



## **AGENDA**

### **REGULAR MEETING OF THE PLANNING COMMISSION**

**Monday, April 06, 2026**

**6:30 PM**

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

**(248) 693-8391 ext. 102**

#### **REQUIREMENTS FOR PUBLIC COMMENT:**

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

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

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Roll Call and Determination of Quorum**

**4. Approval of Agenda**

**5. Approval of Minutes**

A. Approval of March 2, 2026 Planning Commission Regular Meeting Minutes

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

**7. Public Hearing**

A. Public Hearing: Proposed Amendments to Zoning Ordinances Section 13-11 and 13-17

**8. Old Business**

A. Discussion of Master Plan Amendment – Strategic Action Plan

**9. New Business**

A. Proposed Zoning Ordinance Amendments to Section 13.11 and 13.17

**B.** Planning Commission 2025 Annual Report and 2026 Work Plan

**10. Commissioners' Comments Regarding Planning and Zoning Matters**

**11. Next Regular Meeting - May 4, 2026**

**12. Adjournment**

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

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



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## BOARD ACTION SUMMARY SHEET

**MEETING DATE:** April 6, 2026

**TOPIC:** Approval of March 2, 2026, Planning Commission Regular Meeting Minutes

**RECOMMENDED MOTION:** To approve the March 2, 2026, Planning Commission Regular Meeting Minutes, as presented.



# MINUTES

## REGULAR MEETING OF THE PLANNING COMMISSION

Monday, March 02, 2026

6:30 PM

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

(248) 693-8391 ext. 102

### 1. Call to Order

The Monday, March 2, 2026 Regular Meeting of the Lake Orion Planning Commission was called to order by Vice Chairperson Edward Sabol at 6:30 p.m.

### 2. Pledge of Allegiance

### 3. Roll Call and Determination of Quorum

#### PRESENT

Vice Chairperson Edward Sabol  
Commissioner Larry Dunn  
Commissioner James Barry  
Commissioner Matt Craig  
Commissioner Teresa Rutt  
Commissioner Michael Lamb (arrived at 6:32 PM)  
Commissioner/Administrative Official Darwin McClary

#### ABSENT

Chairperson James Zsenyuk  
Secretary Hank Lorant

#### STAFF PRESENT

Planning and Zoning Coordinator Jake VanBoxel  
Clerk/Treasurer Sonja Stout  
DDA Executive Director Matt Gibb

### 4. Approval of Agenda

**MOTION** made by Commissioner Rutt, Seconded by Commissioner Dunn to approve the agenda for the March 2, 2026 Planning Commission Regular Meeting.

**AYES:** Sabol, Dunn, Barry, Craig, Rutt, McClary

**NAYS:** None

**ABSENT:** Lamb, Zsenyuk, Lorant

**MOTION:** Carried

**5. Approval of Minutes**

**A. Approval of February 2, 2026, Planning Commission Regular Meeting Minutes**

**MOTION** made by Commissioner Barry, Seconded by Commissioner Dunn to approve the February 2, 2026 Planning Commission Regular Meeting Minutes, as presented.

**AYES:** Sabol, Dunn, Barry, Craig, Rutt, McClary

**NAYS:** None

**ABSENT:** Lamb, Zsenyuk, Lorant

**MOTION:** Carried

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

None.

**7. Public Hearing**

None.

**8. Old Business**

None.

**9. New Business**

*Commissioner Lamb arrived at 6:32 pm.*

**A. Lumber Yard at Paint Creek Planned Unit Development Eligibility**

Planner VanBoxel provided an overview of the proposed Planned Unit Development (PUD) eligibility request for the Lumberyard property located at 215 S. Broadway, submitted by DDA Executive Director Gibb on behalf of the Lake Orion Downtown Development Authority. He explained that this request represents the first formal step in the PUD process and that the site consists of four parcels.

Planner VanBoxel reviewed the five eligibility criteria required for a PUD:

1. The parcels must be contiguous;
2. The development must provide at least three public benefits;
3. The project must not result in an unreasonable increase in the use of public services or facilities;
4. The development must align with the goals and objectives of the Village Master Plan; and
5. The project must be under single ownership or control.

Planner VanBoxel stated that the four parcels are contiguous and that the application identifies multiple public benefits, including mixed-use features, open space, redevelopment of the site, and mitigation improvements. He indicated that no unreasonable burden on public services, facilities, or utilities is anticipated. Planner VanBoxel further stated that the proposal aligns with

the Village Master Plan by supporting revitalization of the historic character of the Village, encouraging high-quality design and local business growth, maximizing land use potential, improving public spaces, supporting economic vitality, enhancing infrastructure, and promoting efficient and safe parking systems. He also noted that the project would be under unified control with a single entity responsible for completion in accordance with the ordinance.

Based on his review, Planner VanBoxel recommended that the Planning Commission forward a recommendation of PUD eligibility to the Village Council.

Commissioner Rutt stated that if the eligibility criteria are met as presented, she did not see an objective reason to deny the preliminary eligibility request.

Commissioner Barry inquired about the difference between pursuing development under the existing Mixed Use (MU) district versus the PUD option, and how denial of the PUD might affect the project.

DDA Executive Director Gibb explained that the primary difference would involve stormwater compliance requirements and overall site footprint, noting that the development would likely be reduced if the PUD option were not approved.

Commissioner Dunn stated that based on the presentation, the proposal appears to meet the eligibility guidelines.

Commissioner Lamb expressed concern regarding prior approved projects that have not yet been constructed and questioned the feasibility, timing, and cost considerations of the proposed project.

Commissioner/Administrative Official McClary clarified that the matter before the Planning Commission was a recommendation of eligibility to the Village Council and that project cost considerations fall under the purview of the DDA Board. He then raised several questions regarding the application.

Commissioner/Administrative Official McClary requested clarification regarding the proposed gravel surface improvements. DDA Executive Director Gibb stated that he had consulted with the Fire Department regarding permeable surfaces to assist with MS4 stormwater permit requirements and MDOT permitting. Commissioner/Administrative Official McClary indicated that compliance with zoning requirements for parking areas would need to be reviewed.

Commissioner/Administrative Official McClary also inquired about project phasing. DDA Executive Director Gibb stated that Phase 1 would consist of public space improvements, with Phase 2 including commercial development and utility work. He indicated that a third phase is not anticipated. Mr. Gibb stated the projected completion date for full commercial development is March 2027, with public facilities anticipated to open earlier upon issuance of Certificates of Occupancy which should be in September.

Commissioner/Administrative Official McClary further inquired about traffic patterns and expressed a desire for a more definitive study. DDA Executive Director Gibb indicated that a traffic analysis has been completed. He explained that due to budget constraints, a full site plan

was not submitted at this time and requested clarification regarding whether certain non-site plan related work, such as restoration of power, could proceed prior to full site plan approval. Planner VanBoxel clarified that the current request is limited to PUD eligibility.

DDA Executive Director Gibb stated that the application was submitted for eligibility and conceptual planning, with the intent to proceed to preliminary and final PUD approvals at later stages. Commissioner/Administrative Official McClary indicated that certain administrative discussions may be appropriate to facilitate project progression.

Commissioner Barry expressed concern regarding the length of the PUD approval process and inquired about opportunities to expedite the timeline.

Commissioner Craig stated support for pursuing the PUD process but expressed concerns regarding project cost and timing.

DDA Executive Director Gibb noted that soil testing indicates the soil conditions limit removability of surface materials.

Commissioner Lamb stated that timing is not dependent on whether the project proceeds as Mixed Use or PUD, but expressed concern regarding the overall approach and likelihood of success.

**MOTION** made by Commissioner Rutt, Seconded by Commissioner/Administrative Official McClary that the Planning Commission recommend approval of PUD Eligibility for the property located at 215 S. Broadway to the Village Council, based on the information submitted, and that this recommendation provide direction to the applicant in anticipation of a full PUD Preliminary Plan submittal, with the understanding that all required approvals must be obtained, including but not limited to those from the Village Engineer, the Department of Public Works, the Township Fire Department, the Township Building Department, and any other applicable local or state agencies as required during the PUD process.

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

**B. Monthly Planning and Zoning Report – February 2026**

Planner VanBoxel provided an update to the planning commission that included the new proposed schedule with working at the Township offices, he also provided an update on the current projects, Tax Exempt Parcels and Village ROW Inventory along with the Master Plan-Strategic Action Plan.

Commissioner Lamb expressed concern regarding maintaining Village involvement and accessibility while planning staff are working out of the Orion Township offices. Commissioner/Administrative Official McClary stated that the planners will be available in the Village offices during the last two hours of each workday.

Commissioner Lamb stated that he has been reviewing the zoning compliance report and inquired whether the Commission wished to consider reviewing the generator ordinance based off of the number of complaints he has been receiving. Commissioner/Administrative Official McClary stated that the current ordinance language may be somewhat vague and could be clarified or strengthened but would require a motion made by the Planning Commission to direct the planners any direction in modifying the current ordinance pertaining to the generators.

**MOTION** made by Commissioner Lamb, Seconded by Commissioner/Administrative Official McClary to direct the McKenna Planners to review the existing ordinance that pertains to generators and report back to the Planning Commission at a later date.

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

**MOTION** made by Commissioner Rutt, Seconded by Commissioner/Administrative Official McClary to receive and file the February 2026 monthly planning and zoning reports.

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

**10. Commissioners' Comments Regarding Planning and Zoning Matters**

Commissioner/Administrative Official McClary provided an update to the zoning ordinance amendments motion from the previous meeting and stated they will be on the April meeting pending attorney review and completing the noticing requirements.

Commissioner Barry asked for clarification about a trailer ordinance discussed in a previous meeting.

**11. Next Regular Meeting - April 6, 2026**

**12. Adjournment**

**MOTION** made by Commissioner Rutt, Seconded by Commissioner Lamb to adjourn the Monday, March 2, 2026 Regular Planning Commission meeting meeting at 7:23 PM.

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

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Henry Lorant  
Secretary

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Sonja Stout  
Clerk/Treasurer

Date Approved: April 6, 2026



## BOARD ACTION SUMMARY SHEET

**MEETING DATE:** April 6, 2026

**TOPIC:** Zoning Ordinance Amendment (Public Hearing)

### BACKGROUND BRIEF:

The purpose of this agenda item is to facilitate a Planning Commission discussion regarding potential amendments to the Village of Lake Orion Zoning Ordinance, specifically **Section 13.11 – Accessory Buildings and Structures** and **Section 13.17 – Parking and Storage of Mobile Homes, Travel Trailers, Motor Homes, Watercraft, Vessels, Trucks, and Other Items**. The discussion is intended to identify areas of clarification, consistency, and potential updates prior to any formal amendment process.

Sections 13.11 and 13.17 of the Zoning Ordinance regulate the placement, size, use, and storage of accessory buildings and certain vehicles or recreational equipment on residential and non-residential properties. Over time, questions have arisen regarding interpretation, enforcement consistency, and alignment with current property use trends and community expectations.

Common issues identified include:

- Overlap or ambiguity between accessory structure regulations and storage provisions
- Definitions and dimensional standards for accessory buildings
- Allowable locations and duration of storage for recreational vehicles and similar items
- Enforcement challenges due to unclear or outdated language

These issues have prompted a review of the ordinance sections to determine whether amendments are warranted to improve clarity, usability, and consistency with the Village’s planning goals.

The Planning Commission serves in an advisory capacity on zoning ordinance matters. At this stage, the Commission is asked to:

- Review the existing ordinance language
- Discuss identified concerns or areas of confusion
- Consider whether updates are needed to better reflect current conditions and best practices
- Provide direction and feedback to staff and the Planning and Zoning Coordinator

### RECOMMENDED ACTION:

To **[open/close]** the public hearing for the proposed Zoning Ordinance amendments to **Section 13.11 – Accessory Buildings and Structures** and **Section 13.17 – Parking and Storage of Mobile Homes, Travel Trailers, Motor Homes, Watercraft, Vessels, Trucks, and Other Items**.



## BOARD ACTION SUMMARY SHEET

**MEETING DATE:** April 7, 2026

**TOPIC** Discussion of Master Plan Amendment – Strategic Action Plan

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

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

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

The Planning Commission reviewed the final draft and recommended approval to the Village Council, which subsequently approved distribution for the 42-day public review on April 14, 2025. On April 14, 2025, Village Council approved the distribution of the Draft Strategic Action Plan (Master Plan Amendment #3), as presented. After the comment period for all entities ends, the planning commission must hold at least one public hearing on the proposed plan. The next steps are required public hearing, final review, and adoption.

With the lapse in time, we feel that it is appropriate to bring back the draft as a discussion item to ensure the Planning Commission is still comfortable with the draft Master Plan. If the Planning Commission is still satisfied with the draft Master Plan, then a Public Hearing may be scheduled for the next available Planning Commission agenda.

**RECOMMENDED MOTION(s):** Discussion only. If deemed acceptable by the Planning Commission, move forward to schedule a Public Hearing at the next available Planning Commission meeting.

**MCKENNA**

April 4, 2025

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

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

Dear Chair and Commissioners:

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

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

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

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

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

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

Respectfully,

**McKENNA**



Gage Belko, AICP  
Associate Planner

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

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☎ 248.596.0930  
**MCKA.COM**

**Communities for real life.**

**REMAINING TASKS**

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

**NEXT STEPS**

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

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



# Lake Orion Master Plan 2025 Amendment

Village of Lake Orion, Oakland County, Michigan

DRAFT 11.20.24





# Lake Orion Master Plan 2025 Amendment

Village of Lake Orion, Oakland County, Michigan

Month Day, 2025: Approved by the Village Planning Commission

Month Day, 2025: Adopted by the Village Council

Prepared with the assistance of:



235 E. Main Street, Suite 105

Northville, MI 48167

T: 248.596.0920

F: 248.596.0930

[www.mcka.com](http://www.mcka.com)

Resolution of Adoption - to be added

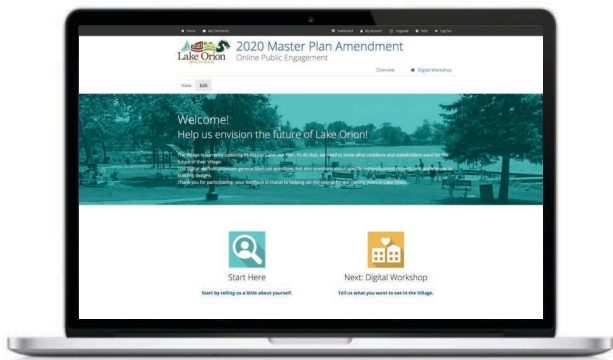
# Part I: Introduction and Background

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

## PURPOSE AND RELATIONSHIP TO THE VILLAGE’S 2002 MASTER PLAN

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

The purpose of this Amendment #3 to the master plan is to discern tasks that chart a path toward implementing the revised and restated goals and 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 during the spring of 2025 through an interactive website, including an opinion survey to refine and prioritize the drafted “Goals and Objectives,” which was disseminated by the Commission, staff, and consultants - a paper version was available at Village Hall - and received over 120 responses. Results of the survey are included as an Appendix to this document. Comments were also received during the required 42-day public review period that occurred during the second quarter of 2025.

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



# Part II: Goals and Objectives

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

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

SMALL ACTIONS ACHIEVE BIG GOALS...



### Goal 1 : Neighborhoods

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

#### OBJECTIVES

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

### Goal 2 : Economic Development

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

#### OBJECTIVES

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

### Goal 3 : Environment

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

#### OBJECTIVES

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

### Goal 4 : Community Facilities

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

#### OBJECTIVES

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

### Goal 5 : General Planning Efforts

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

#### OBJECTIVES

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



# Part III: Strategic Action Plan

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

## GUIDE TO USING THE PLAN

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

### PRIORITY LEVEL

- High
- Medium
- Low

### TIME FRAME

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

### LEAD

#### *Village Government*

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

#### *Other Government*

- GLWA** Great Lakes Water Authority
- MDOT** Michigan Dept. of Transportation
- NJ** Neighboring Jurisdictions
- SEMCOG** Southeast MI Council of Governments
- SOM** State of Michigan
- OC** Oakland County
- OT** Orion Township
- LOCS** LO Community School District

#### *Private / Non-Profit*

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

# Goal 1 : Neighborhoods

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

**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
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*Other Government*

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

# Goal 2 : Economic Development

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

**PRIORITY LEVEL**

- High
- Medium
- Low

**TIME FRAME**

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

**LEAD**

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

*Other Government*

- GLWA** Great Lakes Water Authority
- MDOT** Michigan Dept. of Transportation
- NJ** Neighboring Jurisdictions
- SEMCOG** Southeast MI Council of Governments
- SOM** State of Michigan
- OC** Oakland County
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- Private/Non-Profit*
- BO** Business Owners
  - CM** Community Members
  - DEV** Developers
  - HO** Homeowners
  - NP** Non-Profits



# Goal 3 : Environment

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

**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
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*Private/Non-Profit*

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- NP Non-Profits



# Goal 4 : Community Facilities

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

# Goal 5: General Planning Efforts

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

**PRIORITY LEVEL**

- High
- Medium
- Low

**TIME FRAME**

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

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Open

Community Survey  
Lake Orion Strategic Action Plan

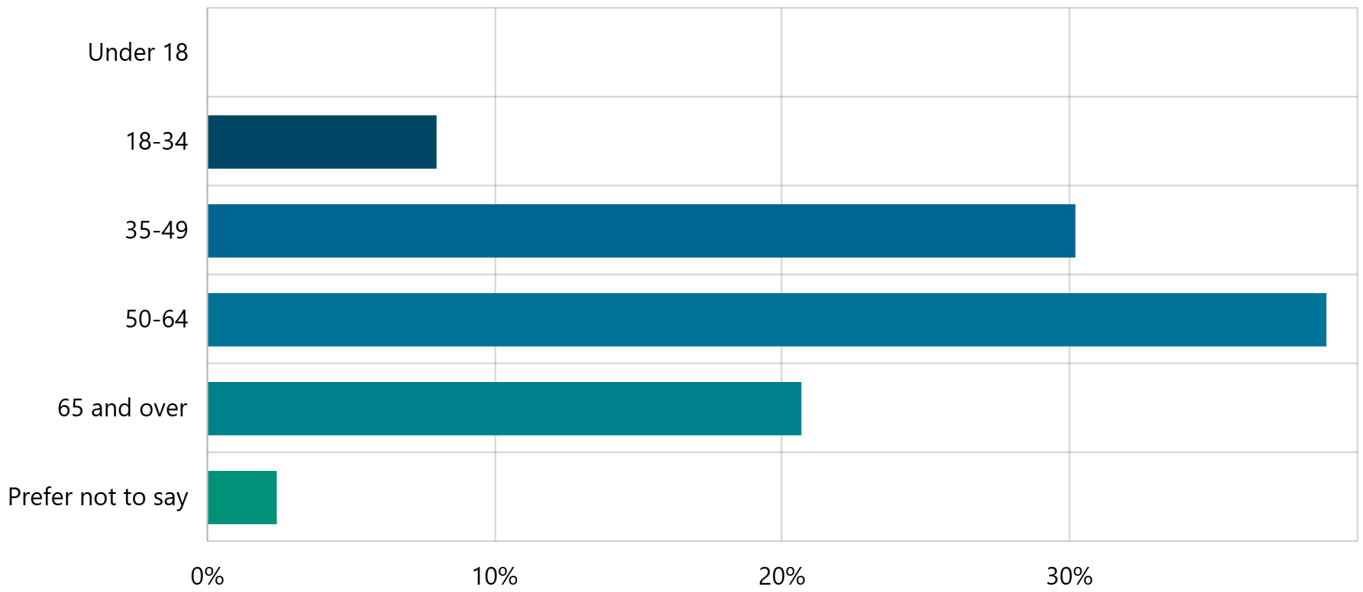
120  
Contributors

126  
Contributions

## Contribution Summary

### 1. What is your age group?

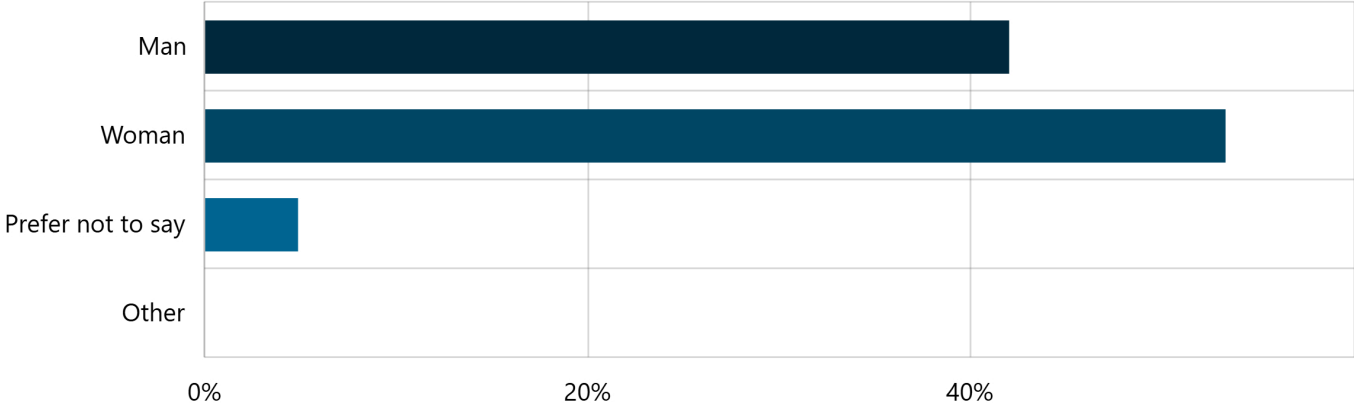
Multi Choice | Skipped: 0 | Answered: 126 (100%)



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

## 2. What is your gender?

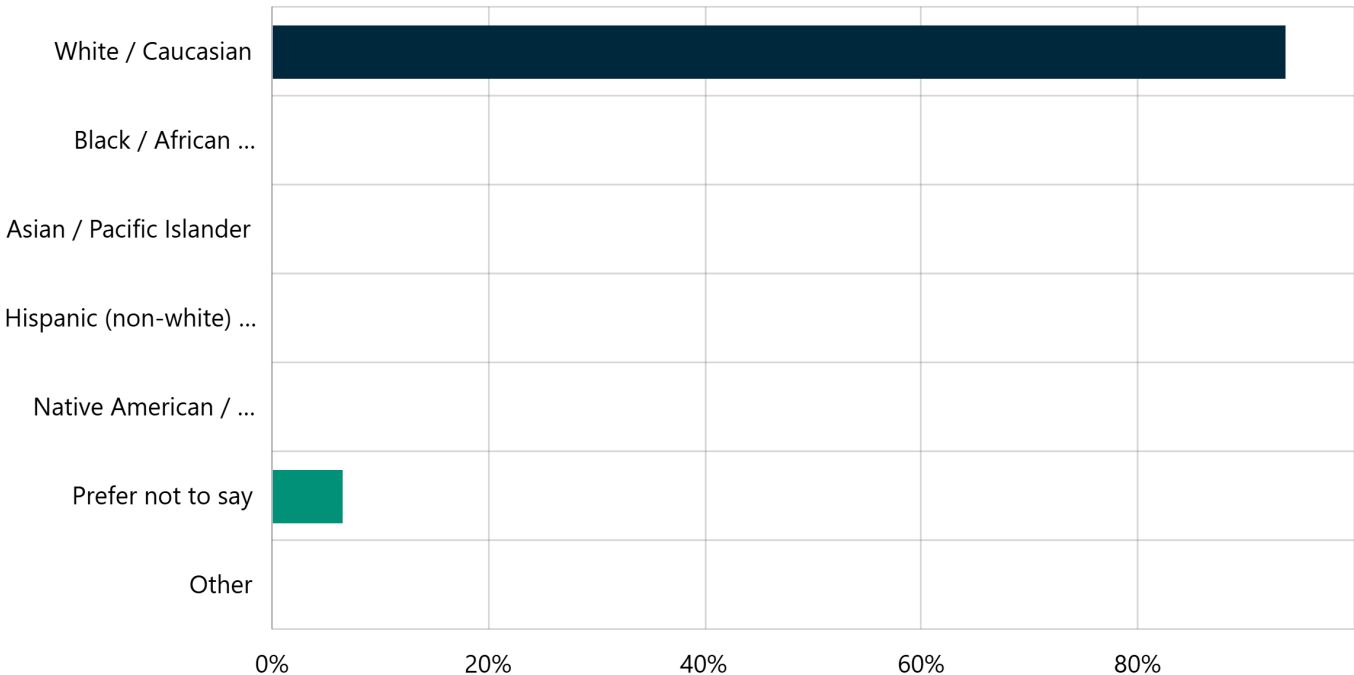
Multi Choice | Skipped: 2 | Answered: 124 (98.4%)



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

### 3. What is your race / ethnicity?

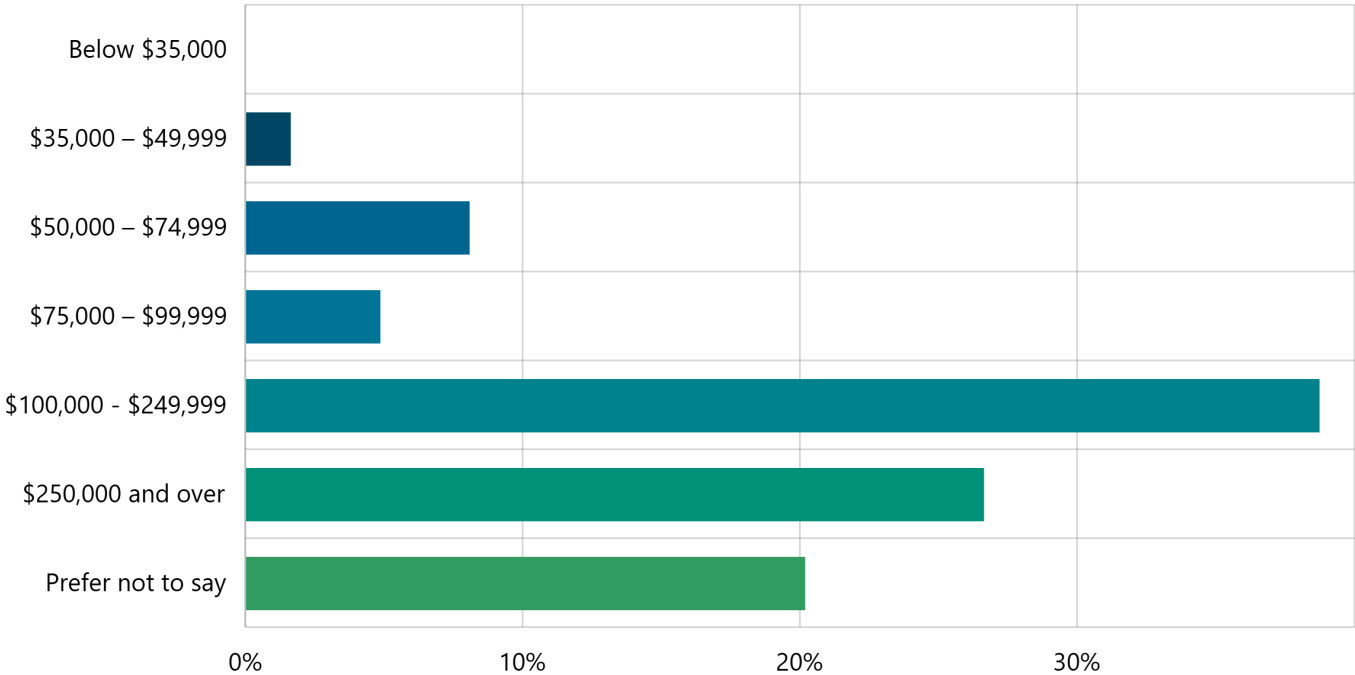
Multi Choice | Skipped: 2 | Answered: 124 (98.4%)



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

### 4. What is your household income?

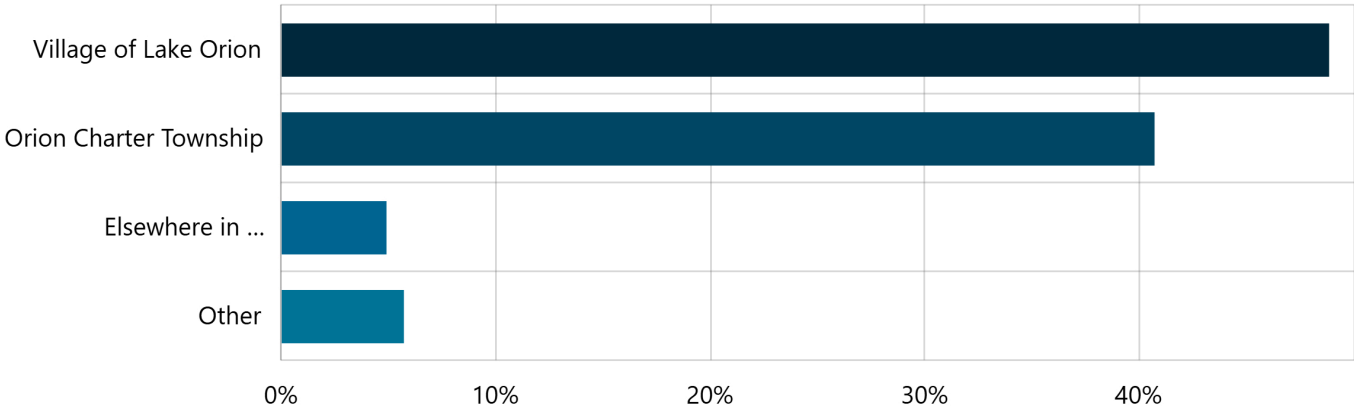
Multi Choice | Skipped: 2 | Answered: 124 (98.4%)



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

### 5. Where do you live?

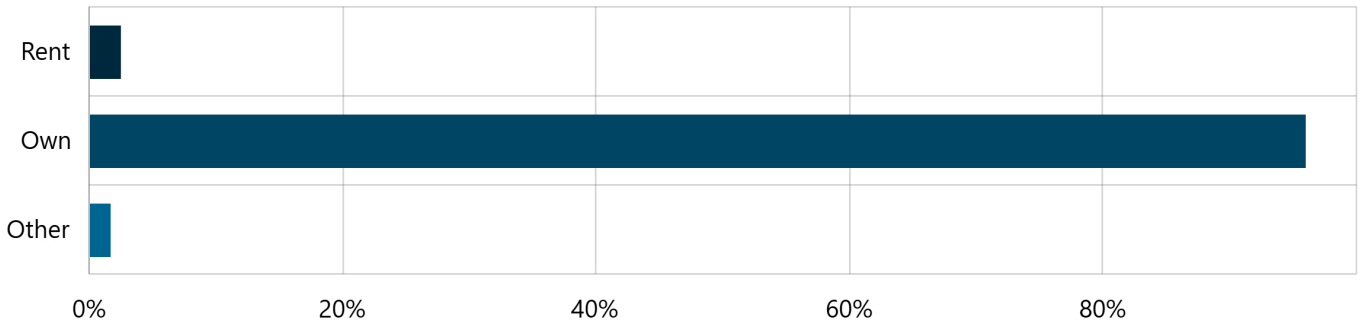
Multi Choice | Skipped: 3 | Answered: 123 (97.6%)



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

### 6. Do you rent or own your home?

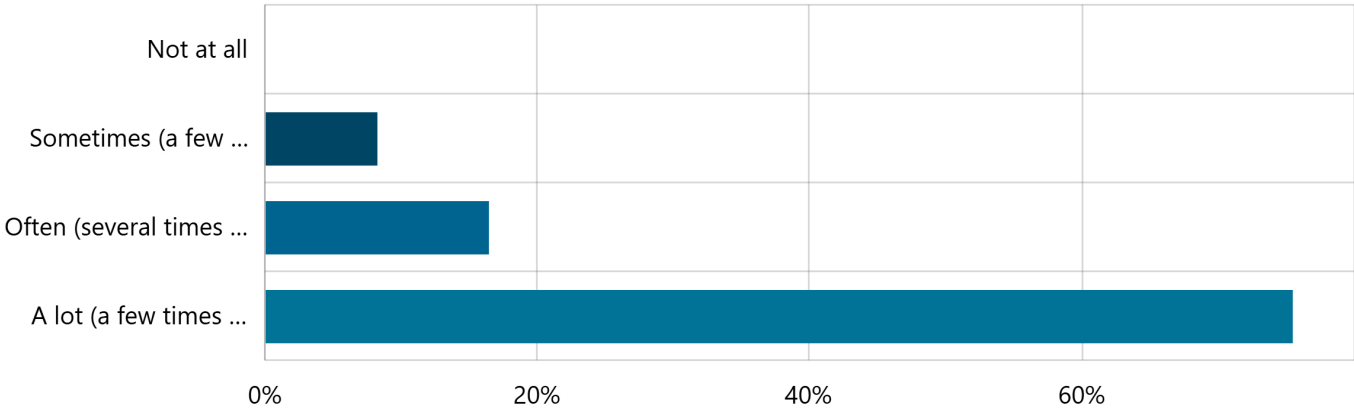
Multi Choice | Skipped: 3 | Answered: 123 (97.6%)



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

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

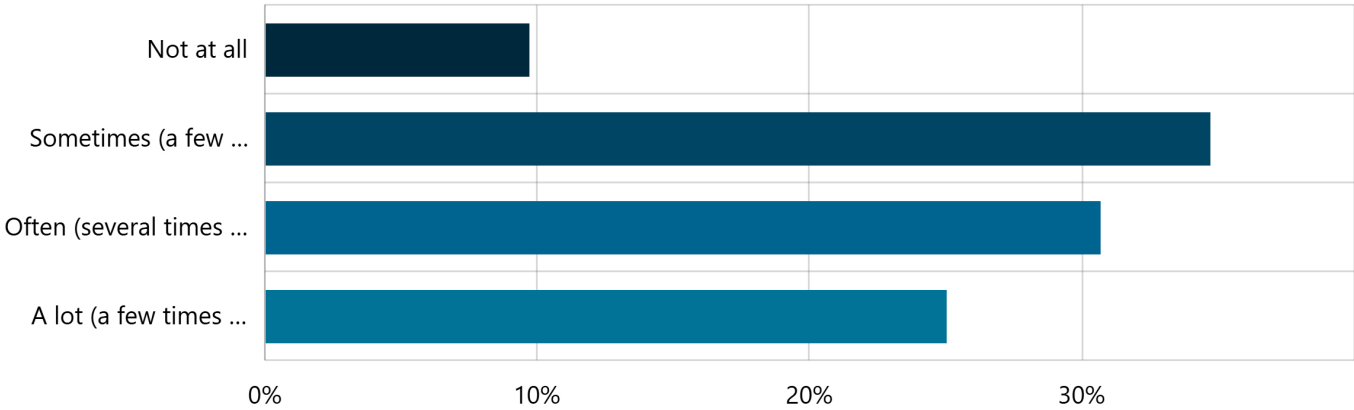
Multi Choice | Skipped: 4 | Answered: 122 (96.8%)



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

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

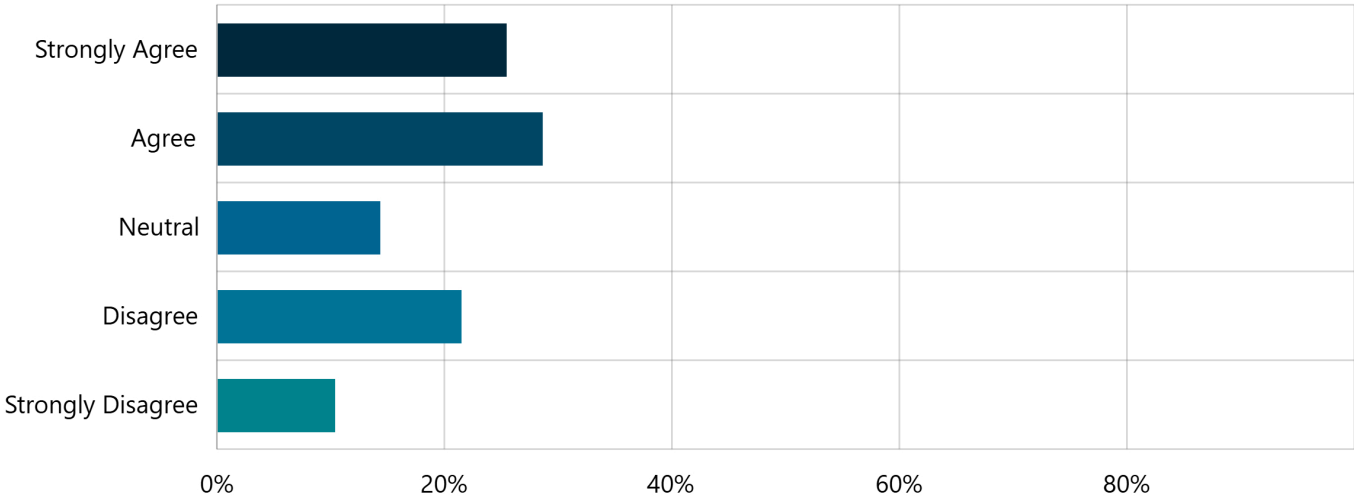
Multi Choice | Skipped: 2 | Answered: 124 (98.4%)



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

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

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



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

**10. Comments?**

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

**Sentiment**

No sentiment data

**Tags**

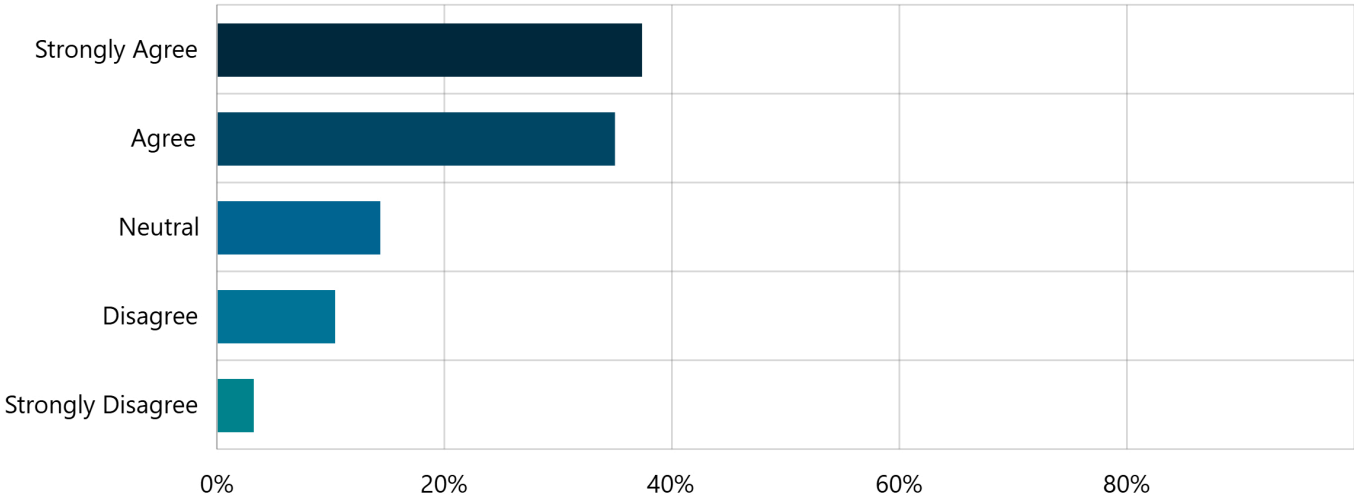
No tag data

**Featured Contributions**

No featured contributions

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

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



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

**12. Comments?**

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

**Sentiment**

No sentiment data

**Tags**

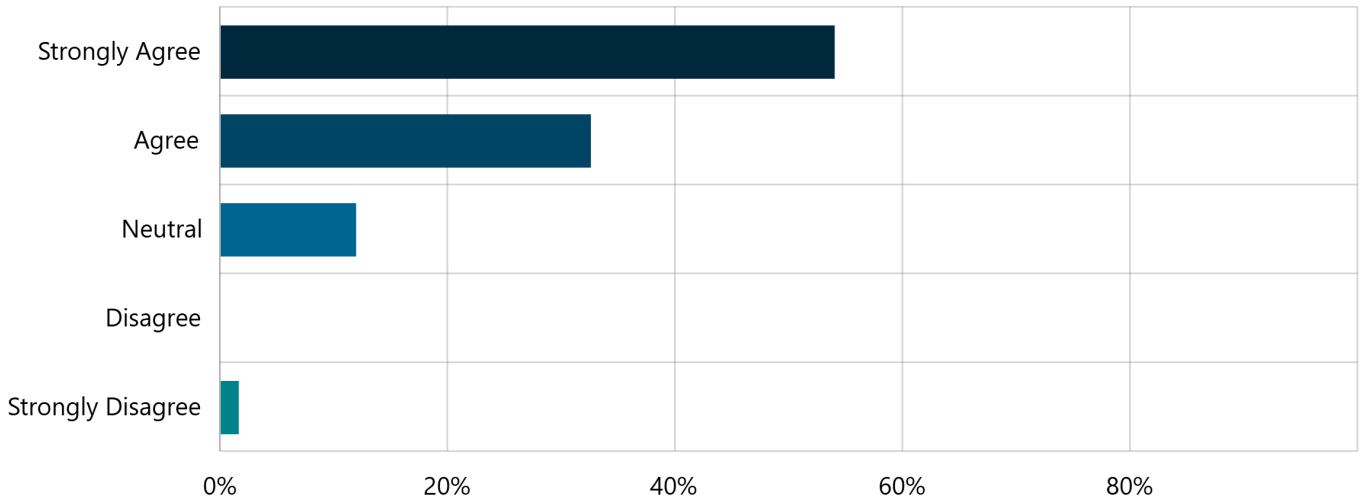
No tag data

**Featured Contributions**

No featured contributions

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

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



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

**14. Comments?**

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

**Sentiment**

No sentiment data

**Tags**

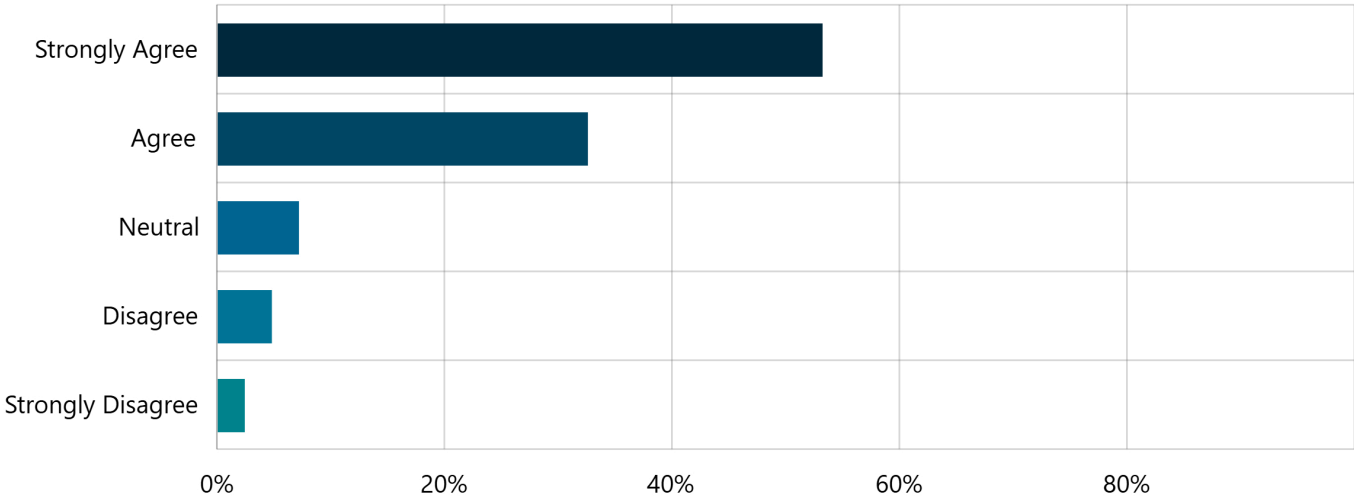
No tag data

**Featured Contributions**

No featured contributions

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

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



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

**16. Comments?**

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

**Sentiment**

No sentiment data

**Tags**

No tag data

**Featured Contributions**

No featured contributions

**17. New Goal statement?**

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

**Sentiment**

No sentiment data

**Tags**

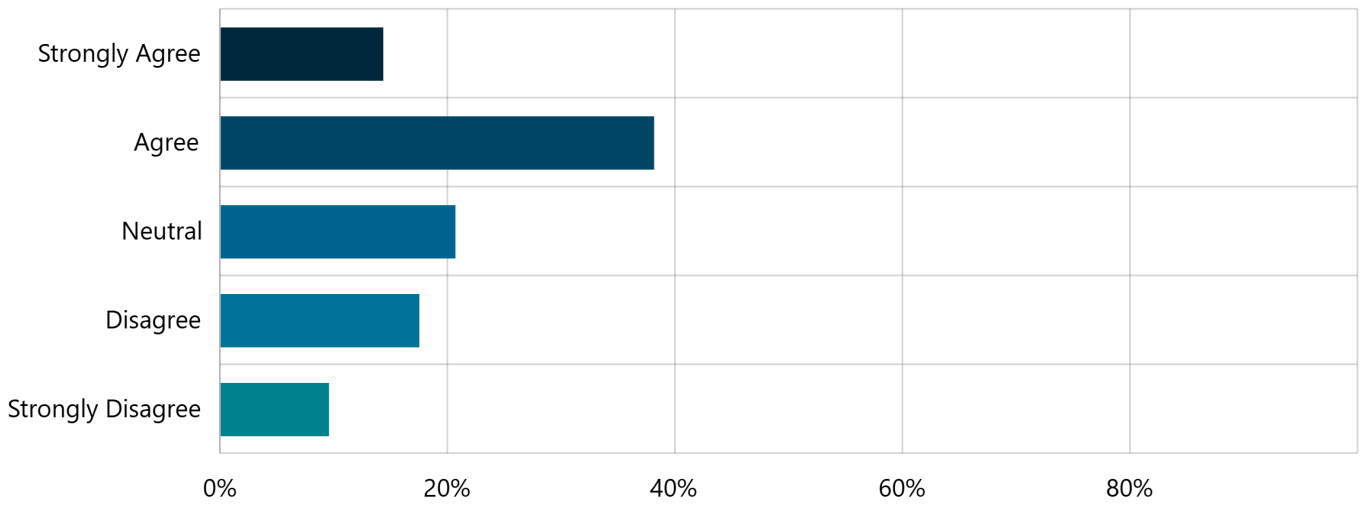
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**Featured Contributions**

No featured contributions

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

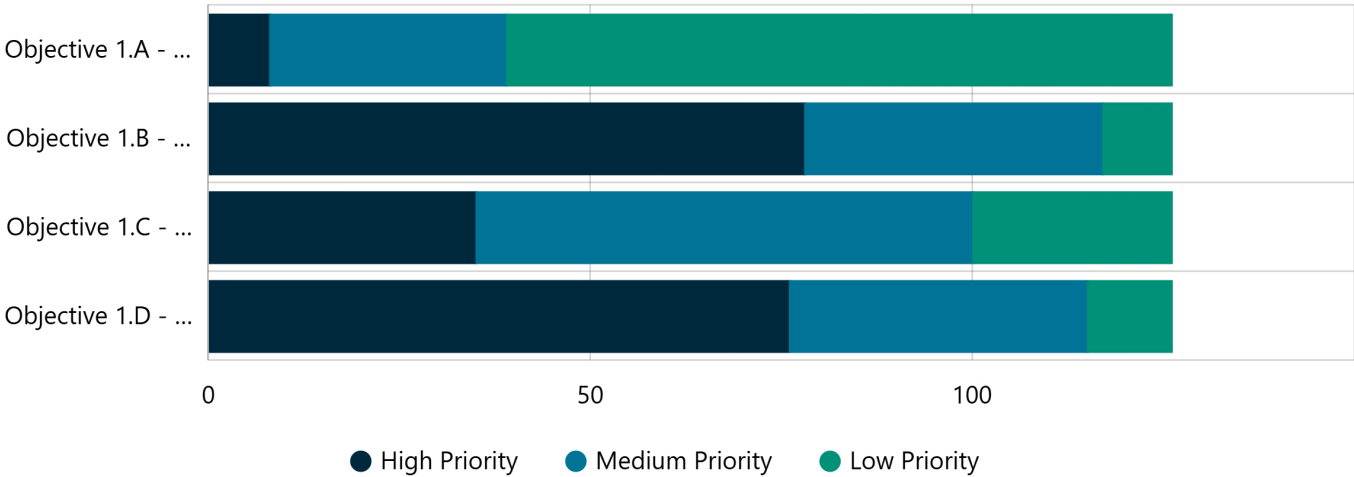
Select Box | Skipped: 0 | Answered: 126 (100%)



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

**19. Prioritize each Objective for "Neighborhoods." Required**

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



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

**20. New Objective?**

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

**Sentiment**

No sentiment data

**Tags**

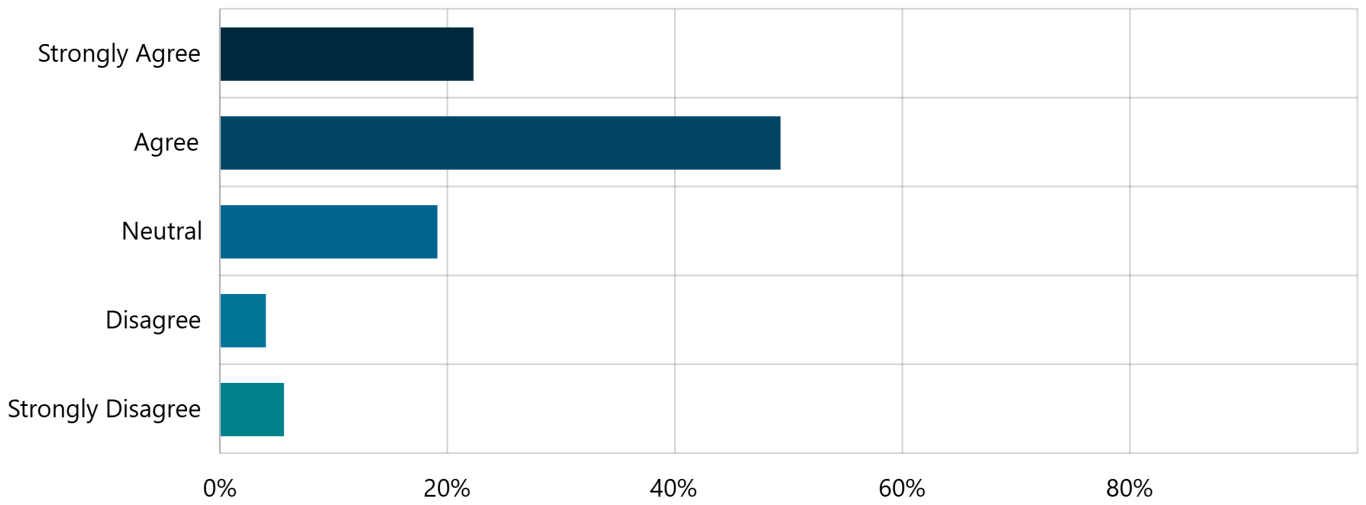
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**Featured Contributions**

No featured contributions

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

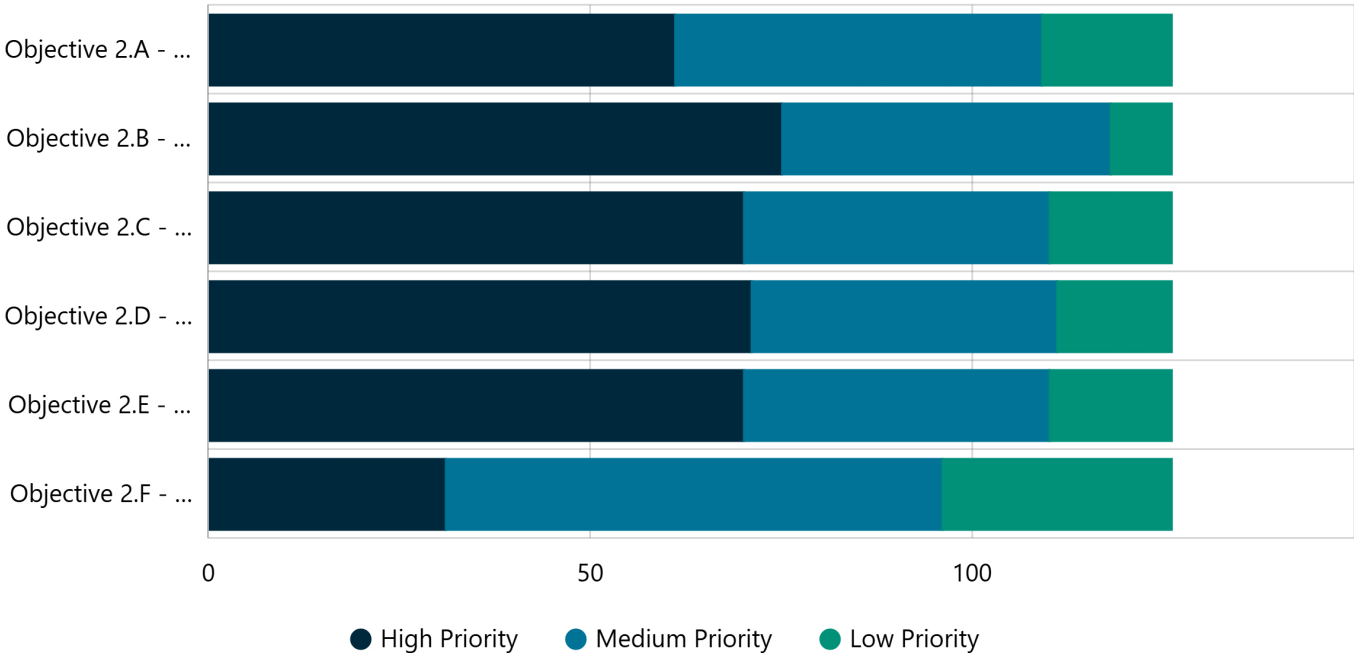
Select Box | Skipped: 0 | Answered: 126 (100%)



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

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

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



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

**23. New Objective?**

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

**Sentiment**

No sentiment data

**Tags**

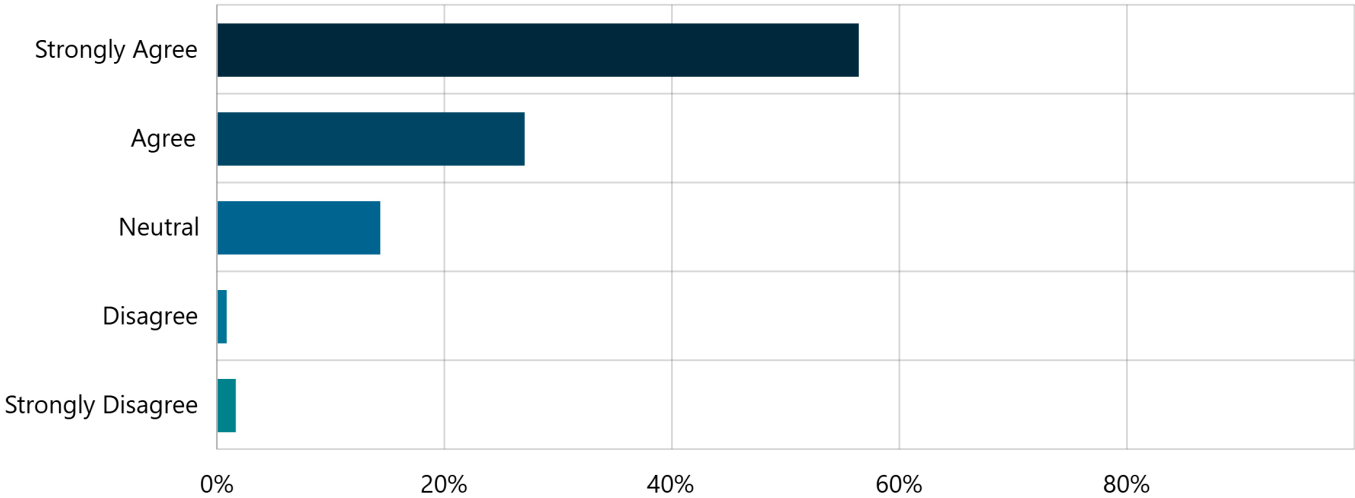
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**Featured Contributions**

No featured contributions

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

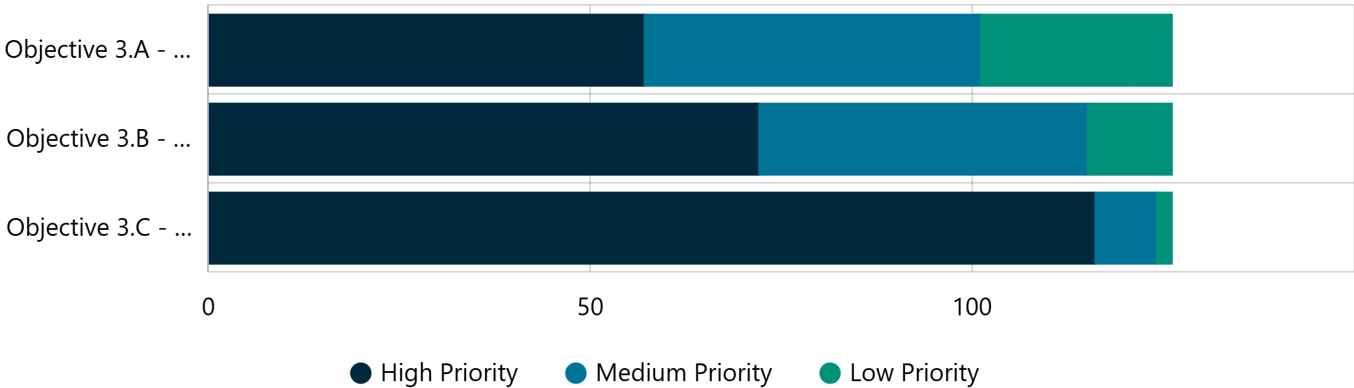
Select Box | Skipped: 0 | Answered: 126 (100%)



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

**25. Prioritize each Objective for "Environment." Required**

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



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

**26. New Objective?**

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

**Sentiment**

No sentiment data

**Tags**

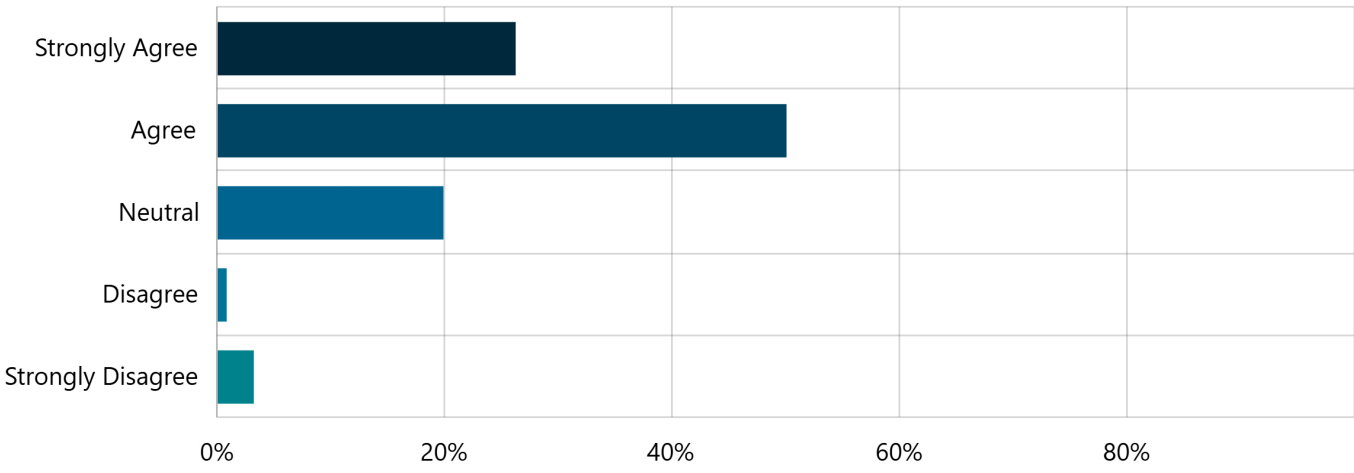
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**Featured Contributions**

No featured contributions

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

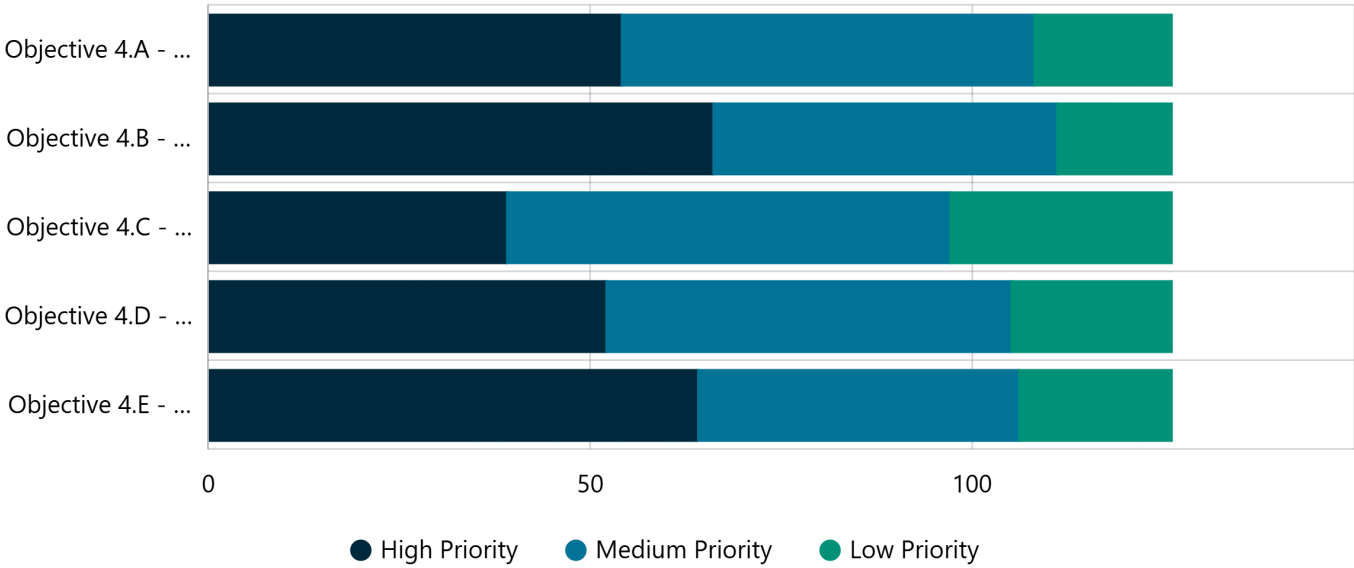
Select Box | Skipped: 0 | Answered: 126 (100%)



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

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

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



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

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

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

**Sentiment**

No sentiment data

**Tags**

No tag data

**Featured Contributions**

No featured contributions

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

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

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Contribution 15 of 15 | April 3, 2025

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

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

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

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

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

**COMMUNITY FACILITIES**

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

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

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

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

**GENERAL PLANNING EFFORTS**

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



## BOARD ACTION SUMMARY SHEET

**MEETING DATE:** April 6, 2026

**TOPIC:** New-Business: Zoning Ordinance Amendment 13.11 and 13.17

### BACKGROUND BRIEF:

The purpose of this agenda item is to facilitate a Planning Commission discussion regarding potential amendments to the Village of Lake Orion Zoning Ordinance, specifically **Section 13.11 – Accessory Buildings and Structures** and **Section 13.17 – Parking and Storage of Mobile Homes, Travel Trailers, Motor Homes, Watercraft, Vessels, Trucks, and Other Items**. The discussion is intended to identify areas of clarification, consistency, and potential updates prior to any formal amendment process.

Sections 13.11 and 13.17 of the Zoning Ordinance regulate the placement, size, use, and storage of accessory buildings and certain vehicles or recreational equipment on residential and non-residential properties. Over time, questions have arisen regarding interpretation, enforcement consistency, and alignment with current property use trends and community expectations.

Common issues identified include:

- Overlap or ambiguity between accessory structure regulations and storage provisions
- Definitions and dimensional standards for accessory buildings
- Allowable locations and duration of storage for recreational vehicles and similar items
- Enforcement challenges due to unclear or outdated language

These issues have prompted a review of the ordinance sections to determine whether amendments are warranted to improve clarity, usability, and consistency with the Village's planning goals.

The Planning Commission serves in an advisory capacity on zoning ordinance matters. At this stage, the Commission is asked to:

- Review the existing ordinance language
- Discuss identified concerns or areas of confusion
- Consider whether updates are needed to better reflect current conditions and best practices
- Provide direction and feedback to staff and the Planning and Zoning Coordinator

### RECOMMENDED ACTION:

To recommend Village Council approve the proposed Zoning Ordinance amendments to **Section 13.11 – Accessory Buildings and Structures** and **Section 13.17 – Parking and Storage of Mobile Homes, Travel Trailers, Motor Homes, Watercraft, Vessels, Trucks, and Other Items**.

MCKENNA

# Memorandum

**TO:** Village of Lake Orion Planning Commission

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

**SUBJECT:** **Draft Accessory Use and Recreational Vehicle Parking & Storage Amendment**

**DATE:** January 29, 2026

## BACKGROUND

Recently, the Village has received inquiries and complaints regarding the parking and long-term outdoor storage of recreational vehicles on residentially zoned parcels that do not contain a primary dwelling unit, particularly within the RL Lake Single Family Residential District. These situations most commonly involved vacant lots being used on a seasonal basis to park or store motor homes, trailers, boats, or similar recreational equipment.

During review, staff identified that this interpretation conflicted with the overall structure and intent of the Zoning Ordinance, which consistently treats outdoor storage of vehicles and equipment as an accessory use that is incidental to residential occupancy. However, because this principle was not expressly stated in Section 13.17 or cross-referenced to the accessory use provisions in Section 13.11, staff's ability to enforce against storage on vacant parcels appears limited and potentially vulnerable to appeal.

The issue was brought into sharper focus by a specific RL-zoned property where a recreational vehicle was parked for extended periods throughout the summer months on a lot without a primary dwelling. This circumstance highlighted a gap between the ordinance's intended residential character protections and its explicit regulatory language. Although other sections of the ordinance assumed the presence of a principal building, the absence of a clear statement within the recreational vehicle storage regulations creates uncertainty.

## INTRODUCTION

At the February 2, 2026, meeting, the Planning Commission will review the proposed text amendment regarding accessory uses and prohibiting the parking and storing of recreational vehicles and similar items on a property without a principal residential building. The Commissioners should discuss the proposed text amendments and provide feedback and modifications to guide the development of these ordinance revisions. Should the Planning Commission find the text acceptable, a public hearing can be set for the Village Council to review and adopt the language recommended by the Planning Commission.

## SECTION 13.11 TEXT AMENDMENT – ACCESSORY BUILDINGS, STRUCTURES, AND USES

The proposed text amendment would expand the scope of Section 13.11. The section title and operative language now expressly include "uses", not just buildings and structures, reinforcing that accessory regulations apply to activities occurring on a lot, not only constructed improvements.

Additionally, a new section (H) identifies the parking and storage of recreational vehicles, boats, trailers, etc. as an accessory use. This addition will support the change in Section 13.17.

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**SECTION 13.17 TEXT AMENDMENT – PROHIBITING ON PARCELS WITHOUT PRIMARY BUILDING**

The revised Section 13.17 retains the existing dimensional, numerical, seasonal, and district-specific standards for recreational vehicle storage, but adds a new and critical limitation: “The outdoor parking or storage of recreational vehicles, watercraft, vessel trailers, or similar items shall be permitted only on lots containing a lawful principal building used for residential purposes. Storage or parking of such items on vacant lots in residential districts is prohibited.”

This creates a new section (D) and shifts the rest of the text subsequently. Exact placement of the draft text can be reviewed and changed if deemed necessary.

The proposed text establishes a clear rule that recreational vehicle storage is not a stand-alone use of land and provides zoning staff with explicit ordinance language to support enforcement actions.

**SUMMARY OF CHANGES**

The revisions clarify that the outdoor parking or storage of recreational vehicles and related items is an accessory use, not a principal land use, and therefore may occur only when a lawful principal residential building is present on the parcel. These changes align the ordinance with long-standing zoning principles and improve enforceability.

Additionally, the proposed revisions:

- Formally tie recreational vehicle storage to the accessory use framework already embedded throughout the ordinance
- Reinforces that accessory uses cannot exist independently of a principal use
- Ensures internal consistency between Sections 13.11 and 13.17
- Protects the residential character of the Village

We look forward to discussion of this amendment at the Planning Commission meeting on February 2nd. Following the discussion, if consensus from the Planning Commission is reached to move forward with the regulations as proposed, or with modifications, we will present the item at the next Planning Commission meeting as a public hearing for recommendation to the Village Council.

We look forward to reviewing these findings and recommendations with you. Please feel free to contact us with any questions.

Respectfully submitted,

**McKENNA**



Jake VanBoxel, MSA  
Principal Planner



Sommer Nafal, NCI  
Assistant Planner

STATE OF MICHIGAN, COUNTY OF OAKLAND  
VILLAGE OF LAKE ORION

ORDINANCE NO \_\_\_\_\_

An Ordinance to amend the Zoning Ordinance, Section 13.11 - ACCESSORY BUILDINGS AND STRUCTURES

THE VILLAGE OF LAKE ORION ORDAINS:

Section 13.11 - ACCESSORY BUILDINGS AND STRUCTURES

The Village Zoning Ordinance is amended, and recommended by the Planning Commission:

Section 13.11 ACCESSORY BUILDINGS, ~~AND STRUCTURES~~, AND USES

Accessory buildings and structures, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

**A. General Requirements.**

1. No more than two (2) detached accessory buildings larger than 80 square feet each, are permitted on a zoning lot.
2. Accessory buildings, structures, and uses are permitted only in conjunction with, incidental to and on the same zoning lot as a principal building that is permitted in the particular zoning district.
3. No detached accessory building may exceed 16 feet in height.
4. No attached accessory building may exceed the height of a principal structure as regulated by this Ordinance.
5. Accessory buildings may not exceed the ground floor area of the principal dwelling unit.
6. All accessory buildings and structures (except accessory mechanical units as regulated in Section 13.11.E.) shall be considered when calculating the permitted lot coverage.

**B. Setback and Location Requirements.**

1. Where the accessory building or structure is structurally attached to a main building, it shall be subject to and must conform to all regulations of this Ordinance applicable to main or principal buildings.
  - a) In the RV District accessory buildings and structures are not permitted in any required front yard or in front of the front building line of the house, unless specifically permitted herein.
  - b) In the RL District a garage (attached or detached) and any other detached accessory buildings may be permitted on the front (street) side of the lot, and shall be setback at least 20 feet from the front (street) lot line.
2. Detached accessory buildings and structures shall comply with the following setback requirements:

Setback From	Minimum Setback
Front lot line (RV only)	Behind front building line of house
Side lot line	3 ft.
Side street lot line	10 ft.
Rear lot line	3 ft.
Water lot line	25 ft.

3. Except as provided below, where any lot in a zoning district abuts or is traversed by a navigable lake or stream, no accessory building or structure shall be erected within 25 feet of the edge of said navigable lake or stream, except as permitted by Section 13.11.C., below.
4. In the case of a double frontage lot, accessory buildings and structures shall observe front yard requirements on both street frontages.
5. All accessory buildings and structures shall comply with setback and fire rating requirements in the Building and Fire codes.

**C. Permitted Encroachments**

1. Accessory structures such as patios and decks raised not more than eight (8) inches above the surrounding grade shall be permitted to encroach into a required rear or waterfront setback area.
2. A detached accessory structure that is supported by columns without walls, and that has at least seventy-five percent (75%) of the area of all its vertical planes open to light and air shall be permitted to be located less than twenty-five (25) feet, but no less than ten (10) feet from the water lot line and edge of Lake Orion. Such structure shall not exceed twelve (12) feet and six (6) inches in height (measured from grade to roof ridge) or exceed 175 square feet of total assembled area. An ornamental, nonilluminated spire or decoration shall be allowed atop, provided it is less than four (4) inches in diameter and less than five (5) feet in additional height.

**D. Boat Houses and Boat Hoists**

1. Seasonal boat hoist(s) are permitted on an RL zoning lot. A building permit is not required for a seasonal boat hoist.
2. One (1) permanent boat hoist no greater than eight (8) feet in height with a one-boat capacity is permitted on an RL zoning lot, provided all state and federal permits and a zoning compliance or building permit are obtained. The height of the hoist is measured as the distance above the ordinary high water mark.
3. One (1) single boat house or one (1) permanent boat hoist larger than eight (8) feet in height or capable of hoisting more than one (1) boat at a time, and a seasonal boat hoist(s), may be permitted per lot. The boat house or boat hoist:
  - a) May not be greater than 14 feet in height at the peak of its roof. Height is measured as the distance above the ordinary high water mark.
  - b) May not contain any plumbing facilities except for hot and cold running water.
  - c) May not be used for either temporary or permanent sleeping or living quarters;
  - d) May not be used for commercial purposes;
  - e) May not be greater than 480 square feet in water surface area;
  - f) May not be located closer than five (5) feet to the nearest side lot line, or extension of that line into the water and is not subject to waterfront yard setback requirements.

- g) Must not unreasonably impair the view and use of the lake by neighboring property owners;
- h) Must be constructed in compliance with a zoning compliance or building permit and state and federal permit requirements, including, but not limited to, those administered pursuant to the Inland Lakes and Streams Act, P.A. 346 of 1972, as amended.

#### **E. Accessory Mechanical Units**

1. **Single Family Residential.** Freestanding heating, ventilation, standby generators, and air conditioning equipment may be located in any yard other than the required front yard of the principal structure, subject to the following requirements (window-mounted room air-conditioners are exempt from these requirements):
  - a) Placement of accessory mechanical equipment shall not be permitted within 10 feet of a window on an adjacent dwelling.
  - b) Accessory mechanical equipment shall be screened in a manner which will reduce the noise output of the unit and to shield the equipment from view of any road, adjacent residence, or the Lake. The maximum noise output from any such unit shall not exceed 55 decibels, measured at a distance often (10) feet from the unit.
2. **Non-Single Family Residential.** Freestanding, roof or building mounted equipment (including air conditioning units, transformers, generators and similar) for all non-single family residential buildings and uses, and those on sites zoned non-single family residential districts shall be located in accordance with the following:
  - a) **Front Yards.** Equipment shall not be located in a front yard except the Planning Commission may permit equipment to be located in the front yard upon finding that such location will meet the spirit and intent of the zoning district in which the building is located provided such equipment is not located closer than ten (10) feet from an adjacent residential dwelling or district.
  - b) **Side and Rear Yards.** Equipment shall be permitted in a side or rear yard provided such equipment is not located closer than ten (10) feet from an adjacent residential dwelling or district.
  - c) **Screening.** Equipment shall be screened from public rights-of-way and adjacent uses by evergreen trees or shrubs, walls, or berming. Alternative methods of screening may be approved by the Planning Commission.
  - d) The Planning Commission shall have the authority to waive or modify the above requirements upon the determination that such waiver or modification meets the spirit and intent of the district in which the equipment is located.

**F. Swimming Pools.** Swimming pools shall be in compliance with all setback requirements for the principal building, except in-ground swimming pools which are subject to the requirements of Section 13.11. C., above.

**G. Accessory Buildings in RM and Non-Residential Zoning Districts.** An accessory building or structure in the RM Multiple Family Residential, or any non-residential zoning district shall comply with all requirements of this Ordinance for a principal building in that zoning district. Setbacks may be modified by the Planning Commission upon determination that the modification is necessary to achieve specific design objectives and will not negatively impact the surroundings or Village as a whole.

H. Outdoor parking or storage of recreational vehicles, boats, trailers, and similar items constitutes an accessory use and shall comply with Article 13.17 of this Ordinance.

STATE OF MICHIGAN, COUNTY OF OAKLAND  
VILLAGE OF LAKE ORION

ORDINANCE NO \_\_\_\_\_

An Ordinance to amend the Zoning Ordinance, Section 13.17 - PARKING AND STORAGE OF MOBILE HOMES, TRAVEL TRAILERS, MOTOR HOMES, WATERCRAFT, VESSELS, TRUCKS AND OTHER ITEMS

THE VILLAGE OF LAKE ORION ORDAINS:

Section 13.17 - PARKING AND STORAGE OF MOBILE HOMES, TRAVEL TRAILERS, MOTOR HOMES, WATERCRAFT, VESSELS, TRUCKS AND OTHER ITEMS

The Village Zoning Ordinance is amended, and recommended by the Planning Commission:

Section 13.17 PARKING AND STORAGE OF MOBILE HOMES, TRAVEL TRAILERS, MOTOR HOMES, WATERCRAFT, VESSELS, TRUCKS AND OTHER ITEMS

Mobile homes, travel trailers, motor homes, boats, watercraft and other vessels, vessel trailers, trucks, and other similar items shall be subject to the following requirements:

- A. No mobile home may be stored or parked on any lot, except in conformance with the provisions of Section 13.14.
  - 1. No more than one (1) travel trailer or one (1) motor home, and up to two (2) other recreational vehicles as defined in this Ordinance (excluding watercraft and vessel trailers) may be parked or stored outdoors on any lot that is zoned or used for residential purposes. Permitted outdoor parking or storage of all recreational vehicles shall be only in the rear yard, except in the RL District where they shall be permitted only in the street front yard. All watercraft, vessel trailers and recreational vehicles stored on a residential lot shall be currently registered to the owner or occupant of that lot.
  - 2. In addition, the following regulations shall apply in the districts noted:
    - a) *RL District.*
      - 1) From September 1st through May 31st, no more than two (2) watercraft less than 16 feet in length, and no more than two (2) watercraft 16 feet in length or greater, and no more than two (2) vessel trailers, may be parked or stored outdoors in the street front yard.
      - 2) From June 1st through August 31st,, no watercraft shall be parked or stored outdoors on an RL lot for longer than 72 hours unless written permission is obtained from the Zoning Administrator for a longer storage period, not to exceed three (3) weeks during the three month period. However, parking or storage of no more than two (2) vessel trailers may be permitted during the period of June 1st through August 31st.

- b) *RV District*. Recreational vehicles shall be permitted to be stored or parked outdoors on a lot as provided under 13.17.B.1. above, except that the two (2) other recreational vehicles permitted may include watercraft and vessel trailers. All recreational vehicles that are stored outdoors shall be located in the rear yard.
- B. On lots zoned for residential use, the maximum permitted lot coverage requirement shall include all buildings, plus outdoor parking or storage space for travel trailers, motor homes and watercraft.
- C. No recreational vehicle parked or stored shall have fixed connections to electricity, water, gas or sanitary facilities, nor shall it be used for living or housekeeping purposes while on the premises.
- D. Accessory Use Limitation.
1. The outdoor parking or storage of recreational vehicles, watercraft, vessel trailers, or similar items shall be permitted only on lots containing a lawful principal building used for residential purposes.
  2. Storage or parking of such items on vacant lots in residential districts is prohibited.
- E. Commercial vehicles exceeding 8,500 pounds gross vehicle weight or eight (8) feet in height, or trailers having more than two (2) axles shall not be parked or stored outdoors on residentially zoned property at any time.
- F. It shall be a prohibited use in all residentially zoned districts to park or store junk, used lumber or metal, or other used building materials, or power-driven construction equipment. Notwithstanding the foregoing, power driven construction equipment may be parked and new construction materials may be stored on site during periods of bona fide construction activity.
- G. Portable On-Demand Storage Units (“PODS”)
1. A portable on-demand storage unit (PODS) may be located on a temporary basis on a residential lot for a period not exceeding 72 hours in duration from time of delivery to time of removal.
  2. No more than one PODs storage unit may be located on a zoning lot at one time.
  3. A PODS unit may not be located on a specific zoning lot more than two (2) times in any given 30 day period.
  4. A PODS unit must be located in the driveway of the property at the furthest accessible point from the street. All locations must be improved off-street surfaces and the PODS unit shall not block vision or sight distances, overhang the public sidewalk or right-of-way, or impact vehicle safety on the street.
  5. A PODS unit shall not be considered an accessory structure for purposes of this Ordinance.



## BOARD ACTION SUMMARY SHEET

**MEETING DATE:** April 6, 2026

**TOPIC:** Planning Commission 2025 Annual Report and 2026 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 2025 Annual Report and 2026 Work Plan (with changes or as presented) and submit to the Village Council.

**ATTACHMENTS:**  
Planning Commission 2025 Annual Report and 2026 Work Plan

April 6, 2026: Planning Commission Review (Adopt)  
April 13, 2026 (anticipated): Village Council Review (Receive & File)

# Planning Commission 2025 Annual Report & 2026 Work Plan

Village of Lake Orion, Michigan

## Introduction & Purpose

As required per the Michigan Planning Enabling Act (MPEA) PA 33 of 2008, as amended, the Planning Commission shall submit a report of its 2024 activities:

In addition to fulfilling this requirement, the Annual Report increases information-sharing between staff, boards, commissions, and the governing body and allows for the 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.

## Membership

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

- James E. Zsenyuk, Chairperson
- Edward Sabol, Vice Chairperson
- Henry Lorant, Secretary
- Larry Dunn, Commissioner
- Teresa Rutt, Council President
- Michael Lamb, Council Representative
- Darwin McClary, Village Manager

*“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.”*

## Meetings

The Village of Lake Orion Planning Commission met nine times in 2025. This meets the requirements of the MPEA, which requires a minimum of four meetings annually.

The public is welcome to attend all Planning Commission meetings and the “hearing of the public” is an agenda item at every meeting.

1. Monday, January 6, 2025
2. Monday February 3, 2025
3. Monday, April 7, 2025
4. Monday, May 5, 2025
5. Wednesday, June 18, 2025  
(Special Meeting: Joint Public Hearing)
6. Monday, August 4, 2025
7. Monday, September 2, 2025
8. Monday, October 6, 2025
9. Monday, December 1, 2025



# 2025 in Review

The Village continued to experience steady redevelopment and reinvestment in 2025, with the Planning Commission reviewing and recommending several significant projects, including; mixed-use developments, multifamily and townhome projects, lot splits and land divisions, condominium conversions, special land uses, and Planned Unit Developments. Major themes included compatibility with existing neighborhoods, traffic mitigation, water and sewer capacity, stormwater management, environmental protection, and public infrastructure coordination.

Additionally, over 50 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.

## Development Projects

NAME / LOCATION	DESCRIPTION	STATUS
<b>West Harbor Orion</b> 225 Lake Street	Two single-family homes.	PC / Council Lot Split Approval: January 6 / 13, 2025 Demolition: In Progress Recording: Ready per Engineering Approval April 22, 2025 Zoning Review: TBD; required for each new build. Status: Construction: Demolition ongoing
<b>Eastport</b>	PUD/Site Plan review for 89-unit multi-family residential and mixed-use development on historic high school property.	Site Plan Submitted: May 5, 2025 (Township portion submitted as PUD Concept) Village-Township Joint Public Hearing: June 18, 2025. Pre-Construction Meeting: Pending Final Engineering— Status: Awaiting submittal.
<b>Orion Lumber Yard</b>	Mixed-use redevelopment of historic site.	Planning Commission Pre-Application Discussion: September 2, 2025. PC PUD Eligibility March 2, 2025. Village Council, No quorum, tabled: March 9, 2025
<b>West Village Townhomes</b>	Demolition of school admin building and construction of 15 townhomes	Planning Commission Approval: September 2, 2025. Awaiting applicant submittal of revised plans to address conditions of approval. STATUS: Awaiting applicant submittal of revised plans to address conditions of approval.

## Variations Reviews

NAME / LOCATION	DESCRIPTION	STATUS
424 Algene Dr.	Dimensional Variance: The applicant requested a variance from the required 25-foot waterfront setback in the RL Zoning District to allow renovation and expansion of an existing single-family residence. The request involved a 4.59-foot reduction of the required setback due to an existing nonconforming deck that encroached into the waterfront yard.	Denied
635 Central Dr.	Dimensional Variances: The applicant requested two side yard setback variances (west and east) to allow nonconforming deck and balcony expansions that were constructed in violation of an approved zoning permit. The proposed improvements further expanded existing nonconformities.	Denied (Both Requests)
37 E. Flint St.	Signage Variances: The applicant requested variances to permit a larger projecting sign, increased sign height, and internal illumination, exceeding Downtown Core sign ordinance standards. The sign was intended to improve business visibility in the downtown area.	Approved With Conditions
493 Algene Dr.	Dimensional Variance: The applicant requested a 2.9-foot side yard setback variance to construct an addition to an existing lakefront residence. The request was based on the narrow lot width and placement of the original structure, which limited the buildable envelope while maintaining modern residential standards.	Approved
256 S. Broadway	Dimensional Variance: The applicant requested an 11-foot 5-inch waterfront setback variance to allow an already constructed pergola accessory structure at a lakefront restaurant. The structure was built following miscommunication regarding zoning approval, though building permits were later denied due to lack of zoning authorization.	Approved After Being Tabled
694 Victoria Island	Dimensional Variance: The applicant requested a 10-foot 5-inch rear yard setback variance to allow the expansion of a small, historic cottage into a modern single-family residence. The island property's unique configuration, lack of street frontage, and limited buildable area constrained compliance with standard setbacks.	Approved

## Capital Improvement Planning and Infrastructure

### Capital Improvement Plan:

The Capital Improvement Plan was reviewed by the Planning Commission and adopted by the Village Council. FY2025–2031 CIPs include more than \$26M in identified infrastructure needs. These include:

- Sanitary sewer pump stations
- Sidewalk system rehabilitation
- Streets and pavement management
- Public parks and facilities
- Stormwater and lake protection

### **Sidewalk Improvement Program:**

The Sidewalk Improvement Program is a formal, long-term policy adopted by the Village Council to systematically repair, replace, and connect sidewalks throughout the Village in a fair, transparent, and legally defensible way. The program was created to:

- Improve pedestrian safety and accessibility
- Address deferred maintenance and deteriorating sidewalks
- Close gaps in the sidewalk network
- Ensure compliance with ADA standards
- Spread costs equitably over time rather than reacting on a case-by-case basis

### **DDA Public Infrastructure Fund:**

In 2025, a new agreement was adopted between the Village Council and the Downtown Development Authority that governs how Downtown Tax Increment Financing (TIF) revenue is shared and used for public infrastructure projects.

The primary objective of the agreement is to allocate funding for infrastructure projects within the DDA district, such as:

- Sidewalk gaps and repairs
- Street and pavement improvements
- Stormwater and bank stabilization
- Utility infrastructure
- Public access, mobility, and safety improvements

# Looking Ahead: 2026 Work Plan

In the coming year, the following are projects for the Planning Commission to consider:

## **Master Plan Amendment #3: Strategic Action Plan**

The Planning Commission and Village Council will complete final review, public engagement, and formal adoption of the Master Plan Strategic Action Plan. Adoption will provide a clear, implementation-focused roadmap to guide land use, development, infrastructure investment, and policy decisions over the coming years.

Village Staff will work with the Planning Commission, Board of Zoning Appeals, Council, and other agencies during the adoption of ordinances and resolutions; review of development, special land use, and rezoning proposals; review of variance requests; and issuing of permits to actively align decision-making with these strategies. The five-year review process will also give the Planning Commission the opportunity to review the current status of strategies to determine if they have been completed, are in progress, need to be modified or removed, or can be supported by or can themselves support other strategies.

## **Village-Owned Parcel and Right-of-Way Inventory**

In 2025, Village staff, in coordination with planning and engineering consultants, conducted a comprehensive inventory of all Village-owned properties, DDA parcels, and Village-owned rights-of-way (ROW) within Lake Orion. The effort also includes the lake's bottomlands, portions of which are owned by the Village. This inventory is expected to be completed in early 2026 and will provide critical information to support initiatives such as updates to the Master Plan, as well as code enforcement related to structures or uses that encroach on public property.

## **Coordinated Planning, Engineering, and Building Policies and Services**

Planning and zoning do not occur in isolation, and it is essential to recognize the many entities involved in the development review process. The Village, having outsourced Building Services to Orion Township for several years, has worked collaboratively with the Township to establish a more efficient approach to communication and to the processing of applications that do not require review by a board or commission.

The Planning and Zoning staff from McKenna have begun working part time at Orion Township Hall in efforts to streamline the permitting process, allowing easier access to Township files and personnel. The Village staff now has access to the Township's BS&A system on Cloud, allowing permits to be reviewed from anywhere. For a six-month trial basis, McKenna staff's in-person office hours will be performed at the Township Hall Offices, while the later portion of the day will be conducted at Village Hall Offices. This will ensure maximum coordination between all departments and entities.

## **Ordinance Codification and Enforcement**

The Village should continue efforts to modernize and codify ordinances to improve clarity, usability, and enforcement consistency. This work supports fair administration, reduces ambiguity, and aligns local regulations with current planning, engineering, and best-practice standards.

## **Continue Sidewalk Improvement Program**

Building on the successful implementation of District #1, the Village will advance the Sidewalk Improvement Program by initiating evaluation, public engagement, and construction planning for District #2. The program will continue to improve pedestrian safety, accessibility, and system connectivity in a fair and predictable manner.