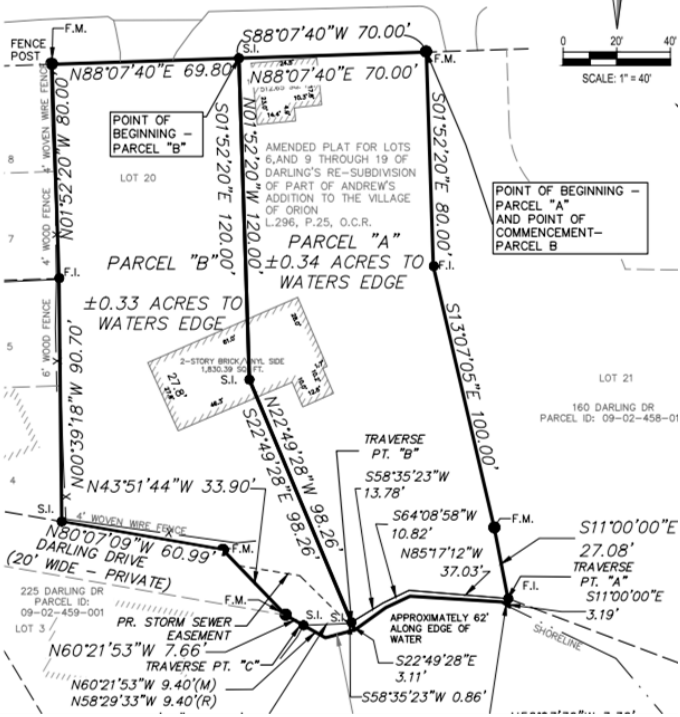


Image Source(s): Oakland County Property Gateway, Giffels Webster

APPLICATION REQUIREMENTS

Per Section 157.23, the following information shall be supplied with the application.

1. Three copies of a sealed 8 1/2 x 14" drawing prepared by a Registered Land Surveyor. **Provided. Must show public facilities within 50 ft. of the property.**
2. A legal description prepared by a Registered Land Surveyor of all parcels, permanent easements, or other areas that would result from the requested division or partitioning of land. The legal description shall be in a form sufficient for recording with the Oakland County Register of Deeds and shall indicate the area of all parcels in square feet and acres. **Provided. Must provide recordable easement documents.**
3. Copies of existing or proposed deed restrictions related to the proposed parcels. **Not applicable.**
4. If any portion of the land has been part of a previous application for division of land, the applicant shall submit the date(s) of such application(s) and action taken. **Not applicable. Evidence of previous applications for division of land was not provided; we defer to the County to determine any historical splits.**

REVIEW STANDARDS

Per Section 157.25, the following standards are the basis upon which applications for the division or partitioning of land are reviewed and approved. We offer comments for consideration in *italics*.

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

Complies. There are no additional state requirements beyond the requirements identified in this review.

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

Complies. In the RL District, the required minimum lot width is 60 feet, and the minimum lot area is 7,200 square feet. With the proposed subdivision of land, the resulting parcels A and B are conforming lots of record for the Village as they both meet (and exceed) the minimum required dimensional standards. Supplemental site drawings indicate required setbacks for the district. Demolition of the existing single-family home and accessory structure must be completed before the split can be finalized; standards pertaining to size, bulk, and placement of future structures will be reviewed under a separate application.

3. **Taxes or assessment liens.** Any due or unpaid taxes, special assessments upon the property, or any amounts due to the municipality relating to the land which is the subject of the application (such as, but not limited to, charges for water service, sanitary sewer service, and trash collection service), shall be paid before the division or partitioning of land is given final approval.

Complies. There are no due or unpaid taxes, assessments, or municipal fees.

4. **Depth-to-width ratio.** Wherever possible, the depth-to-width ratio of a resulting parcel shall not exceed 3-1.

Complies. Parcels A and B are at the limits of the 3-1 depth-to-width ratio.

5. **Disruption to flow of water.** No application shall be approved if subsequent development would result in disruption to the existing or natural flow of water within drainage ditches, natural water courses, or government-maintained drains, unless evidence of a feasible alternate method of drainage is presented.

This item is subject to review and approval by the Village Engineer.

- 6. Consideration of deed restrictions.** The effect of the proposed division or partitioning of land on deed restrictions shall be considered by the Village Manager, Planning Commission and Village Council in their review of the application. However, such deed restrictions shall not be binding upon the village under this subchapter.

Not applicable. There are no existing or proposed deed restrictions on the land.

- 7. Consent of title holder.** No application shall be approved without the consent of the title or deed holder of the subject parcel.

Complies. "West Harbor Orion, LLC" is the certified warranty deed holder. Ref: 094001 Liber 59585 Pg. 535-538.

- 8. Character of surrounding development.** In reviewing an application, the Village Manager, Planning Commission, and Village Council shall consider the impact of subsequent construction on the character of surrounding development. In evaluating character of surrounding development, the Village Manager, Planning Commission and Village Council shall consider the size, dimensions, and proportions of existing surrounding parcels.

Complies. The surrounding development consists of single-family dwellings on parcels of variable size; we find that the anticipated single-family site condominium would be in harmony with the surrounding neighborhood. The proposed split results in parcels that are more comparable to surrounding parcels; standards pertaining to size, bulk, and placement of structures will be evaluated appropriately.

- 9. Parking requirements.** An application shall not be approved if it would result in a loss of parking such that development on any of the resulting parcels would be unable to comply with the minimum parking requirements in the Zoning Ordinance.

Complies. Future development will provide sufficient parking for the anticipated single-family dwelling units via driveways and garages.

- 10. Access.** An application shall not be approved unless all resulting parcels have direct frontage upon a paved public road or a private road. Accessibility to each newly created parcel must be directly from the public or private road and not by easement across another parcel or lot.

Complies. Both lots will have direct access to Lake Street, a public road.

- 11. Public facilities.** An application shall not be approved unless the resulting parcels are served by public facilities, including, but not limited to, water, sanitary sewer, and paved rights-of-way.

Complies. Based on the supplemental site drawing, we find that the property will be adequately served by public facilities. Evidence of a collapsed storm line exists on the property and the applicant has demarcated a proposed easement for its re-establishment. The proposed easement must be in recordable form.

RECOMMENDATION

We find that the proposed lot split is in substantial compliance with Chapter 157 of the Village Code of Ordinances and will result in two (2) conforming lots of record for the Village; any new development on the parcels will undergo the appropriate review for compliance with applicable Village ordinances.

Therefore, it is recommended that the Planning Commission recommend approval to the Village Council of the proposed land division of parcel 09-02-458-014, commonly known as 225 Lake St., as depicted in the attached application and supporting documentation.

Such recommendation is conditioned upon the following items being addressed to the satisfaction of the Zoning Administrator prior to finalization of the lot split:

1. *Provide recordable storm sewer easement documentation.*
2. *Demolish all existing structures on site.*
3. *Receive recommendation (and meet conditions) of approval from the Village Engineer.*

Once these conditions are met, all necessary PA documentation shall be recorded with the Oakland County Register of Deeds, copies of which shall be submitted to the Village.

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

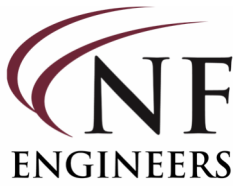
Respectfully submitted,

McKENNA



Gage Belko, AICP
Associate Planner

CC: Mr. Darwin McClary, Village Manager, 21 E. Church Street, Lake Orion, MI 48362 (mcclaryd@lakeorion.org)
Ms. Sonja Stout, Village Clerk, 21 E. Church Street, Lake Orion, MI 48362 (stouts@lakeorion.org)
Mr. Wesley Sanchez, Director of Public Works, 21 E. Church Street, Lake Orion, MI 48362 (sanchezw@lakeorion.org)
Ms. Wendy Spence, NF Engineers, 48680 Van Dyke, Ste 200 Shelby Twp, MI 48317 (wpsence@nfe-engr.com)



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

December 23, 2024

RE: 225 Lake Street – Proposed parcel split, review #2
Parcel 09-02-458-014
NFE Job No. O558

Dear Commission Members:

We have reviewed the proposed parcel split for the above-referenced site. Our review is consistent with the requirements of Chapter 157 of the Village Code of Ordinances – Dividing and Partitioning Land. We offer the following comments:

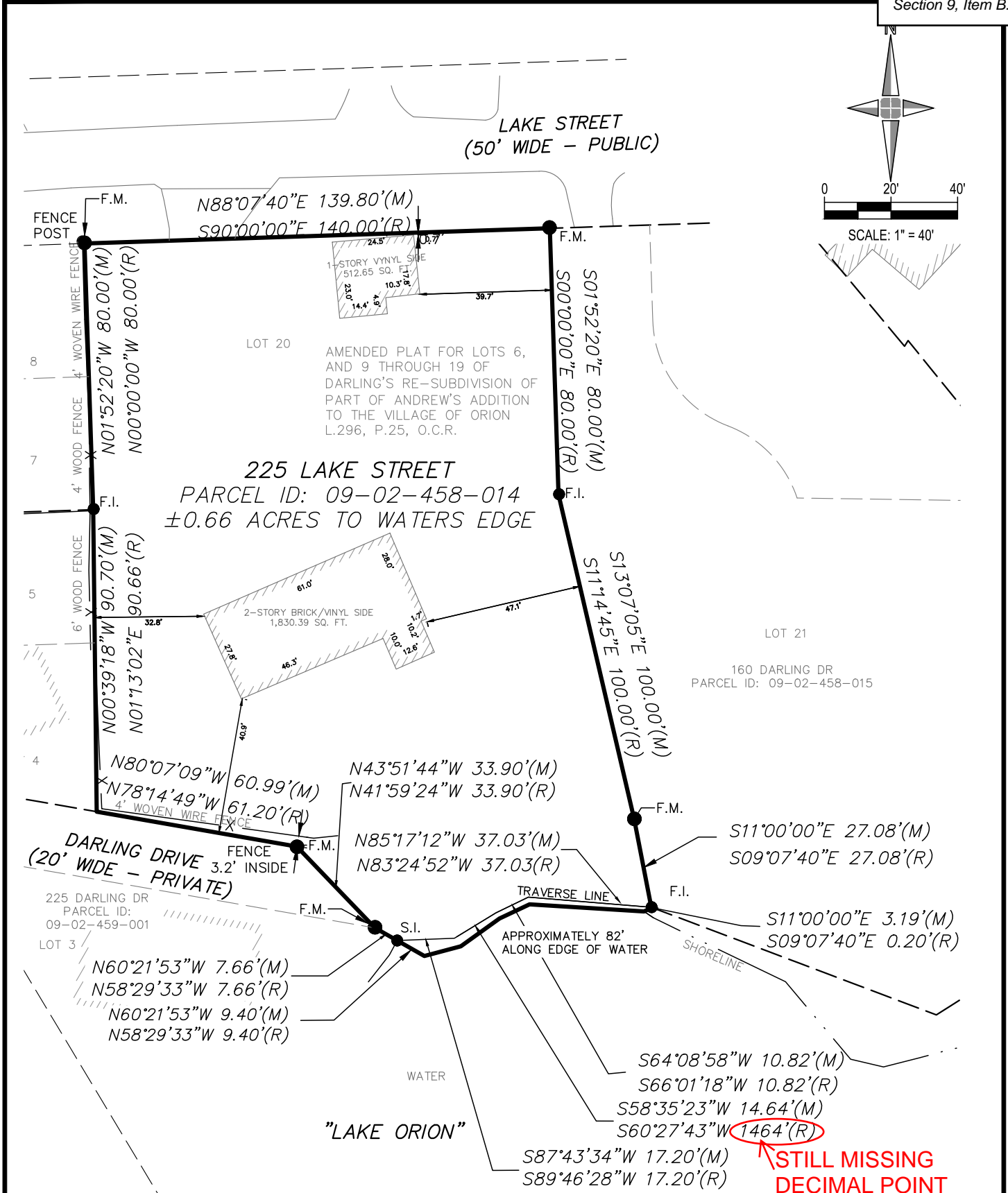
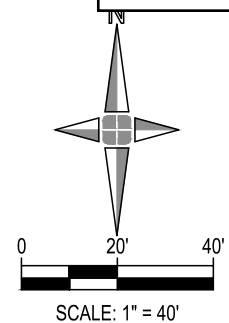
1. As noted in the first review, the Current Parcel Configuration drawing is missing the decimal point in a length – see attached markup.
2. As noted in the first review, the legal description for Parcel “A” is missing the word “feet” – see markup.
3. We note that all topographic information required by Chapter 157, including parcel and surrounding zoning; location and dimensions of structures within 50’; front, rear and side setbacks; percentage of land coverage; floodplain; and existing utilities on and within 50’ of the parcel have been shown on the full-size Topographic and Boundary Survey sheet C2 included with this submittal. The 8 ½” x 14” lot split plans submitted comply with the Act 132 requirements for recording lot and parcel splits.
4. The applicant has investigated the existence of a storm sewer outfall on the parcel, which appears to convey drainage from the public right-of-way of S. Andrews, meaning it is likely a public sewer. A proposed easement for this sewer is shown on the lot split drawings. As this document does not legally convey the easement, we recommend the applicant provide an easement description and conveyance for review prior to recording of the easement.

We have no objection to approval of the proposed lot split, subject to conveyance of a storm sewer easement.

Sincerely,
NOWAK & FRAUS ENGINEERS

Wendy E. Spence, PE
Senior Project Manager

Cc: Wesley Sanchez, DPW Director
Gage Belko, Zoning Coordinator
Lynsey Blough, Deputy Clerk



LEGEND – EXISTING

- E/ PAVEMENT
- ==== CURB
- - - - E/ GRAVEL
- - - - CL ROAD
- - - - E/ WALK
- - - - MISC. LINE
- X - FENCE
- o - o - o - GUARD RAIL
- / / / - WALL
- / / / - BLDG. LINE
- - - - WATER EDGE

- FOUND IRON
- ⊙ FOUND NAIL
- ⊙ FENCE POST
- ⊙ FOUND PIPE
- FOUND MON.
- ASP. ASPHALT
- CONC. CONCRETE
- C.L.F. CHAIN-LINK FENCE
- F.I. FOUND IRON
- S.I. SET IRON
- F.I.P. FOUND IRON PIPE
- (M) MEASURED
- (R) RECORD
- F.M. FOUND MONUMENT
- S.N. SET NAIL

NOTE: THERE ARE NO RECORDED EASEMENTS ONSITE OR DEED RESTRICTIONS TO SURVEYORS KNOWLEDGE

STILL MISSING DECIMAL POINT



Know what's below. Call before you dig.

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Manager:	A.L.G.
Designer:	K.P.R.
Quality Control:	C.A.A.
Section:	02
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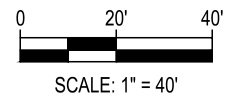
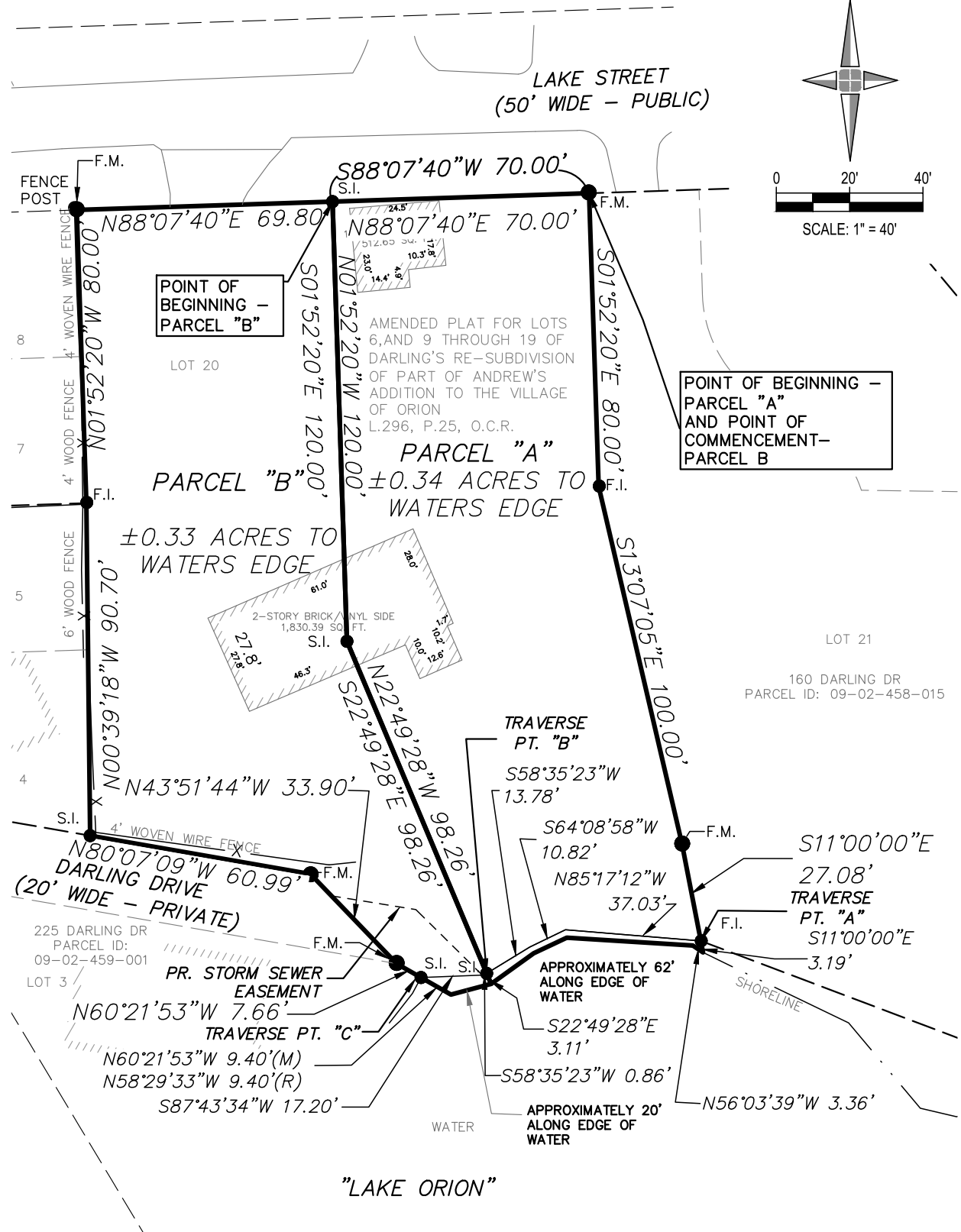
Developed For:

DATE:	ISSUE:
Date	Issue
11.11.24	ADDED UTILITY INFORMATION
12.16.24	ADDED HOUSE, SETBACKS AND PR EASEMENT

Date:	11.08.24
Scale:	1"=40'
Sheet:	1 OF 3
Project:	20107.50

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LEGEND - EXISTING

- E/ PAVEMENT
- == CURB
- - - E/ GRAVEL
- - - CL ROAD
- E/ WALK
- MISC. LINE
- X — FENCE
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ORIGINAL PROPERTY DESCRIPTION

(PER TITLE COMMITMENT FILE NO. VCM429792, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 31, 2024)

LAND SITUATED IN THE VILLAGE OF LAKE ORION, COUNTY OF OAKLAND, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

LOT 20, OF, "AMENDED PLAT FOR LOTS 6 AND 9 THRU 19 OF DARLINGS RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE(S) 25 OF PLATS, OAKLAND COUNTY RECORDS.

TAX ID NO. 09-02-458-014

NEW PARCEL DESCRIPTIONS

PARCEL "A"

PART OF TAX ID NO. 09-02-458-014

PART OF LOT 20 OF "AMENDED PLAT FOR LOTS 6, AND 9 THRU 19 OF DARLING'S RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, T.-04-N., R.-10-E., VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE 25 OF PLATS, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT NORTHEAST CORNER OF SAID LOT 20; THENCE S.01°52'20"E., 80.00 FEET; THENCE S.13°07'05"E., 100.00 FEET; THENCE S.11°00'00"E., 27.08 FEET TO A TRAVERSE POINT "A" FOR THE NORTHERLY EDGE OF LAKE ORION; THENCE CONTINUING S.11°00'00"E., 3.19 FEET TO THE APPROXIMATE WATER'S EDGE OF LAKE ORION; THENCE WESTERLY ALONG SAID WATER'S EDGE APPROXIMATELY 62 FEET TO A POINT, SAID POINT BEING S.22°49'28"E., 3.11 FEET FROM A TRAVERSE POINT "B", SAID WATER'S EDGE BEING TRAVERSED BETWEEN POINT "A" AND "B" ALONG THE FOLLOWING THREE COURSES: (1) N.85°17'12"W., 37.03 FEET, AND (2) S.64°08'58"W., 10.82, AND (3) S.58°35'23"W., 13.78 FEET; THENCE FROM SAID TRAVERSE POINT "B", N.22°49'28"W., 98.26 FEET; THENCE N.01°52'20"W., 120.00 FEET TO A POINT ON THE SOUTH LINE OF LAKE STREET (50 FEET WIDE); THENCE N.88°07'40"E., 70.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 0.34 ACRES, MORE OR LESS TO THE EDGE OF WATER.

STILL MISSING THE WORD "FEET".

PARCEL "B"

PART OF TAX ID NO. 09-02-458-014

PART OF LOT 20 OF "AMENDED PLAT FOR LOTS 6, AND 9 THRU 19 OF DARLING'S RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, T.-04-N., R.-10-E., VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE 25 OF PLATS, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

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CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND HEREON PLOTTED AND DESCRIBED DURING NOVEMBER OF 2024, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS BETTER THAN 1 IN 5,000; THAT THE BEARINGS FOR THIS SURVEY ARE BASED ON THE MICHIGAN SOUTH STATE PLANE COORDINATE SYSTEM AND THAT THE RELATIVE POSITIONAL PRECISION FOR EACH BOUNDARY CORNER, AND ANY OTHER FIELD LOCATED MONUMENT(S) IS BETTER THAN 0.07 FEET AT THE 95% CONFIDENCE LEVEL, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

DATE: DECEMBER 05, 2024



CHRISTOPHER ANDREW ASIALA, MICHIGAN P.S. NO. 4001049376

225 LAKE STREET

VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN

PARCEL DESCRIPTIONS



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Manager: A.L.G.
Designer: K.P.R.
Quality Control: C.A.A.
Section: 02
T-04-N R-10-E

Developed For:

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December 4, 2024

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

RE: 225 Lake Street – Proposed parcel split
Parcel 09-02-458-014
NFE Job No. O558

Dear Commission Members:

We have reviewed the proposed parcel split for the above-referenced site. Our review is consistent with the requirements of Chapter 157 of the Village Code of Ordinances – Dividing and Partitioning Land. We offer the following comments:

1. Applicant must provide legal proof of ownership.
2. The existing and proposed legal descriptions close properly.
3. The Current Configuration drawing is missing the decimal in a length – see attached markup.
4. The legal description for Parcel “A” is missing the word “feet” – see attached markup.
5. Chapter 157 requires the applicant to show the zoning of the parcel and surroundings. None is shown.
6. Location and dimensions of all existing structures on and within 50’ of the property must be shown. The extent of the survey shown to the west of the site is less than 50’ and will need to be expanded to meet this requirement.
7. The front, rear and side yard setback requirements must be shown.
8. Chapter 157 requires the percentage of land coverage by structures, both existing and proposed, be shown.
9. No floodplain is shown on the plans. FEMA identifies a floodplain along the rear of the parcel, covering approximately 30’ to 35’ from the water’s edge.
10. Existing utilities and drainage courses on and within 50’ of the site are required. A stormwater outfall exists on the site at the rear of the property and must be shown, along with the storm pipe(s) connected thereto.
11. No easement for this existing storm sewer is shown. If there is no easement in existence, and if the storm sewer conveys drainage from the public right-of-way of S. Andrews, we recommend requiring the applicant provide an easement as a condition of approval.
12. Applicant must provide copies of all existing and proposed deed restrictions, if any.
13. The Village may require topographic information to be shown as part of the parcel split review. Given the adjacent parcel to the east is the proposed Peninsula Condominium with topographic information available, we recommend that applicant provide this and define the existing and

proposed slopes along the east property line. As shown for the Peninsula, the existing slopes along this line appear to exceed 1 on 3 and a retaining wall is proposed which might be shortened or eliminated if the area is graded to a more stable, maintainable slope.

14. The proposed parcels meet the required lot width and area requirements for zoning district RL, and the depth to width ratio complies with the provisions of Chapter 157.
15. The proposed parcels comply with Chapter 157 requirements for frontage on a public road and access to public utilities.

We recommend the plan be revised and resubmitted subject to the above comments. If you have any questions, please do not hesitate to contact us.

Sincerely,

NOWAK & FRAUS ENGINEERS

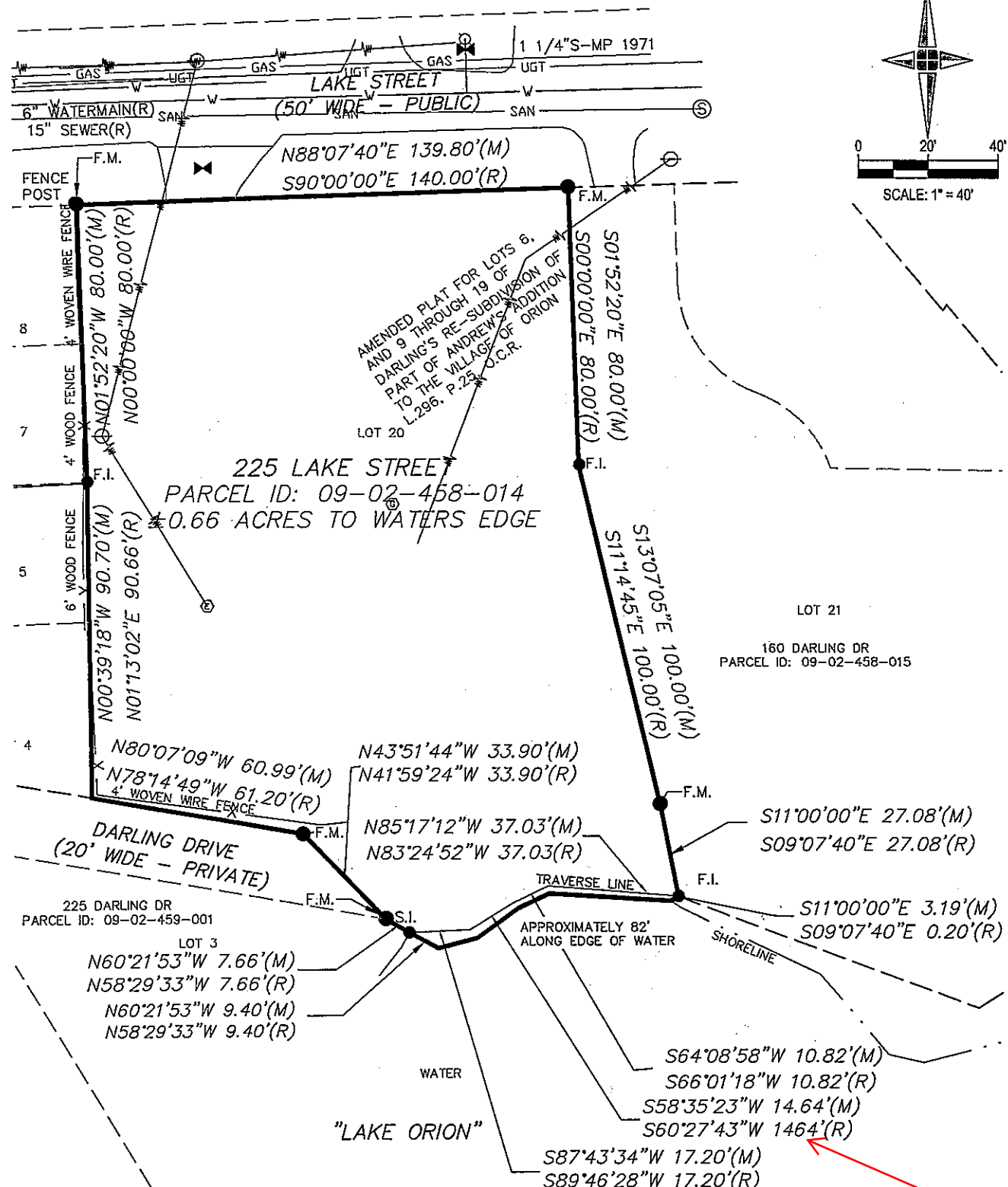
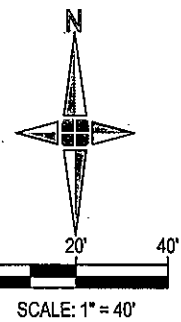


Wendy E. Spence, PE
Senior Project Manager

Enclosure: Marked plan

Cc: Wesley Sanchez, DPW Director
Gage Belko, Zoning Coordinator
Lynsey Blough, Deputy Clerk

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LEGEND - EXISTING

	E/ PAVEMENT		FOUND IRON	F.I.	FOUND IRON
	CURB		FOUND NAIL	S.I.	SET IRON
	E/ GRAVEL		FENCE POST	F.I.P.	FOUND IRON PIPE
	CL ROAD		FOUND PIPE	(M)	MEASURED
	E/ WALK		FOUND MON.	(R)	RECORD
	MISC. LINE	ASPH.	ASPHALT	F.M.	FOUND MONUMENT
	FENCE	CONC.	CONCRETE	S.N.	SET NAIL
	GUARD RAIL	C.L.F.	CHAIN-LINK FENCE		
	WALL				
	BLDG. LINE				
	WATER EDGE				



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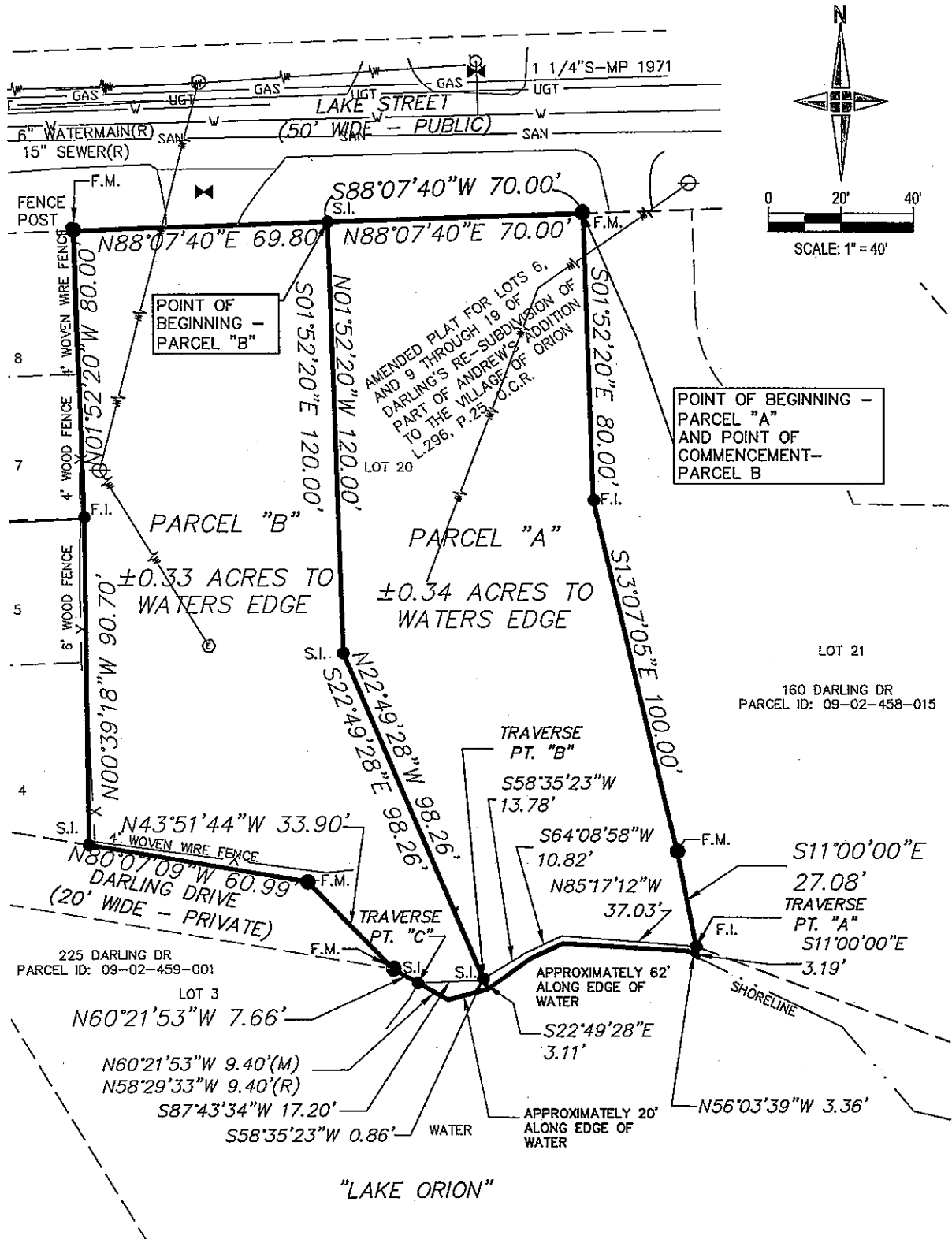
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Manager:	A.L.G.
Designer:	K.P.R.
Quality Control:	C.A.A.
Section:	02
	T-04-N R-10-E

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LEGEND - EXISTING

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| ===== | E/ PAVEMENT | ● | FOUND IRON | F.I. | FOUND IRON |
| ===== | CURB | ✱ | FOUND NAIL | S.I. | SET IRON |
| ----- | E/ GRAVEL | ⊙ | FENCE POST | F.I.P. | FOUND IRON PIPE |
| ----- | CL ROAD | ⊙ | FOUND PIPE | (M) | MEASURED |
| ----- | E/ WALK | ● | FOUND MON. | (R) | RECORD |
| ----- | MISC. LINE | ● | FOUND MON. | F.M. | FOUND MONUMENT |
| X----- | FENCE | ● | FOUND MON. | S.N. | SET NAIL |
| ----- | GUARD RAIL | ASP. | ASPHALT | | |
| ----- | WALL | CONC. | CONCRETE | | |
| ----- | BLDG. LINE | C.L.F. | CHAIN-LINK FENCE | | |
| ----- | WATER EDGE | | | | |



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TAX ID NO. 09-02-458-014

NEW PARCEL DESCRIPTIONS

PARCEL "A"
PART OF TAX ID NO. 09-02-458-014

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MISSING "FEET"

PARCEL "B"
PART OF TAX ID NO. 09-02-458-014

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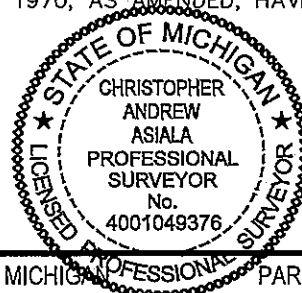
CERTIFICATION

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DATE: NOVEMBER 11, 2024

Chris Asiala
Digitally signed by Chris Asiala
DN: E=casiala@giffelswebster.com,
CN=Chris Asiala, O=Giffels
Webster, L=Detroit, S=Michigan,
C=US
Date: 2024.11.11 08:34:21-0500'

CHRISTOPHER ANDREW ASIALA, MICHIGAN P.S. NO. 4001049376



225 LAKE STREET VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN PARCEL DESCRIPTIONS

<p>28 West Adams Road Suite 1200 Detroit, MI 48226 p (313) 962-4442 f (313) 962-5068 www.giffelswebster.com</p>	<p>Executive: C.A.A. Manager: A.L.G. Designer: K.P.R. Quality Control: C.A.A. Section: 02 T-04-N R-10-E</p>	<p>DATE: 11.11.24 ISSUE: ADDED UTILITY INFORMATION</p>	<p>Date: 11.08.24 Scale: N/A Sheet: 3 OF 3 Project: 20107.50</p>
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Phone: 248-693-8391
Fax: 248-693-5874
www.lakeorion.org



**DIVIDE OR PARTITION
LAND
APPLICATION**

Applicant hereby requests; 1 Lot(s) Division or Partitioning 0.67 Acreage Division or Partitioning

→ West Harbor Orion LLC 3005 University Dr. Auburn Hills 48326
Applicant / Agent Name Street Address, City, State, Zip

248-631-8581 DFM@maceri.com
Phone # Cell # Fax # Email

West Harbor Orion LLC 3005 University Dr. Auburn Hills, MI 48326
Title/Deed Holder's Name(s) Street Address, City/State, Zip

248-631-8581 DFM@maceri.com
Phone # Cell # Fax # Email

Griffiths Webster 1025 E Maple Rd. Birmingham 48009
Surveyor Street Address, City, State, Zip

248-857-3100

Phone # Cell # Fax # Email

225 Lake Street 09-02-458-014
Site Address (if none, provide cross streets) Parcel ID No.(s)

Avered plat lots 6+9 Thru 19 of Dorlys re subdivision
Subdivision Name Lot No(s) Block Zoning District

want to build 2 houses @ Dewo Gorman Residence.
Reason for Division or Partitioning of Land

N/A

Date and Result of Previous Land Division Applications for Parent Parcel, if known

Attachments Required with Application:

Note: Additional Information May be Required

Proof of Ownership
(with Deed Restrictions/Easements if any)

Three (3) Signed/Sealed 8 1/2" x 14" Surveys
(With Legal Descriptions all prepared by a Registered Land Surveyor, in Recordable Form, Survey Scale not less than 1" = 100')

Agent Authorization
(if any)

Fees

Signature of Applicant Date

Signature(s) of ALL Title/Deed Holders (required) Date

OFFICE USE ONLY DO NOT WRITE BELOW

Date Received: 11/14/24 Village Fee: ~~\$2,025~~ \$525 Planning Escrow: \$1,500 Attorney Escrow: _____ Receipt No. 47159 Case No. _____
Date to PC: _____ Action: _____ Date to VC: _____ Action: _____ Village Clerk Signature _____ Date _____

OFFICE USE ONLY DO NOT WRITE BELOW

Fee Paid

Evidence of title and/or ownership

Previous division of less than 10 acres

Is property eligible to be split at this time

Number of parcels proposed

Proposed frontage adequate

Conformance to Zoning Ordinance

Conformance of existing structures

Paved Road

Water available

Sanitary sewer available

Requirement for additional sewer house leads

Status of sanitary sewer permit report

Status of tax payments (Township & Village)

Status of utility payments

Status of other obligations to Village

Is separation of water and/or sewer required for existing structure(s)

Series of horizontal lines for handwritten input.

	Regulations:	Parcel A:	Parcel B:
Min. Lot Width:	_____	_____	_____
Min. Lot Area:	_____	_____	_____
Front Yard Setback:	_____	_____	_____
Rear Yard Setback:	_____	_____	_____
Waterfront Setback:	_____	_____	_____
Side Yard Setback:	_____	_____	_____
Side Yard Setback:	_____	_____	_____
Side Yard Total Two:	_____	_____	_____
Corner Lot Side Yard:	_____	_____	_____
Established Front Setback:	_____	_____	_____
Max. Lot Coverage:	_____	_____	_____
Road Frontage:	_____	_____	_____
Min. Sq. Ft. Principal:	_____	_____	_____
No. of Accessory Buildings:	_____	_____	_____
Max. Sq. Ft. Accessory:	_____	_____	_____
Depth to Width Ratio:	_____	_____	_____

37 East Flint Street
Lake Orion, MI 48362
Phone: 248-693-8391
Fax: 248-693-5874
www.lakeorion.org



DIVIDE OR PARTITION LAND INFORMATION

Applications to Divide or Partition Land are pursuant to Ordinance No. 25.02 / Code of Ordinances Chapter 157. See Lot Requirements in Zoning Ordinance 26.89.

- All applications for the division or partitioning of land shall be submitted, together with the required information and fees to the Village Manager, who shall conduct a review of the application and shall submit a recommendation to the Village of Lake Orion Planning Commission. Upon review of the proposed division or partitioning of land, the Planning Commission shall submit its recommendation to the Village Council, based on the standards set forth in the Ordinance. The Village Council shall make the final decision concerning any application for division or partitioning of land by Resolution.
- The Village of Lake Orion Planning Commission meets regularly on the first Monday of each month at 7:30 p.m. and The Village Council meets the 2nd and 4th Monday of each month at 7:30 p.m. in the Village Council Room, located at 37 E. Flint Street, Lake Orion, MI.
- The applicant/designated agent will receive an Agenda prior to the meeting at which their application will be considered. The applicant/designated agent must be present at the meeting to address any concerns that may arise. Action will not be taken in the absence of the applicant/designated agent.
- Applications must be received in the Village Office at least 30 days prior to the next regular meeting of the Planning Commission. In some instances, additional review time may be required. An application for division or partitioning of land shall be made on the forms and according to the guidelines provided by the Village.
- An application shall be accompanied by payment of the necessary fees, (fee schedule approved by Village Council), and shall provide information as specified in the Ordinance. An escrow account will be established to cover the costs of consultants' fees. The Applicant shall be responsible for paying all costs incurred by the Village in processing the application.
- Incomplete applications will not be processed. Application Requirements are pursuant to the Attached Section 157.23.B Information Required, of Chapter 157. Additional explanation of Survey Requirements is attached. Please review each item with your Surveyor.
- No division or partitioning of land shall be approved without the consent of the title or deed holder(s) of the subject parcel. The application must be signed by all persons who have any legal or equitable interest in the property.
- The Board of Zoning Appeals shall hear requests for variations or deviations from the provisions of the Zoning Ordinance, but only in cases where the Village Council has granted approval for the dividing or partitioning of land, conditioned upon the applicant successfully obtaining the necessary variance(s).

Attachments Required with Application Signed by all Legal Owners:

- Proof of ownership instrument such as a recorded deed. Provide existing/proposed deed restrictions, and/or easements if any.
- Three (3) Signed Sealed 8 1/2" x 14" Surveys, Prepared by a Michigan Registered Land Surveyor with Legal Descriptions all in Recordable Form, scale not less than 1" = 100', with all required information.
- Fees required (as established by Village Council) including maintaining adequate fees in escrow accounts to cover costs of Village consultants fee.
- Designated agent authorization must be signed by property owners.

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DIVIDE OR PARTITION LAND EXPLANATION OF SURVEY REQUIREMENTS

The following checklist is intended to provide further explanation of Section 157.23.B Required Information – (Survey Requirements). If any of the required items are not addressed on the survey, it could delay the application being placed on an Agenda. If an item does not apply to the subject site, a notation to that effect should be added to the survey as well as the reason the item is not applicable.

Submit Three (3) copies of 8 1/2" x 14" signed sealed surveys prepared by a State of Michigan registered land surveyor with legal descriptions indicating the following:

- The survey is a "Staked Survey".
- Existing and proposed parcels legal descriptions. The proposed legal descriptions must be prepared by State of Michigan registered land surveyor in recordable form for Oakland County Register of Deeds and shall indicate the area of all parcels in square feet and acres.
- Date of survey, revision dates, north arrow, and scale of not less than 1 inch is 100'.
- Name and address of survey firm, and professional signed seal of the land surveyor, (must be registered in the State of Michigan).
- Name of property owner, parcel address, parcel identification number and zoning district of subject property and adjoining land. *RL, Lake*

Drawing of Existing Lot Lines with Broken Lines and Drawing of All Proposed Parcels with Solid Lines: Establish all property lines including lot dimensions, (confirm dimensions with what was originally platted and the description on property's deed – if different from what is measured, show both of the dimensions; (Recorded and Measured).

The area calculations of existing and all proposed parcels. Lot area includes submerged land. Provide the square footage of the structures at ground level and the percentage of the lot covered by all structures and calculations. Items such as submerged land, accessory mechanical units and patios, driveways, walkways, boardwalks, or any other type of structure less than eight (8) inches above grade should not be included when calculating lot coverage but should be shown on survey.

? Dimension all structures and projections on existing and proposed parcels, (steps, porticos, decks, overhangs etc.), and provide the distances from the closest point on each side of the structure (and projections) to the property lines. Indicate improvements such as driveways, parking areas, walkways, patios, fences, and walls. Identify streets, (note if public or private), sidewalks, and waterfronts if applicable. Indicate location of entrances including gates and doorways.

? Dimension all structures within fifty feet of the proposed parcels, and provide the distances from the closet point on side of the structure to the subject proposed parcels property lines.

Show all existing and proposed above and underground utility lines, (i.e. water lines, sanitary sewer lines, drainage courses, storm sewers lines, gas lines, electric lines, etc.) onsite and within 50' of proposed parcels.

? Show existing easements and/or deed restrictions. Proposed easements must be in recordable form. If there are none, a note to that effect must be stated on the survey. Show encroachments.

Location of all monument markers, note if found or set.

? Detail elevation changes that impact the site. Delineate floodplain, 100 year flood elevations, note exemptions. (Code of Ordinances Chapter 150.04 Designation of Regulated Flood Prone Hazard Areas, adopts FEMA maps to define floodplains).

RCV'D 08/20/2024

OAKLAND COUNTY TREASURERS CERTIFICATE

This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

8/21/2024

ROBERT WITTENBERG, County Treasurer
Sec. 135, Act 206, 1893 as amended MIT
2023 Not Examined

5.00

094001 Liber 59585 Page
8/22/2024 12:18:53 PM Recei
\$26.00 Misc Recording
\$4.00 Remonumentation
\$5.00 Automation
\$6,665.00 Transfer Tax

Section 9, Item B.

PAID RECORDED - Oakland County, MI e-recorded
Lisa Brown, Clerk/Register of Deeds

STATE OF MICHIGAN
Oakland
8/22/2024
000181686



REAL ESTATE TRANSFER TAX
\$852.50 :00
\$5,812.50 :87
1408165

WARRANTY DEED

Drafted by: Sandra Lee Rieck, 1549 Pinecrest Dr., Caro, MI 48723

When recorded return to: West Harbor Orion LLC, a Michigan limited liability company, 3005 University Drive Suite 100, Auburn Hills, MI 48326

THE GRANTOR(s): Sandra Lee Rieck and Amy S. Rieck, as tenants in common

Whose address is: 1549 Pinecrest Dr., Caro, MI 48723

Conveys and warrants to: West Harbor Orion LLC, a Michigan limited liability company

Whose address is: 3005 University Drive, Suite 100, Auburn Hills, MI 48326

the following described premises: See attached Exhibit A.

Tax Parcel No: OL-09-02-458-014

Commonly known as: 225 Lake St., Lake Orion, MI 48362

for the sum of Seven Hundred Seventy Five Thousand Dollars and No Cents (\$775,000.00)

COUNTY Transfer Tax: \$852.50

STATE Transfer Tax: \$5,812.50

Subject to easements, reservations and restrictions of record.

WARRANTY DEED

Drafted by: Sandra Lee Rieck, 1549 Pinecrest Dr., Caro, MI 48723

When recorded return to: West Harbor Orion LLC, a Michigan limited liability company, 3005 University Drive Suite 100, Auburn Hills, MI 48326

THE GRANTOR(s): **Sandra Lee Rieck and Amy S. Rieck, as tenants in common**

Whose address is: 1549 Pinecrest Dr., Caro, MI 48723

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for the sum of **Seven Hundred Seventy Five Thousand Dollars and No Cents (\$775,000.00)**

COUNTY Transfer Tax: \$852.50

STATE Transfer Tax: \$5,812.50

Subject to easements, reservations and restrictions of record.

Dated: 8/6/2024

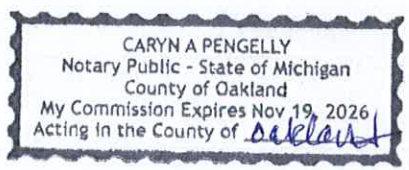
Signed and Sealed:

Sandra Lee Rieck
Sandra Lee Rieck

~~Amy S. Rieck~~ ^(CAP)

STATE OF MICHIGAN }
COUNTY OF Oakland } ss
}

On this August 6, 2024, before me personally appeared, ~~Sandra Lee Rieck and Amy S. Rieck~~, ^(CAP) who provided satisfactory evidence to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.



Notary Public: Caryn A. Pengelly
Printed Name: _____
_____ County, MI
My Commission Expires: _____

Dated: 07.29.2024

Signed and Sealed:

Sandra Lee Rieck



Amy S. Rieck

STATE OF MICHIGAN }
COUNTY OF ANTRIM } ss
}

RW

On this JULY 29, 2024, before me personally appeared, **Sandra Lee Rieck and Amy S. Rieck**, who provided satisfactory evidence to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary Public: *Robert Wasielewski*
Printed Name: ROBERTA WASIELEWSKI
GRAND TRAVERSE County, MI
My Commission Expires: 01.31.2030

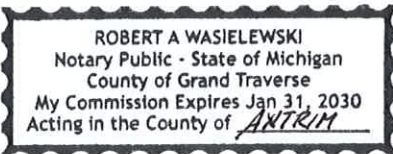


EXHIBIT A

Land situated in the Village of Lake Orion, County of Oakland, State of Michigan, more particularly described as:

Lot 20, of, "Amended Plat for Lots 6 and 9 thru 19 of Darlings Re-Subdivision of Part of Andrew's Addition to the Village of Orion", according to the plat thereof recorded in Liber 296, Page(s) 25 of Plats, Oakland County Records.

Tax Parcel No: OL-09-02-458-014

Commonly known as: 225 Lake St., Lake Orion, MI 48362



If a parcel has a Principal Residence Exemption (P.R.E) Denial amount due to the Oakland County Treasurer's Office, a notation will appear at the bottom of the statement.

Please Note: Due to our annual audit, the most recent tax year amounts may not be available or accurate during March, April and May. Please contact the Oakland County Treasurer's Office for further information at (248) 858-0611 or treasurer@oakgov.com.

Delinquent Tax Statement

Date : 12/23/2024
 PIN : OL 09-02-458-014
 Owner(s) : WEST HARBOR ORION LLC
 Site Address : 225 LAKE ST LAKE ORION MI 48362-3046

Property Description

T4N, R10E, SEC 2 AMD PLAT FOR LOTS 6 AND 9 THRU 19 OF 'DARLING'S RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION' LOT 20 CIR CT 05-071131-CK 6-22-12 FR 002, 003, 004, 008, 009, 010 & 012

Taxable Value		: 387,920				
Current Tax Payments						
Year		Due Tax	Due Interest & Fees	Due Total	Sale No.	Status
2019		\$0.00	\$0.00	\$0.00	-	PAID
2020		\$0.00	\$0.00	\$0.00	-	PAID
2021		\$0.00	\$0.00	\$0.00	-	PAID
2022		\$0.00	\$0.00	\$0.00	-	PAID
2023		\$0.00	\$0.00	\$0.00	-	PAID
Statement Total				\$0.00	If paid in December	



If a parcel has a Principal Residence Exemption (P.R.E) Denial amount due to the Oakland County Treasurer's Office, a notation will appear at the bottom of the statement.

Please Note: Due to our annual audit, the most recent tax year amounts may not be available or accurate during March, April and May. Please contact the Oakland County Treasurer's Office for further information at (248) 858-0611 or treasurer@oakgov.com.

Delinquent Tax Statement

Date : 12/23/2024
 PIN : OL 09-02-458-014
 Owner(s) : WEST HARBOR ORION LLC
 Site Address : 225 LAKE ST LAKE ORION MI 48362-3046

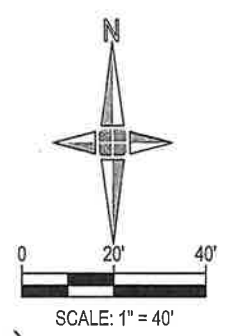
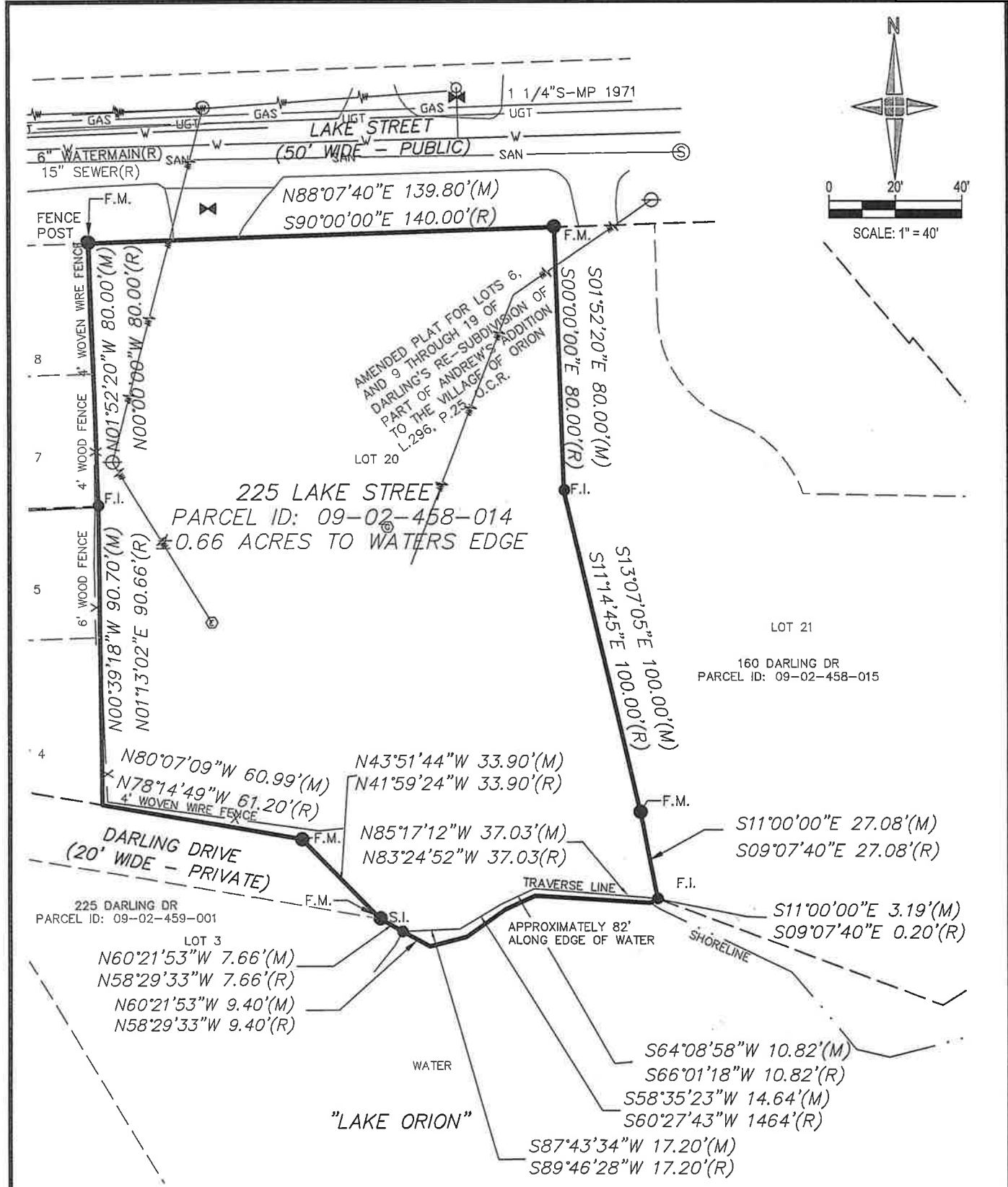
Property Description

T4N, R10E, SEC 2 AMD PLAT FOR LOTS 6 AND 9 THRU 19 OF 'DARLING'S RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION' LOT 20 CIR CT 05-071131-CK 6-22-12 FR 002, 003, 004, 008, 009, 010 & 012

Taxable Value : 387,920

Next Month Tax Payments

Year	Due Tax	Due Interest & Fees	Due Total	Sale No.	Status
2019	\$0.00	\$0.00	\$0.00	-	PAID
2020	\$0.00	\$0.00	\$0.00	-	PAID
2021	\$0.00	\$0.00	\$0.00	-	PAID
2022	\$0.00	\$0.00	\$0.00	-	PAID
2023	\$0.00	\$0.00	\$0.00	-	PAID
Statement Total			\$0.00	If paid in January	



LEGEND - EXISTING

	E/ PAVEMENT		FOUND IRON	F.I.	FOUND IRON
	CURB		FOUND NAIL	S.I.	SET IRON
	E/ GRAVEL		FENCE POST	F.I.P.	FOUND IRON PIPE
	CL ROAD		FOUND PIPE	(M)	MEASURED
	E/ WALK		FOUND MON.	(R)	RECORD
	MISC. LINE		FOUND MON.	F.M.	FOUND MONUMENT
	FENCE	ASPH.	ASPHALT	S.N.	SET NAIL
	GUARD RAIL	CONC.	CONCRETE		
	WALL	C.L.F.	CHAIN-LINK FENCE		
	BLDG. LINE				
	WATER EDGE				



225 LAKE STREET VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN CURRENT PARCEL CONFIGURATION

giffels webster
Engineers Surveyors Planners
Landscape Architects

28 West Adams Road
Sulle 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-5068
www.giffelswebster.com

Executive: C.A.A.
Manager: A.L.G.
Designer: K.P.R.
Quality Control: C.A.A.
Section: 02
T-04-N R-10-E

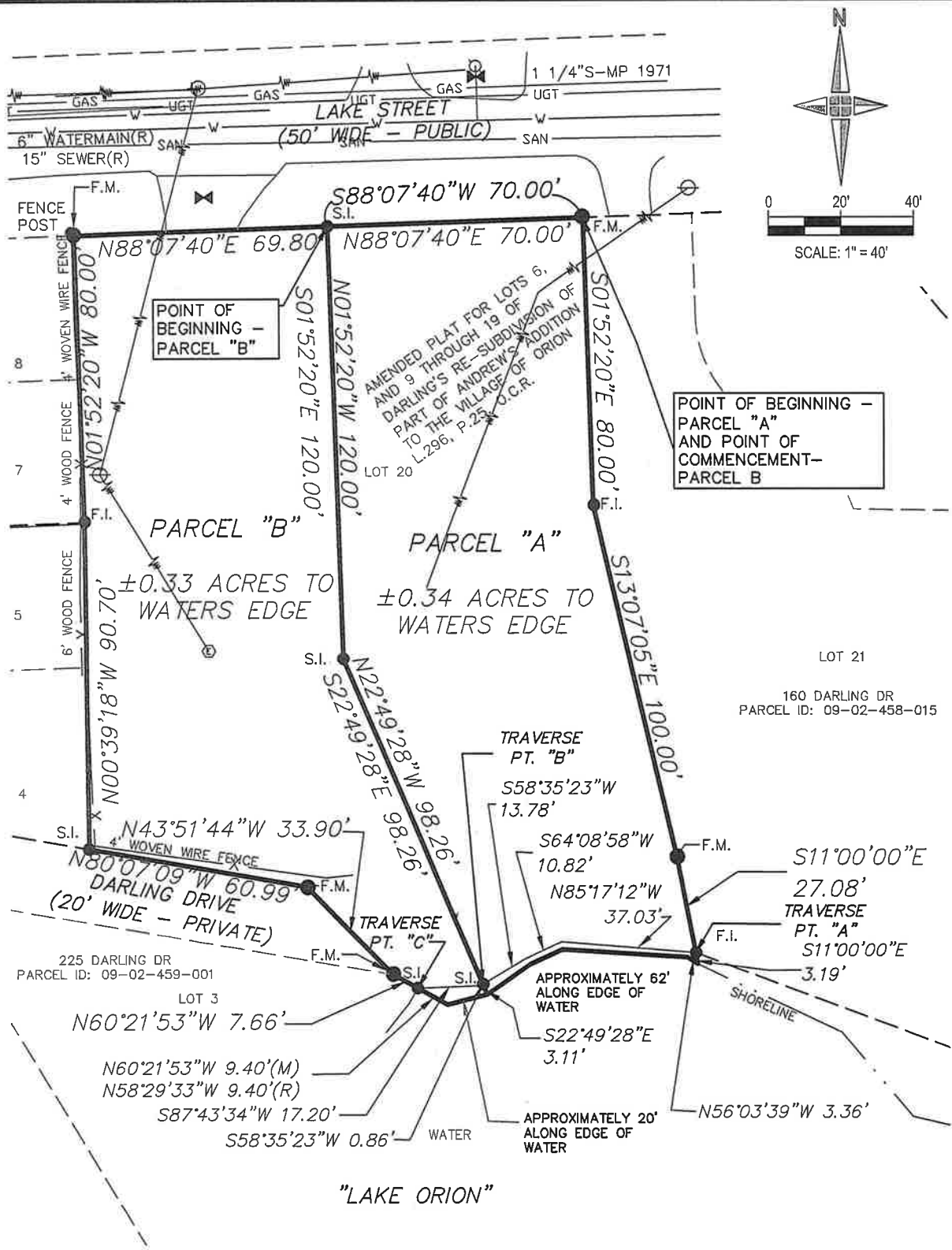
Developed For:

DATE:	ISSUE:
Date	Issue
11.11.24	ADDED UTILITY INFORMATION

Date: 11.08.24
Scale: 1"=40'
Sheet: 1 OF 3
Project: 20107.50

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N:\2020\10020107.50 - 225 Lake Street.Lake Orion\Drawings\Boundary\225 LAKE STREET PARCEL SPL.IT.dwg



LEGEND – EXISTING

- ===== E/ PAVEMENT
- ===== CURB
- - - - - E/ GRAVEL
- - - - - CL ROAD
- ===== E/ WALK
- ===== MISC. LINE
- - - - - FENCE
- - - - - GUARD RAIL
- ===== WALL
- ===== BLDG. LINE
- WATER EDGE

- FOUND IRON
- ★ FOUND NAIL
- ⊙ FENCE POST
- ⊙ FOUND PIPE
- FOUND MON.
- ASPH. ASPHALT
- CONC. CONCRETE
- C.L.F. CHAIN-LINK FENCE

- F.I. FOUND IRON
- S.I. SET IRON
- F.I.P. FOUND IRON PIPE
- (M) MEASURED
- (R) RECORD
- F.M. FOUND MONUMENT
- S.N. SET NAIL



Know what's below.
Call before you dig.

225 LAKE STREET VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN PARCEL SPLIT

giffels webster
Engineers Surveyors Planners
Landscape Architects

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Quality Control:	C.A.A.
Section:	02
	T-04-N R-10-E

Developed For:	
----------------	--

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Scale:	1"=40'
Sheet:	2 OF 3
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N:\2020\10\02\07.50 - 225 Lake Street\Lake Orion\Drawings\Boundary\225 LAKE STREET PARCEL SPLIT.dwg

ORIGINAL PROPERTY DESCRIPTION

(PER TITLE COMMITMENT FILE NO. VCM429792, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 31, 2024)

LAND SITUATED IN THE VILLAGE OF LAKE ORION, COUNTY OF OAKLAND, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

LOT 20, OF, "AMENDED PLAT FOR LOTS 6 AND 9 THRU 19 OF DARLINGS RE--SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE(S) 25 OF PLATS, OAKLAND COUNTY RECORDS.

TAX ID NO. 09-02-458-014

NEW PARCEL DESCRIPTIONS

PARCEL "A"

PART OF TAX ID NO. 09-02-458-014

PART OF LOT 20 OF "AMENDED PLAT FOR LOTS 6, AND 9 THRU 19 OF DARLING'S RE--SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, T.-04-N., R.-10-E., VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE 25 OF PLATS, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT NORTHEAST CORNER OF SAID LOT 20; THENCE S.01°52'20"E., 80.00 FEET; THENCE S.13°07'05"E., 100.00 FEET; THENCE S.11°00'00"E., 27.08 FEET TO A TRAVERSE POINT "A" FOR THE NORTHERLY EDGE OF LAKE ORION; THENCE CONTINUING S.11°00'00"E., 3.19 FEET TO THE APPROXIMATE WATER'S EDGE OF LAKE ORION; THENCE WESTERLY ALONG SAID WATER'S EDGE APPROXIMATELY 62 FEET TO A POINT, SAID POINT BEING S.22°49'28"E., 3.11 FEET FROM A TRAVERSE POINT "B", SAID WATER'S EDGE BEING TRAVERSED BETWEEN POINT "A" AND "B" ALONG THE FOLLOWING THREE COURSES: (1) N.85°17'12"W., 37.03 FEET, AND (2) S.64°08'58"W., 10.82, AND (3) S.58°35'23"W., 13.78 FEET; THENCE FROM SAID TRAVERSE POINT "B", N.22°49'28"W., 98.26 FEET; THENCE N.01°52'20"W., 120.00 FEET TO A POINT ON THE SOUTH LINE OF LAKE STREET (50 FEET WIDE); THENCE N.88°07'40"E., 70.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 0.34 ACRES, MORE OR LESS TO THE EDGE OF WATER.

PARCEL "B"

PART OF TAX ID NO. 09-02-458-014

PART OF LOT 20 OF "AMENDED PLAT FOR LOTS 6, AND 9 THRU 19 OF DARLING'S RE--SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, T.-04-N., R.-10-E., VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE 25 OF PLATS, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 20; THENCE S.88°07'40"W., 70.00 FEET ALONG THE SOUTH LINE OF LAKE STREET (50 FEET WIDE) TO THE POINT OF BEGINNING; THENCE S.01°52'20"E., 120.00 FEET; THENCE S.22°49'28"E., 98.26 FEET TO A TRAVERSE POINT "B" FOR THE NORTHERLY EDGE OF LAKE ORION; THENCE CONTINUING S.22°49'28"E., 3.11 FEET TO THE APPROXIMATE WATER'S EDGE OF LAKE ORION; THENCE WESTERLY ALONG SAID WATER'S EDGE APPROXIMATELY 20 FEET TO A POINT, SAID POINT BEING S.60°21'53"E., 9.40 FEET FROM A TRAVERSE POINT "C", SAID WATER'S EDGE BEING TRAVERSED BETWEEN POINT "B" AND "C" ALONG THE FOLLOWING TWO COURSES: (1) S.58°35'23"W., 0.86 FEET, AND (2) S.87°43'34"W., 17.20 FEET; THENCE FROM SAID TRAVERSE POINT "C", N.60°21'53"W., 7.66 FEET; THENCE N.43°51'44"W., 33.90 FEET; THENCE N.80°07'09"W., 60.99 FEET; THENCE N.00°39'18"W., 90.70 FEET; THENCE N.01°52'20"W., 80.00 FEET TO A POINT ON THE SOUTH LINE OF LAKE STREET; THENCE N.88°07'40"E., 69.80 FEET ALONG SAID SOUTH LINE OF LAKE STREET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 0.33 ACRES, MORE OR LESS TO THE EDGE OF WATER.

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND HEREON PLOTTED AND DESCRIBED DURING NOVEMBER OF 2024, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS BETTER THAN 1 IN 5,000; THAT THE BEARINGS FOR THIS SURVEY ARE BASED ON THE MICHIGAN SOUTH STATE PLANE COORDINATE SYSTEM AND THAT THE RELATIVE POSITIONAL PRECISION FOR EACH BOUNDARY CORNER, AND ANY OTHER FIELD LOCATED MONUMENT(S) IS BETTER THAN 0.07 FEET AT THE 95% CONFIDENCE LEVEL, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

DATE: NOVEMBER 11, 2024

Chris Asiala

Digitally signed by Chris Asiala
DN:
E=casiala@giffelswebster.com,
CN=Chris Asiala, O=Giffels
Webster, L=Detroit, S=Michigan,
C=US
Date: 2024.11.11 08:34:21-05'00'

CHRISTOPHER ANDREW ASIALA, MICHIGAN P.S. NO. 4001049376



225 LAKE STREET VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN PARCEL DESCRIPTIONS

giffels webster
Engineers Surveyors Planners
Landscape Architects

28 West Adams Road
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Detroit, MI 48226
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www.giffelswebster.com

Executive:	C.A.A.
Manager:	A.L.G.
Designer:	K.P.R.
Quality Control:	C.A.A.
Section:	02
	T-04-N R-10-E

Developed For:

DATE:	ISSUE:
Date	Issue
11.11.24	ADDED UTILITY INFORMATION

Date:	11.08.24
Scale:	N/A
Sheet:	3 OF 3
Project:	20107.50

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N:\2020\10\020107.50 - 225 Lake Street\Lake Orion\Drawings\Boundary\225 LAKE STREET PARCEL SPLIT.dwg



December 16, 2024

Village of Lake Orion
21 E. Church Street
Lake Orion, MI 48362

Attn: Ms. Wendy E. Spence

GW# 20107.50

Re: 225 Lake Street – 1st Parcel Reconfiguration Review NFE Job No. O558

Dear Ms. Spence,

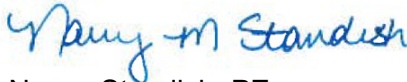
Please see the attached updated plan sets addressing the review comments from Nowak & Fraus Engineer's letter dated December 4, 2024. (responses are *italicized*):

1. Applicant must provide legal proof of ownership.
Proof of ownership is provided with submittal.
2. The proposed legal description closes adequately.
Acknowledged.
3. The Current Configuration drawing is missing the decimal in a length – see attached markup.
Split document has been revised.
4. The legal description for Parcel "A" is missing the word "feet" – see attached markup.
Split document has been revised.
5. Chapter 157 requires the applicant to show the zoning of the parcel and surroundings. None is shown.
Zoning has been added to the topographic survey.
6. Location and dimensions of all existing structures on and within 50' of the property must be shown. The extent of the survey shown to the west of the site is less than 50' and will need to be expanded to meet this requirement.
Since this information is not required by PA132, we are providing a topographic survey with this information.
7. The front, rear and side yard setback requirements must be shown.
Setbacks have been added to the topographic survey.
8. Chapter 157 requires the percentage of land coverage by structures, both existing and proposed, be shown.
This information has been added to the topographic survey. No proposed structures are proposed at this time.
9. No floodplain is shown on the plans. FEMA identifies a floodplain along the rear of the parcel, covering approximately 30' to 35' from the water's edge.
Floodplain line has been added to the topographic survey.
10. Existing utilities and drainage courses on and within 50' of the site are required. A stormwater outfall exists on the site at the rear of the property and must be shown, along with the storm pipe(s) connected thereto.
Outlet pipe was added. An investigation was conducted and the approximate location of the storm sewer pipe was added to the plan. As discussed with DPW, the pipe is collapsed in multiple locations. No structures were found besides the St. Andrews inlet.

11. No easement for this existing storm sewer is shown. If there is no easement in existence, and if the storm sewer conveys drainage from the public right-of-way of S. Andrews, we recommend requiring the applicant provide an easement as a condition of approval.
A proposed storm sewer easement is depicted 10' off the location of the existing pipe.
12. Applicant must provide copies of all existing and proposed deed restrictions, if any.
No deed restrictions are existing or proposed. Note has been added to split document.
13. The Village may require topographic information to be shown as part of the parcel split review. Given the adjacent parcel to the east is the proposed Peninsula Condominium with topographic information available, we recommend that applicant provide this and define the existing and proposed slopes along the east property line. As shown for the Peninsula, the existing slopes along this line appear to exceed 1 on 3 and a retaining wall is proposed which might be shortened or eliminated if the area is graded to a more stable, maintainable slope.
Topographic information has been added. Topographic information will be reviewed once houses are determined, and plot plans are developed.
14. The proposed parcels meet the required lot width and area requirements for zoning district RL, and the depth to width ratio complies with the provisions of Chapter 157.
Acknowledged.
15. The proposed parcels comply with Chapter 157 requirements for frontage on a public road and access to public utilities.
Acknowledged.

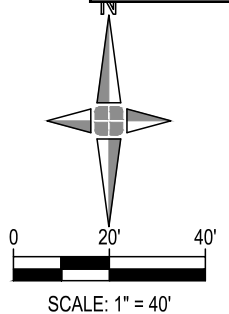
Please feel free to contact me if you have any questions.

Respectfully,
GIFFELS-WEBSTER

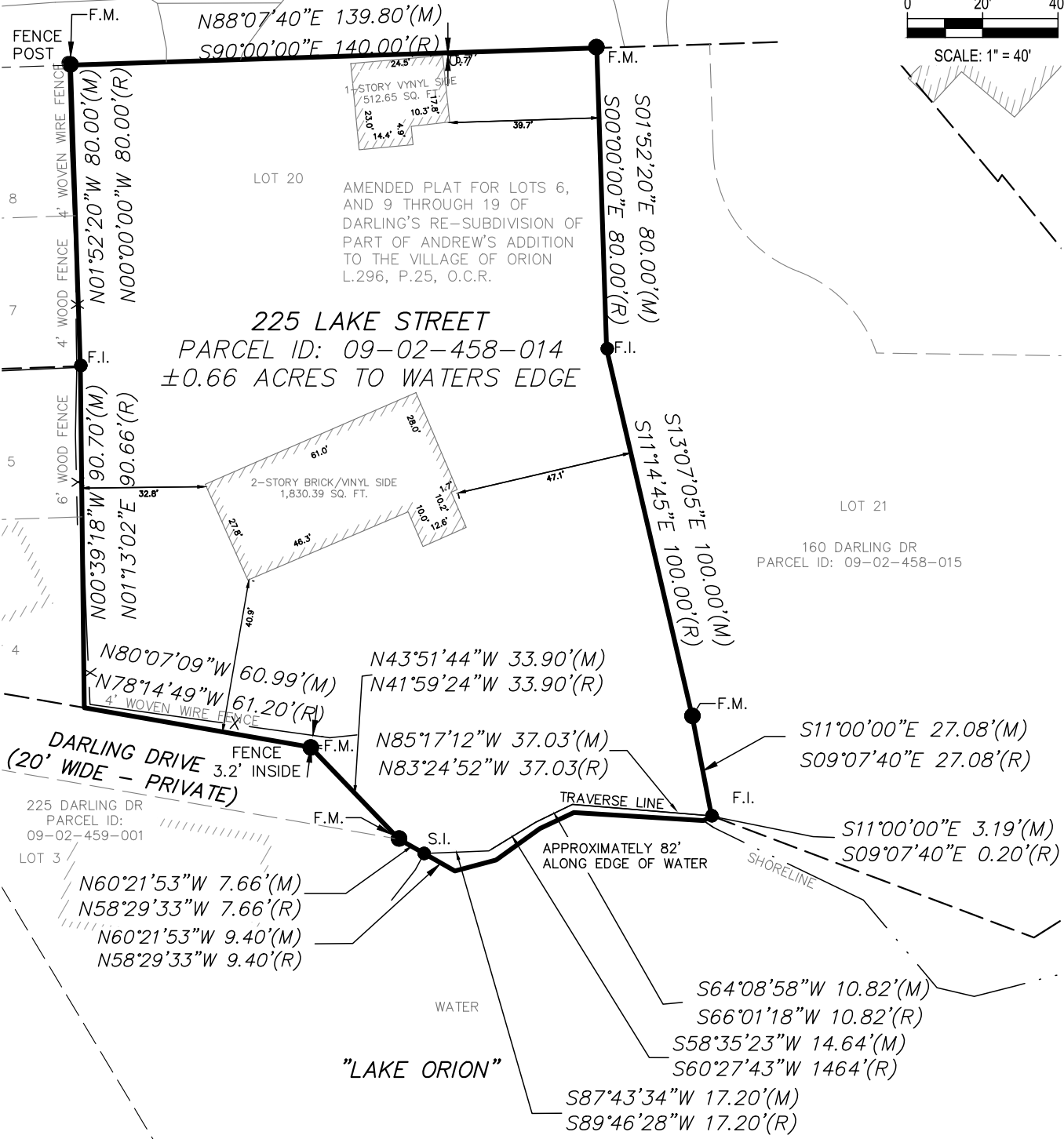


Nancy Standish, PE
Partner

Cc: Dominic F. Mocerì, Mocerì Companies (by email)



LAKE STREET
(50' WIDE - PUBLIC)



LEGEND - EXISTING

- E/ PAVEMENT
- ==== CURB
- - - - E/ GRAVEL
- - - - CL ROAD
- - - - E/ WALK
- - - - MISC. LINE
- X - FENCE
- O - GUARD RAIL
- / - WALL
- / - BLDG. LINE
- - - - WATER EDGE

- FOUND IRON
- ⊙ FOUND NAIL
- ⊙ FENCE POST
- ⊙ FOUND PIPE
- FOUND MON.
- ASPH. ASPHALT
- CONC. CONCRETE
- C.L.F. CHAIN-LINK FENCE
- F.I. FOUND IRON
- S.I. SET IRON
- F.I.P. FOUND IRON PIPE
- (M) MEASURED
- (R) RECORD
- F.M. FOUND MONUMENT
- S.N. SET NAIL

NOTE: THERE ARE NO RECORDED EASEMENTS ONSITE OR DEED RESTRICTIONS TO SURVEYOURS KNOWLEDGE



Know what's below.
Call before you dig.

225 LAKE STREET VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN CURRENT PARCEL CONFIGURATION



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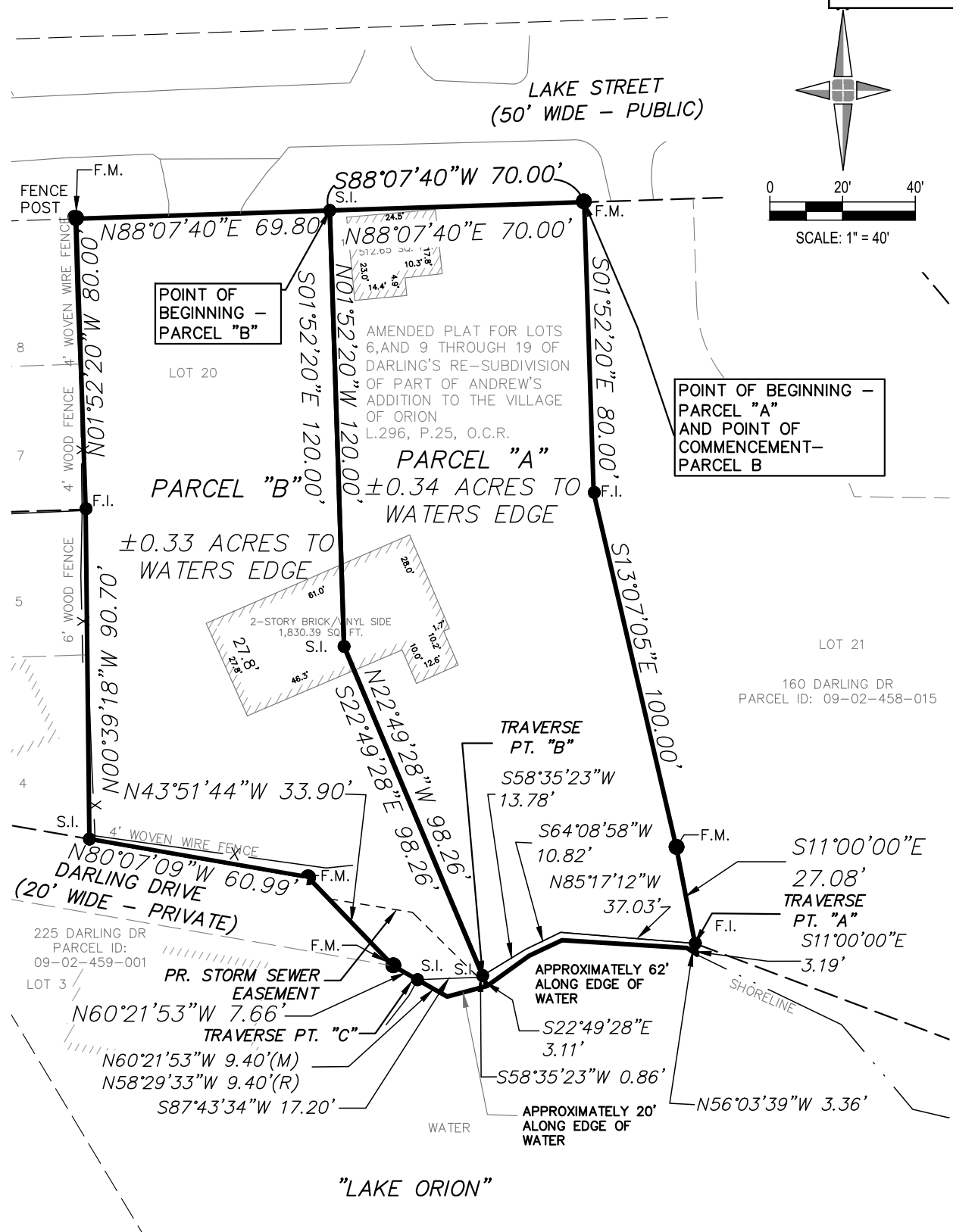
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DATE:	ISSUE:
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12.16.24	ADDED HOUSE, SETBACKS AND PR EASEMENT

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Scale:	1"=40'
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Project:	20107.50

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LEGEND - EXISTING

- E/ PAVEMENT
- ==== CURB
- - - - E/ GRAVEL
- - - - CL ROAD
- E/ WALK
- MISC. LINE
- X — FENCE
- O — GUARD RAIL
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- / / — BLDG. LINE
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ORIGINAL PROPERTY DESCRIPTION

(PER TITLE COMMITMENT FILE NO. VCM429792, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 31, 2024)

LAND SITUATED IN THE VILLAGE OF LAKE ORION, COUNTY OF OAKLAND, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

LOT 20, OF, "AMENDED PLAT FOR LOTS 6 AND 9 THRU 19 OF DARLINGS RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE(S) 25 OF PLATS, OAKLAND COUNTY RECORDS.

TAX ID NO. 09-02-458-014

NEW PARCEL DESCRIPTIONS

PARCEL "A"

PART OF TAX ID NO. 09-02-458-014

PART OF LOT 20 OF "AMENDED PLAT FOR LOTS 6, AND 9 THRU 19 OF DARLING'S RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, T.-04-N., R.-10-E., VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE 25 OF PLATS, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT NORTHEAST CORNER OF SAID LOT 20; THENCE S.01°52'20"E., 80.00 FEET; THENCE S.13°07'05"E., 100.00 FEET; THENCE S.11°00'00"E., 27.08 FEET TO A TRAVERSE POINT "A" FOR THE NORTHERLY EDGE OF LAKE ORION; THENCE CONTINUING S.11°00'00"E., 3.19 FEET TO THE APPROXIMATE WATER'S EDGE OF LAKE ORION; THENCE WESTERLY ALONG SAID WATER'S EDGE APPROXIMATELY 62 FEET TO A POINT, SAID POINT BEING S.22°49'28"E., 3.11 FEET FROM A TRAVERSE POINT "B", SAID WATER'S EDGE BEING TRAVERSED BETWEEN POINT "A" AND "B" ALONG THE FOLLOWING THREE COURSES: (1) N.85°17'12"W., 37.03 FEET, AND (2) S.64°08'58"W., 10.82, AND (3) S.58°35'23"W., 13.78 FEET; THENCE FROM SAID TRAVERSE POINT "B", N.22°49'28"W., 98.26 FEET; THENCE N.01°52'20"W., 120.00 FEET TO A POINT ON THE SOUTH LINE OF LAKE STREET (50 FEET WIDE); THENCE N.88°07'40"E., 70.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 0.34 ACRES, MORE OR LESS TO THE EDGE OF WATER.

PARCEL "B"

PART OF TAX ID NO. 09-02-458-014

PART OF LOT 20 OF "AMENDED PLAT FOR LOTS 6, AND 9 THRU 19 OF DARLING'S RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, T.-04-N., R.-10-E., VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE 25 OF PLATS, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 20; THENCE S.88°07'40"W., 70.00 FEET ALONG THE SOUTH LINE OF LAKE STREET (50 FEET WIDE) TO THE POINT OF BEGINNING; THENCE S.01°52'20"E., 120.00 FEET; THENCE S.22°49'28"E., 98.26 FEET TO A TRAVERSE POINT "B" FOR THE NORTHERLY EDGE OF LAKE ORION; THENCE CONTINUING S.22°49'28"E., 3.11 FEET TO THE APPROXIMATE WATER'S EDGE OF LAKE ORION; THENCE WESTERLY ALONG SAID WATER'S EDGE APPROXIMATELY 20 FEET TO A POINT, SAID POINT BEING S.60°21'53"E., 9.40 FEET FROM A TRAVERSE POINT "C", SAID WATER'S EDGE BEING TRAVERSED BETWEEN POINT "B" AND "C" ALONG THE FOLLOWING TWO COURSES: (1) S.58°35'23"W., 0.86 FEET, AND (2) S.87°43'34"W., 17.20 FEET; THENCE FROM SAID TRAVERSE POINT "C", N.60°21'53"W., 7.66 FEET; THENCE N.43°51'44"W., 33.90 FEET; THENCE N.80°07'09"W., 60.99 FEET; THENCE N.00°39'18"W., 90.70 FEET; THENCE N.01°52'20"W., 80.00 FEET TO A POINT ON THE SOUTH LINE OF LAKE STREET; THENCE N.88°07'40"E., 69.80 FEET ALONG SAID SOUTH LINE OF LAKE STREET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 0.33 ACRES, MORE OR LESS TO THE EDGE OF WATER.

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND HEREON PLOTTED AND DESCRIBED DURING NOVEMBER OF 2024, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS BETTER THAN 1 IN 5,000; THAT THE BEARINGS FOR THIS SURVEY ARE BASED ON THE MICHIGAN SOUTH STATE PLANE COORDINATE SYSTEM AND THAT THE RELATIVE POSITIONAL PRECISION FOR EACH BOUNDARY CORNER, AND ANY OTHER FIELD LOCATED MONUMENT(S) IS BETTER THAN 0.07 FEET AT THE 95% CONFIDENCE LEVEL, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

DATE: DECEMBER 05, 2024



CHRISTOPHER ANDREW ASIALA, MICHIGAN P.S. NO. 4001049376

225 LAKE STREET VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN PARCEL DESCRIPTIONS

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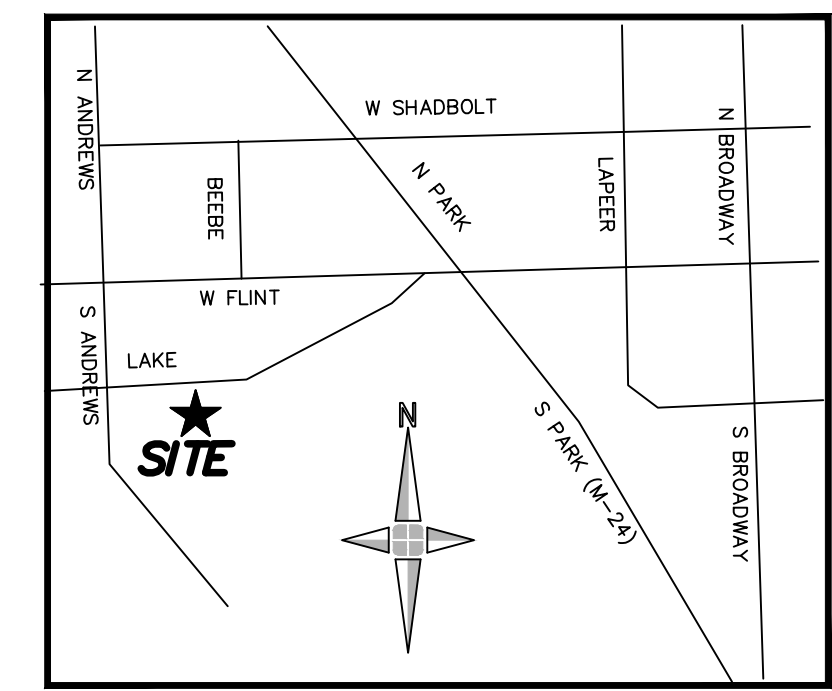
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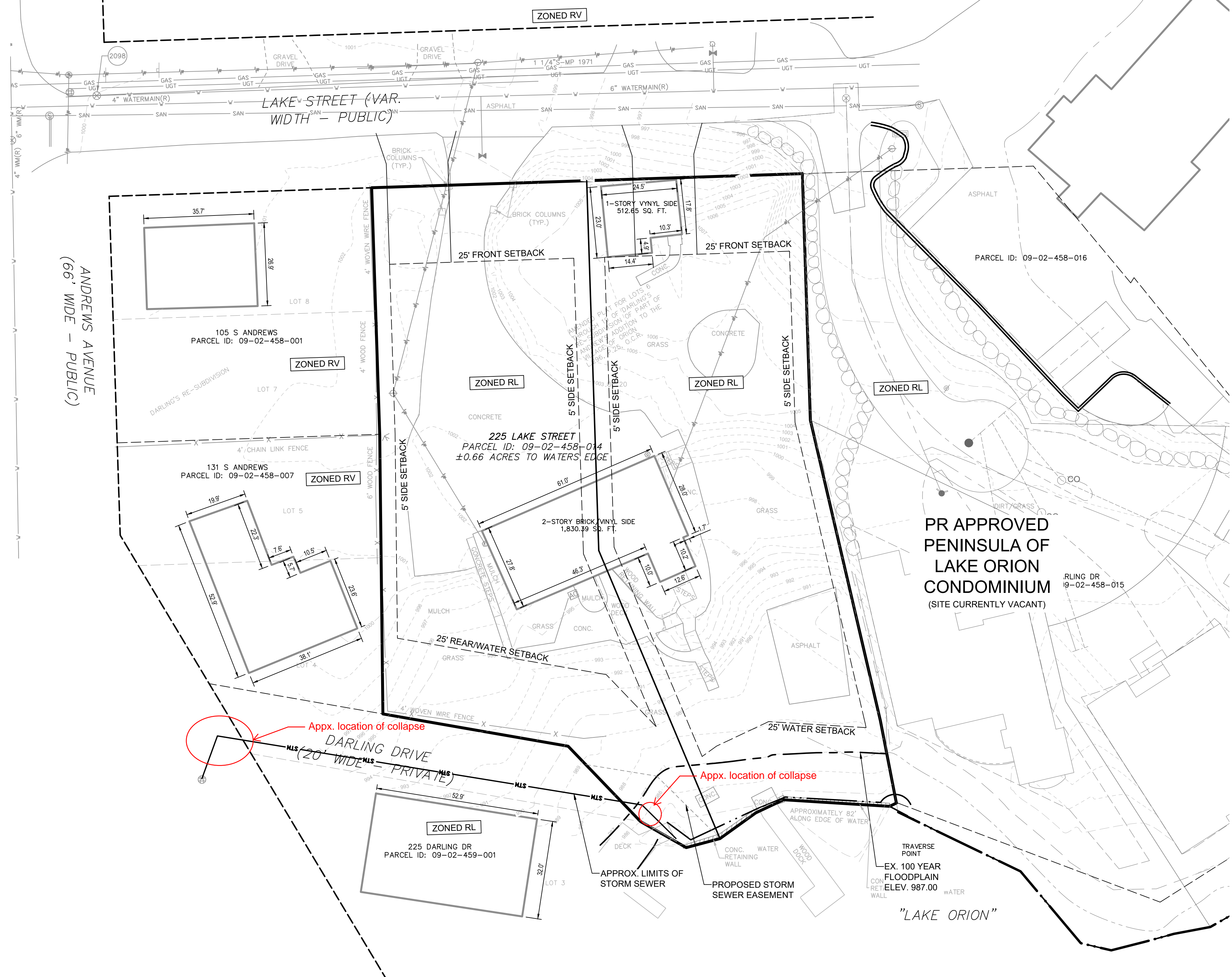
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LOCATION MAP
(NOT TO SCALE)



NOTES:
- SURVEY IN ACCORDANCE WITH TITLE COMMITMENT FILE NO. VCM429792, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 31, 2024.
- TELEPHONE, GAS, ELECTRIC, CABLE TV, STEAM, PUBLIC LIGHTING, WATER, SEWER UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.
- PORTIONS OF THIS PARCEL ARE LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE "AE" IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP, PANEL NUMBER 238 OF 704, MAP NUMBER 26125C0236F, EFFECTIVE DATE 09/29/2006.
- NO PARKING STRIPES WERE OBSERVED AT THE TIME OF THE SURVEY.
- MEASURED BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH (2113), NAD83.
- LOCATION, POSITION AND SIZES OF UTILITIES ARE SHOWN AS FLAGGED IN THE FIELD. IN SOME CASES, THE RECORD POSITIONS ARE ALSO SHOWN IF SUBSTANTIALLY DIFFERENT.

EXISTING LOT COVERAGE:

LOT 1
EX. BUILDINGS: 1,308 SF
PARCEL AREA: 13,663 SF
LOT COVERAGE: 9.6%

LOT 2
EX. BUILDING: 1,035 SF
PARCEL AREA: 15,080 SF
LOT COVERAGE: 6.9%

NOTE: BUILDINGS ARE IN THE PROCESS OF BEING DEMOLISHED. PROPOSED BUILDINGS HAVE NOT BEEN DESIGNED AT THIS TIME.

LEGEND - EXISTING

SECTION LINE	○ SAN. MH	⊙ GAS METER	★ MISC. TOPO. FEATURE
E/P AVENUE	○ C.O. SAN. CLEAN OUT	⊙ GAS RISER	▲ SURVEY CONTROL POINT
CURB	▲ SAN. RISER	⊙ GAS VALVE	● FOUND IRON
E/ GRAVEL	⊙ SAN. PUMP STATION	⊙ GAS MH	● FOUND NAIL
CL ROAD	⊙ COMB. MH	⊙ TELE. RISER	⊙ F. CUT CROSS
E/ WALK	⊙ GATE VALVE	⊙ TELE. MH	⊙ SECTION COR.
RAILROAD	⊙ HYDRANT	⊙ TELE. CROSS BOX	⊙ FENCE POST
E/ BRICK	⊙ WATER VALVE	⊙ CABLE RISER	⊙ BENCHMARK
MISC. LINE	⊙ WATER METER	⊙ PAY PHONE	⊙ FOUND PIPE
FENCE	⊙ POST INDICATOR VALVE	⊙ MANHOLE	● FOUND MON.
GUARD RAIL	⊙ WELL HEAD	○ ASPH.	○ ASPH.
WALL	⊙ FDC CONNECTION	○ CONC.	○ CONC.
BLDG. LINE	⊙ IRRIGATION CONTROL BOX	○ PROT. POST/GUARD POST	○ A.C. AIR CONDITIONER
OVERHEAD WIRES	⊙ STORM MH	○ GUY	○ G.P. GUARD POST
RAILING	⊙ CATCH BASIN	○ DECIDUOUS TREE	○ C.L.F. CHAIN-LINK FENCE
OVERHANG LINE	⊙ BEEHIVE CB	○ CONIFEROUS TREE	○ D.L. DOOR LEDGE
T/ BANK	⊙ CULTVERT E.S.	○ DEAD TREE	○ F.F. FINISHED FLOOR
B/ BANK	⊙ ROOF/DOWN SPOUT	○ UTILITY FLAG	○ O.H. OVERHANG
CL DITCH/STREAM	⊙ OVERFLOW/OUTLET STRUCTURE	★ BLDG. CORNER (FIELD LOCATED)	○ F.I. FOUND IRON
SHRUB LINE	○ C.O. STORM CLEAN OUT	○ HANDICAP PARKING	○ S.I. SET IRON
TREE LINE	○ ROUND CB	○ WETLAND FLAG	○ F.I.P. FOUND IRON PIPE
WATER EDGE	○ LIGHT POLE	○ BUSH/SHRUB	○ (M) MEASURED
WETLAND LINE	○ UTILITY POLE	○ PARKING METER	○ (R) RECORD
WETLAND LINE	○ ELEC. TRANS.	○ RESIDENTIAL MAILBOX	○ F.M. FOUND MONUMENT
STORM LINE	○ AIR CONDITIONER	○ U.S. MAILBOX	○ S.N. SET NAIL
SAN. LINE	○ ELEC. MH	○ EXISTING ELEVATION	○ C.M.P. CORRUGATED METAL PIPE
WATER LINE	○ ELEC. METER	○ SOIL BORING	○ R.C.P. REINFORCED CONCRETE PIPE
GAS LINE	○ ELEC. RISER	○ MONITORING WELL	○ G.L. GROUND LIGHT
UG ELEC. LINE	○ ELEC. OVERHEAD	○ LAWN IRRIG. HEAD	
UG TELE. LINE	○ PUBLIC LIGHTING MH	○ CENTERLINE R.R. TRACK	
UG CABLE TV LINE			
PAINT STRIPE			
COMBINED SEWER			
PLD LINE			
STEAM			
ELECTRIC OVERHEAD			
TELEPHONE OVERHEAD			

PR APPROVED PENINSULA OF LAKE ORION CONDOMINIUM
(SITE CURRENTLY VACANT)

Appx. location of collapse

Appx. location of collapse

PROPERTY DESCRIPTION

(PER TITLE COMMITMENT FILE NO. VCM429792, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 31, 2024)

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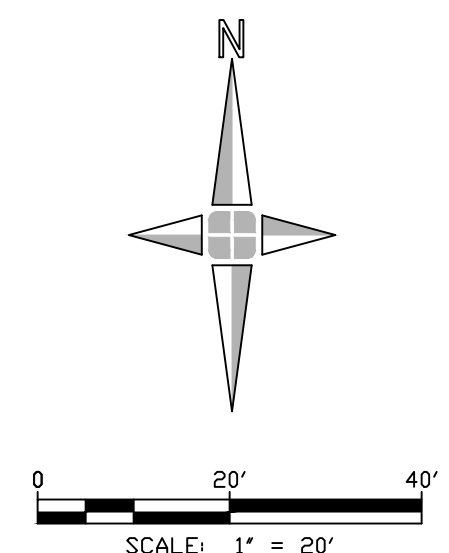
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TOPOGRAPHIC AND BOUNDARY SURVEY

225 LAKE STREET

VILLAGE OF LAKE ORION
OAKLAND COUNTY
MICHIGAN

Date: 10.09.2024
Scale: 1"=20'
Sheet: C2
Project: 20107.50





BOARD ACTION SUMMARY SHEET

MEETING DATE: January 6, 2025

TOPIC: Master Plan Amendment - Strategic Action Plan Update and Draft Review

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 draft of the Strategic Action Plan for review and discussion.

RECOMMENDED MOTION: To direct the Village Planning Consultant to incorporate feedback received at this January 6, 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.

ATTACHMENTS:

MEMO – Strategic Action Plan Project Update

DRAFT – Strategic Action Plan

MCKENNA

December 3, 2024

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 Master Plan Strategic Action Plan

Dear Chair and Commissioners:

We are pleased to provide a Draft of the 2025 Master Plan Strategic Action Plan Amendment (Amendment #3) for your review and discussion. In early 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 now in Phase II and are looking forward to your questions and suggestions over the next few meetings to assist in refining the Action Plan, with a focus on the Implementation Matrix. We will seek public opinion on the proposed Goals and Objectives to ensure these statements reflect the community's vision and align with the matrix priorities and timelines. A chart of remaining tasks to complete the project is on the follow 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

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.

REMAINING TASKS

TASKS	DEC	JAN	FEB	MAR	APR	MAY
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 Draft & Provide Feedback	→	JAN 6				
5. Public Survey						
5. Refine Draft	→	→	→			
6. PC Review & Send to Council			FEB 3			
7. VC Review / Approve Draft Dist. (63 Days)			FEB 9	→	o	
8. PC Public Hearing Notice (Due / Publication)					APR 7/14	
9. PC Public Hearing & Approval						MAY 5
9. VC Review and Adoption (anticipated)						MAY 12

NEXT STEPS – WE NEED YOUR HELP!

Commissioners, **please take some time to review the Draft document thoroughly prior to the January 6 meeting, where we will be discussing revisions. I encourage you to print and markup a copy (specifically of Part II: Strategic Action Plan) and assist in filling out the Matrix; I will collect these at the end of January’s meeting to incorporate revisions.** Please note that I may continue to make updates this month; if so, I will track changes and include this version in the January agenda packet.

At the meeting, we will also briefly discuss the public opinion Survey regarding Part II: Goals and Objectives. We have an idea of the data needed to vet the Goals and Objectives, but **if you have any thoughts for additional questions, please bring your suggestions to the January meeting as well!**

Finally, once the Survey concludes and revisions are made to render a 98% complete Draft, the Planning Commission will **review the Draft at the February 3 meeting and consider a recommendation of public distribution to the Village Council**, which will review and authorize the State-mandated 63-day public review period. Feedback derived from this period and/or the following public hearing will be analyzed and incorporated into a Final document for review and adoption.



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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Resolution of Adoption - to be added

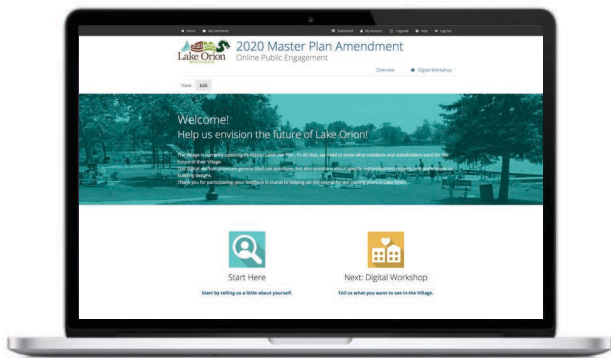
Part I: Introduction and Background

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 objecting 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 throughout the winter of 2024-2025 through an interactive website, including several surveys regarding the drafted “Goals and Objectives.” A paper version of the combined surveys was available at Village Hall offices and the Downtown Development Authority offices. Comments were also received during the required public review period that occurred during the first half 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-D : Maximize potential of land and future businesses by ensuring uses are properly placed.
- 2-E : Ensure high-quality infrastructure.
- 2-F : Introduce economic vitality projects

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.
- 3-D : 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 : Provide all segments of the population with high quality and affordable services and facilities.
- 4-E : 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
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Private / Non-Profit

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

Goal 1 : Neighborhoods

OBJECTIVES AND ACTIONS	Source	Time Frame	Lead	Priority	Status
Objective 1-A: Increase housing diversity.					
» Permit accessory dwelling units (ADUs) in the RV, Village Single Family District.	FLU/Zoning Plan 2022				
» Create a new Mixed-Use Transition zoning district to allow for “missing middle” housing and small-scale commercial / live-work spaces.	FLU/Zoning Plan 2022				
» Create opportunities for single-unit housing redevelopment, in the form of cluster housing and condominium options, while maintaining current single-unit residential densities.	Master Plan 2002				
Objective 1-B: Establish effective infrastructure.					
» Expand paths, bike lanes, and other non-motorized infrastructure to promote mobility and connectivity.	Master Plan 2002				
» Administer engineering and design standards for single-unit grading and paving permit approval, including driveway approaches.	Best Practice				
» 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.	Master Plan 2002				
Objective 1-C: Enhance neighborhood design					
» Develop residential design guidelines or pre-approved plans/elevations for new development or substantial redevelopment.	Best Practice				
» Develop coordinated streetscape designs unique to the various neighborhoods in the Village.	DDA Plan 2018				
Objective 1-D: Preserve the Village’s high quality residential areas.					
» 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.	Master Plan 2002				
» Discourage the conversion of single-family dwellings into multiple family housing.	Master Plan 2002				
» Address neighborhood blight in single-family areas, such as parking on lawns, litter, and dilapidated houses via code enforcement.	Master Plan 2002				
» Maintain the quality of multiple family developments through strict enforcement of Village Ordinances regarding security, housing inspections, and beautification.	Master Plan 2002				
» Encourage reinvestment in single family residential areas, especially in areas that experience blight; establish a small rehabilitation fund or incentive program.	Master Plan 2002				

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Goal 2 : Economic Development

OBJECTIVES AND ACTIONS	Source	Time Frame	Lead	Priority	Status
Objective 2-A: Revitalize the Village's Historic Character					
» Promote the restoration, reuse, and renovation of historic buildings.	FLU/Zoning Plan 2022				
» Establish a historic district for the DDA and historic neighborhoods.	Best Practice				
» Obtain official designation of historic buildings and sites.	Best Practice				
Objective 2-B: Encourage high-quality design.					
» Develop design guidelines for existing and new buildings.	Master Plan 2002				
» Maintain the quality of multiple family developments through strict enforcement of Village Ordinances, security, housing inspections, and beautification.	Master Plan 2002				
» Develop a unified streetscape plan for the M-24 corridor.	Master Plan 2002				
» Extend the boulevard on M-24 to Flint Street (and beyond as applicable).	Best Practice				
» 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.	Master Plan 2002				
» Continue the established incentive program to aid in preserving and enhancing the facades of buildings in the downtown area.	DDA / TIF Plan 2020				
Objective 2-C: Encourage local businesses to come to the Village.					
» Complete a downtown market analysis.	DDA / TIF Plan 2020				
» 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.	Master Plan 2002				
» Create a business recruitment program and continue to develop marketing materials and brochures.	DDA / TIF Plan 2020				
» Actively market and educate property owners on permitted uses in each district.	DDA / TIF Plan 2020				
Objective 2-D: Maximize the potential of the land and future businesses by ensuring uses are properly placed.					
» Concentrate general commercial uses on the M-24 thoroughfare for maximum access to the trade area population.	Master Plan 2002				
» Discourage commercial development along the lakefront, particularly commercial uses that do not permit the public to view and enjoy the lakefront.	Master Plan 2002				
» Enforce sound land use and zoning practices, which control the expansion of strip commercial and the unplanned location of isolated commercial activities.	Master Plan 2002				

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Goal 2 : Economic Development (cont'd)

Objective 2-E: Ensure high-quality infrastructure that promotes and improves quality of life in commercial areas.					
» Develop a way-finding (signage) program.	DDA / TIF Plan 2020				
» Promote adequate off-street parking for commercial uses, including joint-use parking and additional off-street parking uses in the downtown.	Master Plan 2002				
» Purchase and provide LED 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.	DDA / TIF Plan 2020				
Objective 2-F: Introduce economic vitality projects					
» Establish a Brownfield Redevelopment authority.	DDA / TIF Plan 2020				
» Create, design, and establish a seasonal or yearly farmers market venue with the potential for year-round activity space for the entire community.	DDA / TIF Plan 2020				
» Purchase key parcels that play a vital role in redevelopment.	DDA / TIF Plan 2020				

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Goal 3 : Environment

OBJECTIVES AND ACTIONS	Source?	Time Frame	Lead	Priority	Status
Objective 3-A: Encourage plant species diversity and quality.					
» Regularly inventory, protect, maintain, and plant Village street trees.	Master Plan 2002				
» Adopt a tree ordinance for private properties to protect existing trees or provide for their replacement.	Best Practice				
» Increase landscaping standards for new development and redevelopment	Best Practice				
Objective 3-B: Preserve and enhance the Village's environment					
» Maintain and enhance the scenic view of the Village's lakefront by preserving viewsheds and limiting nonresidential development along the lake.	FLU/Zoning Plan 2022				
» Develop and maintain residential development and density patterns which relate to the Lake's natural and manmade environmental features.	Master Plan 2002				
» 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.	Master Plan 2002				
» 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.	Master Plan 2002				
» 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.	DDA / TIF Plan 2020				
Objective 3-C: Protect lake and water quality.					
» Conduct periodic testings to identify possible degradation and remedial steps.	Best Practice				
» Adopt Zoning Ordinance standards for maximum impervious surface area on residential lots; encourage pervious surfaces and natural alternatives.	Best Practice				
» Adopt and implement a Stormwater Management Plan	Best Practice				
» Maintain and promote the use of open space to create a buffer between development and waterbodies.	Best Practice				
» Consider requiring administrative engineering review for single-family developments	Best Practice				
» Work with local community groups which specialize in water quality	Master Plan 2002				
» Review sites for minimization of erosion, runoff control, and buffering between the lake front and development.	Master Plan 2002				
» 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.	Master Plan 2002				
» Collaborate with Orion Township and other municipalities to address stormwater drainage, runoff, and Lake issues.	Master Plan 2002				
Objective 3-D: Educate residents and visitors about the Village's unique environment					
» Increase awareness and education of the natural resources through interpretive signage on public property.	Parks & Rec Plan 2022				

Goal 4 : Community Facilities

OBJECTIVES AND ACTIONS	Source?	Time Frame	Lead	Priority	Status
Objective 4-A: Improve the overall design and function of the Village through public spaces.					
» Locate public buildings in a manner that define the Village's public spaces.	Best Practice				
» Encourage architectural features such as height, mass, and high quality materials that enhance the appeal of public space.	Best Practice				
» Add village-style lighting fixtures which align with the historic aesthetic of the village.	Best Practice				
» Public buildings should be accessible to residents and visitors of all types regardless of transportation method or ability.	Best Practice				
» Survey the downtown streetscape and furniture zones for areas that might not meet ADA accessibility standards or could be obtrusive to pedestrian	DDA / TIF Plan 2020				
» Gather funds and complete the future design projects listed in the DDA/TIF plan	DDA / TIF Plan 2020				
» Continue partnering and sponsoring public art opportunities, including but not limited to murals, rotating exhibits, and design competitions (ex: crosswalks).	DDA / TIF Plan 2020				
Objective 4-B: Provide adequate park and recreation opportunities for all village residents and visitors					
» 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.	Parks & Rec Plan 2022				
» Improve the quality of parks with equipment updates and continued maintenance while continually considering new parks and open space as opportunities arise.	Master Plan 2002				
» 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.	Master Plan 2002				
» Encourage the development of the Polly Ann - Paint Creek Link connecting the village to the Township and regional trail systems.	Master Plan 2002				
» Coordinate recreation program development and encourage cooperative use, development, and maintenance of parks and recreation opportunities between the village, township, and Lake Orion schools.	Master Plan 2002				
» Research and apply for both the Trail Town and Water Town designations, a Pure Michigan program, to encourage eco-tourism and attract a wider audience to the Lake Orion downtown area.	DDA / TIF Plan 2020				
» 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	DDA / TIF Plan 2020				
Objective 4-C: Provide adequate circulation throughout the Village					
» Add missing links between existing Village sidewalks and connect existing paths to existing and planned bicycle and pedestrian infrastructure.	Parks & Rec Plan 2022				
» Encourage the development of a pedestrian crossing across M-24 near the intersection of M-24 and Broadway.	Master Plan 2002				
» Ensure access to transit services for the citizens of Lake Orion	Master Plan 2002				
» 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.	Parks & Rec Plan 2022				
» Promote the use of common entrances and shared parking facilities along M-24.	Master Plan 2002				
» Consider enhancing the integrity of the Village road system with the completion of platted, incomplete streets and linkages with the existing road system.	Master Plan 2002				
» Develop a marketing program to encourage bicycle use as an alternative to driving.	Parking Study 2020				

Goal 4 : Community Facilities (cont'd)

OBJECTIVES AND ACTIONS	Source?	Time Frame	Lead	Priority	Status
» 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.	DDA / TIF Plan 2020				
» Coordinate and develop a shuttle system with select stops within downtown Lake Orion with North Oakland Transportation Authority.	DDA / TIF Plan 2020				
Objective 4-D: Provide all segments of the population with high quality and affordable services and facilities.					
» Monitor the storm drainage system for problem areas and encourage maintenance of existing systems	Master Plan 2002				
» 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.	Master Plan 2002				
» Encourage the development of underground utilities with new construction.	Master Plan 2002				
» Establish a policy for downtown snow removal, including property owner responsibilities, locations for dumping and prioritize curbside and intersection snow removal.	DDA / TIF Plan 2020				
Objective 4-E: Develop an efficient parking system that increases public safety, efficiency, and convenience.					
» Appoint a person to oversee the parking system.	Parking Study 2020				
» Discourage the development of new private parking lots within the downtown that are not for residential or public parking.	Parking Study 2020				
» Collaborate with owners of private lots to allow for public shared use of the private parking areas where possible.	Parking Study 2020				
» Add barrier-free parking spaces where appropriate.	Parking Study 2020				
» 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.	Parking Study 2020				
» Develop flyers that can be distributed to parking users that detail parking locations, overnight parking, and more.	Parking Study 2020				
» Name all public lots and add introduction signs to all public lots to aid in marketing and wayfinding.	Parking Study 2020				
» Install parking wayfinding signage across the downtown.	Parking Study 2020				
» Add and enforce parking limits to the most convenient spaces in parking lots, with the rest designated as long-term.	Parking Study 2020				
» Develop a parking fee and fine schedule.	Parking Study 2020				
» Create a sinking fund for maintenance and upgrades to the parking system.	Parking Study 2020				
» Develop a policy on valet parking and taxi/ride share loading areas.	Parking Study 2020				
» Keep educated with the progress of autonomous vehicles.	Parking Study 2020				
» Develop a parking deck or structure that is carefully integrated into the community fabric and include liner buildings if located within the downtown core.	DDA / TIF Plan 2020				

Goal 5: General Planning Efforts

OBJECTIVES AND ACTIONS	Source?	Time Frame	Lead	Priority	Status
Objective 5-A: Review, create, and revise pertinent policy documents.					
» Review the Master Plan on an annual basis, inventorying accomplishments and areas in need of extra attention.	Best Practice				
» Pursue a comprehensive update to the Master Plan to reflect current data and trends, gather community input, and fully integrate all existing amendments.	Master Plan 2002 / Best Practice				
» Update the Parks and Recreation Plan every 5 years to remain eligible for grant funding.	Parks & Rec Plan 2022				
» Adopt a revised Zoning Ordinance and pursue wholesale rezoning, including the implementation of new zoning districts.	FLU/Zoning Plan 2022				
» Create a Capital Improvement Plan	Best Practice				
Objective 5-B: Communicate and coordinate with nearby municipalities and Village partners.					
» 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.	DDA / TIF Plan 2020				
» 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.	DDA / TIF Plan 2020				

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BOARD ACTION SUMMARY SHEET

MEETING DATE: January 6, 2025

TOPIC: Planning Commission 2024 Annual Report and 2025 Work Plan

BACKGROUND BRIEF: Pursuant to Section 19 of the Michigan Planning Enabling Act, the Planning Commission is required to prepare and submit a summary of the previous year activities and anticipated work plan to the Village Council. McKenna has compiled this report on behalf of the Planning Commission, which is attached for review and discussion.

RECOMMENDED MOTION: To approve the Planning Commission 2024 Annual Report and 2025 Work Plan (with changes or as presented) and submit to the Village Council.

ATTACHMENTS:
Planning Commission 2024 Annual Report and 2025 Work Plan

December 30, 2024 - Administrative Review
January 6, 2025 (anticipated) Planning Commission Review (Adopt w/wo changes or Table)
January 13, 2025 (anticipated) Village Council Review (Receive & File)

Planning Commission 2024 Annual Report & 2025 Work Plan

Village of Lake Orion, Michigan

Introduction & Purpose

In addition to fulfilling the requirements of the Michigan Planning Enabling Act, the Annual Report increases information-sharing between staff, boards, commissions, and the governing body, allowing anticipation of upcoming priorities. The Commission's Annual Report is a summary and status report of planning activities over the past year and is a communication tool to share recent achievements and plans for future community goals.

"A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

MPEA, PA 33 of 2008, as amended

Membership

We thank the following Commission members for their time commitment and contributions:

- James E. Zsenyuk, Chairperson
- Henry Lorant, Secretary
- Theresa Rutt, Council President
- Michael Lamb, Councilmember
- Larry Dunn, Commissioner
- Edward Sabol, Commissioner
- Darwin McClary, Administrative Official
- Two (2) Commissioner Vacancies

Former Commission members:

- Jerry Narsh, Fmr. Council President
- George Dandalides, Councilmember
- Nick Smith, Fmr. Commissioner

Meetings

The Village of Lake Orion Planning Commission met seven (7) times in 2024, meeting the minimum requirement of the MPEA of four (4) meeting per year.

Meeting dates with an (*) indicate one or more public hearing(s) was/were held for a specific project:

1. Monday, February 5, 2024
2. Monday May 6, 2024
3. Monday, June 3, 2024 *
4. Monday, July 1, 2024
5. Monday, August 5, 2024
6. Monday, November 4, 2024 *
7. Monday, December 2, 2024

All meetings were held in accordance with the Open Meetings Act, PA 267 of 1976. The public is welcome to attend all Planning Commission meetings; a "hearing of the public" is an agenda item at every meeting.



The Year in Review

The Village continued to experience steady growth in 2024, with several residential, commercial, and mixed-use projects either going under construction or nearing final approval and permitting. This is in addition to over 100 administrative Zoning Compliance permits being issued this past year for small-scale or single-unit residential and commercial property improvements, temporary uses of the Village right-of-way, and signage. Further, the Village authorized some key planning initiatives to shore up policy, code, and administrative processes to better serve the community and guide its development.

Active Development Projects

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
Orion Villas	Site plan and site condominium review for interlocal 8-unit townhouse development	June 5, 2023: Planning Commission Approval April 8, 2024: Council Condo Docs Approval January 10, 2024: Engineering Approval January 9, 2024: Final Zoning Approval Construction: In Progress
West Village	PUD/Site Plan review for 89-unit multi-family residential and mixed-use development on historic high school property.	September 7, 2021 Planning Commission PUD Eligibility Approval September 13, 2021 Council PUD Eligibility Approval October 4, 2021 Planning Commission Preliminary PUD Approval October 25, 2021 Council Preliminary PUD Approval October 10, 2022 Council PUD Extension Approval September 5, 2023 Planning Commission Final PUD Approval October 24, 2023: Engineering & Fire Dept - Revise/Resubmit December 11, 2023: Council PUD Agreement Approval June 10, 2024: Council Amended PUD Agreement Approval
44. E Flint	Site plan review for 4-story mixed-use development on existing parking lot	August 5, 2024: Planning Commission Approval October 2, 2024: Board of Zoning Appeals Variance Approval Awaiting revised plans for Engineering & Fire Dept. Approval
Snug Harbor	Site plan review for 4-unit multi-family development adjacent to Mystic Cove	May 6, 2024: Planning Commission Approval September 25, 2024: Engineering Approval Final Zoning Approval/Address Assignment In Progress
Mystic Cove	Site plan review for 47-unit multi-family residential and mixed-use development with dock and shoreline improvements	October 3, 2022: Planning Commission Approval June 2023: Council Land Division Approval April 23, 2024: Final Zoning Approval October 31, 2024: Engineering Approval Construction In Progress
Constellation Bay	Site plan review for 52-unit multi-family (townhouses & apartments) and mixed-use development with shoreline improvements	October 3, 2022: Planning Commission Approval April 3, 2023: Planning Commission Approval, amended site plan October 17, 2024: Engineering Approval November 26, 2024: Final Zoning Approval Pre-Construction meeting held early December
The Starboard	Site plan review for 12-unit multi-family residential (townhouse) & marina improvements	November 6, 2023: Planning Commission Approval November 27, 2023: Council License Agreement Approval June 18, 2024: Engineering Revise/Resubmit
The Peninsula	Site plan and site condominium review for 3-unit, single-family development	February 5, 2024: Planning Commission Approval April 8, 2024: Council Condo Doc Approval October 9, 2024: Engineering Revise/Resubmit
West Harbor	Single-family site condominiums	Land division under review; pending Planning Commission and Village Council Approval
Lake Street ROW Improvements	Improvements to Lake & Flint intersection adjacent to The Starboard	August 14, 2023: Preliminary Council Approval November 27, 2023: License Agreement Approval August 29, 2024: Engineering Approval
Cloud Retail	Site plan review for commercial (marijuana retail) development	March 13, 2023: Council Land Division Approval April 3, 2023: Planning Commission Approval July 12, 2024: Engineering Revise/Resubmit
146 S. Broadway	Commercial site plan 3-unit "white box", interior & exterior modifications	October 2, 2023: Planning Commission Approval November 22, 2023: Final Zoning Approval Construction completed in 2024; review and approval for changes of use and signage required for new tenants

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
Elizabeth Street Apartments	Multi-family residential PUD for 16 units.	August 2, 2021: Planning Commission PUD Eligibility Approval August 9, 2021: Council PUD Eligibility Approval March 7, 2022: Planning Commission Preliminary PUD Approval March 14, 2023: Council Preliminary PUD Approval August 1, 2022: Planning Commission Final PUD Approval September 25, 2024: Engineering & Fire Dept. Revise/Resubmit October 2024: Project Withdrawn

Variations - Board of Zoning Appeals

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
600 Longpointe Parcel: 09-02-351-019	<u>RL District: Roof projection for terrace</u> 11.5 ft. variance from min. 25 ft. front setback 1.5 ft. variance from min. 5 ft. side yard setback	February 1, 2024: Approved as presented
136 N. Axford Parcel: 09-02-403-020	<u>RV District: Above-ground pool</u> 15 ft. variance from min. 25 ft. front setback 1.95% variance from max. 40% lot coverage	June 6, 2024: Denied all variances
512 Longpointe Parcel: 09-02-351-002	<u>RL District: New single-family residence</u> 13.42 ft. variance from min. 25 ft. street front setback 11.92 ft. variance from min. 25 ft. water front setback 4.25 ft. variance from max. 30 ft. height	June 6, 2024: Approved, as noted 10 ft. variance (street) 10 ft. variance (water) 4.25 ft. variance (height)
648 Buena Vista Parcel: 09-02-403-020	<u>RV District: Addition to existing single-family residence</u> 10.5 ft. variance from min. 25 ft. front setback 3.5 ft. variance from min. 10 ft. side setback 10.4 in. variance from required accessory structure placement behind front line of primary structure	July 11, 2024: Approved, as noted, under new RL Zoning: 10.5 ft. variance (front); Other variances not required under new zoning district.
44 E. Flint Parcels: 09-02-481-007 & 09-02-481-008	<u>DC District: New mixed-use development</u> 1.75 ft. variance from 10 ft. 4th story street setback	October 3, 2024: Approved as presented

Zoning Ordinance / Map Amendments

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
Article 9: MU, Mixed-Use District	Text amendment to allow multiple-family development without mixed-use/commercial component as a permitted use; landscaping permitted for parking lot screening; density requirements for multi-family uses.	June 3, 2024: Public Hearing June 3, 2024: Planning Commission Approval Council Adoption Pending
648 Buena Vista Parcel: 09-02-403-020	Map amendment to rezone from RV, Village District to RL, Lake District, per July 11, 2024 BZA approval	November 4, 2024: Public Hearing November 4, 2024: Planning Commission Approval November 25, 2024: Council Adoption
315 N. Lapeer Parcel: 09-02-354-020	VC recommended that the PC explore the potential for allowing STRs in the downtown core.	November 4, 2024: Public Hearing November 4, 2024: Planning Commission Approval November 25, 2024: Council Adoption

Active Planning Initiatives

PROJECT	DESCRIPTION	STATUS
Master Plan: Strategic Action Plan for Implementation	RRC-required Action Plan and annual progress on implementation; project includes revised & restated Goals and Objectives.	Analysis, draft plan complete; public engagement, final review, and adoption in 2025.
Village-Owned Parcels and ROW Inventory and Mapping	Inventory and mapping of all Village-owned parcels and rights of way; includes sample site inspections, I.D. encroachments.	Data requisition, baseline mapping, and sample site inspections completed; authorization required for further study and recommendations.
Online Permitting	Administrative research for online Zoning Compliance permitting and coordination with Township.	In Progress - Cloud-based GoGov Permitting software under discussion with Admin. Staff.

The Year Ahead

The 2025 Work Plan outlines planning and economic development goals for the next year. The following list of projects for the Planning Commission and Village Council to consider is based on feedback from the administration, Redevelopment Ready Community (RRC) best practices, and our professional planning expertise:

Unified Master Plan

The current Master Plan was adopted in 2002 and the Planning Commission has overseen several piecemeal amendments to the Future Land Use Plan, Zoning Plan, and Action Plan over the years; however, community data and trend projections remain critically out of date and do not reflect recent changes in population, demographics, and development. Village Staff will work with the Planning Commission, Council, and other agencies to combine fresh data and trends with the most recent amendments to create an aesthetically, narratively, and statistically cohesive Master Plan. This effort should include a focus on one or more of the following issues/topics to maximize public participation, awareness, and policymaking:

Residential and/or Retail Market Analysis: The Village has seen a flurry of development lately, but additional analysis is needed to determine whether this development aligns with current conditions, future trends, and the needs for diverse housing and retail space. The State is interested in advancing housing goals and incentive grants should be pursued wherever possible.

Mobility Planning: The Village is a highly desirable place to live, work, and recreate; planning for the movement of people and goods is essential for a growing community. Provisions for non-motorized transportation, complete streets, parking and loading management, and the design of public rights of way will improve the safety and efficiency of movement through the Village.

Sustainability Planning: With limited land and natural resources, the Village must confront intense development pressure fairly and consistently and should establish clear policy for (but not limited to): the preservation of natural areas and open space on public and private land, protection of water resources by minimizing storm water runoff and impervious surfaces, and implementation of more robust landscaping standards for future development.

Master Plan Implementation

Progress on Master Plan implementation should be reviewed and reported annually (typically as part of the Annual Report and Work Plan) to satisfy RRC-Certified best practices. Once the Planning Commission and Council approve and adopt the Strategic Action Plan for Implementation, the Village will be able to easily document progress on its priority items.

Redevelopment Ready Communities Certification

RRC provides best practice recommendations to make the Village more redevelopment-ready; being engaged with the RRC program opens the community up to additional funding and technical support through MEDC. While the Village is up to date on most RRC recommendations, the following require attention:

Training Strategy & Joint Meetings: RRC requires a 2-year training strategy be developed for all boards and commissions. The previous training strategy ran through 2023; staff are working to update the training strategy for 2024-2026. RRC-Certified communities must also demonstrate collaboration across boards and commissions that review or approve developments; it is recommended that the Village Council, Planning Commission, Zoning Board, and DDA participate in a joint meeting at least once per year for training and discussion of ongoing and future development projects.

Guide to Development: As part of ongoing improvements to administrative processes, Village Staff are creating a guide for developers, contractors, residents, and public officials to understand and articulate review and approval processes for various development applications, including but not limited to site plans, special land uses, PUDs, variances, and amendments.

Public Participation Plan: A draft Public Participation Plan was presented at a joint meeting of the Council, DDA, and Planning Commission on December 8, 2020, with a recommendation for additional review by the Planning Commission and Council prior to publication. At this time, the Plan needs to be reviewed, updated as needed, and published to the Village website.

Comprehensive Zoning Ordinance Update

Like the current Master Plan, the current Zoning Ordinance is out of date, and piecemeal amendments over the years have contributed to inconsistencies in its interpretation and administration. A full diagnostic and update to the Zoning Ordinance would provide an opportunity to align with updated engineering best practices, where applicable, and advance the Village Strategic Action Plan. An update would employ RRC recommendations for text amendments geared toward improved accessibility and ease of use, which could also extend to the Village Sign Ordinance.