



AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, December 02, 2024

6:30 PM

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

(248) 693-8391 ext. 102

ADDRESSING THE VILLAGE COUNCIL: Each person wishing to address the Planning Commission shall be afforded an opportunity to do so. 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. If you wish to comment, please stand or raise a hand to indicate that you wish to speak. When recognized, give your name and address and direct your comments to the Chair.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call and Determination of Quorum**
4. **Approval of Agenda**

By order of the President/Chair, no matters will be discussed after 10:30 p.m., unless council/board/commission votes to continue the meeting.

5. **Approval of Minutes**

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

6. **Public Comments on Non-Agenda Items Only**
7. **Public Hearing**
8. **Old Business**
9. **New Business**

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

B. Monthly Planning and Zoning Report – November 2024

C. Adopt the 2025 Planning Commission Meeting Schedule

10. Commissioners' Comments Regarding Planning and Zoning Matters

11. Next Regular Meeting -

12. Adjournment

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

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



BOARD ACTION SUMMARY SHEET

MEETING DATE: December 2nd, 2024

TOPIC: Approval of November 4th, 2024 Planning Commission Regular Meeting Minutes

RECOMMENDED MOTION: To approve the November 4th, 2024 Planning Commission Regular Meeting Minutes, as presented.



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, November 04, 2024

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The November 4th, 2024 Planning Commission Regular Meeting was called to order at 6:30 PM.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Village Council President Jerry Narsh
Village Council Member Michael Lamb
Secretary Hank Lorant
Commissioner Edward Sabol
Vice Chairperson George Dandalides
Commissioner Larry Dunn

ABSENT

Chairperson James Zsenyuk
Commissioner/Administrative Official Darwin McClary

STAFF PRESENT

Planning and Zoning Coordinator Gage Belko
Deputy Clerk/Treasurer Lynsey Blough
DDA Executive Director Matthew Gibb

4. Approval of Minutes

A. Approval of August 5th, 2024 Planning Commission Regular Meeting Minutes

MOTION made by Village Council Member Lamb, Seconded by Secretary Lorant, to approve the August 5th, 2024 Planning Commission Regular Meeting Minutes.

VOTING YEA: Narsh, Lamb, Lorant, Sabol, Dandalides, Dunn

VOTING NAY: None
ABSENT: Zsenyuk, McClary
MOTION: Carried

5. Public Comments on Non-Agenda Items Only

Amy Michajlszyn spoke.

6. Approval of Agenda

MOTION made by Village Council President Narsh, Seconded by Secretary Lorant, to approve the updated agenda to include the Public Hearing section as noticed, for the November 4th, 2024 Planning Commission Regular Meeting.

VOTING YEA: Narsh, Lamb, Lorant, Sabol, Dandalides, Dunn
VOTING NAY: None
ABSENT: Zsenyuk, McClary
MOTION: Carried

7. Public Hearing

A. Public Hearing: RZ-24-01: 315 N. Lapeer Rezoning Request

MOTION made by Village Council President Narsh, Seconded by Secretary Lorant, to open the Public Hearing for RZ-24-01: 315 N. Lapeer Rezoning Request.

VOTING YEA: Narsh, Lamb, Lorant, Sabol, Dandalides, Dunn
VOTING NAY: None
ABSENT: Zsenyuk, McClary
MOTION: Carried

Vice Chairperson Dandalides opened the Public Hearing at 6:44 PM.

Planning and Zoning Coordinator Gage Belko provided a brief synopsis of McKenna’s review, which is included in the November 4, 2024, Planning Commission Agenda Packet. In summary, McKenna recommends that the Planning Commission approve the rezoning request, recommending the change from Village Single-Unit Residential District (RV) to Multi-Unit District (RM) to the Village Council, based on the findings of fact outlined in the report.

Council Member Lamb asked Mr. Belko several questions, including the size of the site, the proposed density for RM in the area, and how many potential units could be constructed given these two constraints.

Mr. Belko responded that he did not have the information on hand but could certainly obtain it for Mr. Lamb. Mr. Lamb then suggested that perhaps the petitioner might have the information.

President Narsh clarified that part of the rezoning request would help provide additional parking, which is in line with the original Planned Unit Development (PUD) agreement. He

emphasized that the request aligns with the Master Plan, which reflects public input. Any additional housing or construction would either require an amendment to the existing PUD or a new PUD altogether, which would then go through the Planning Commission and Village Council, subject to public scrutiny.

Mr. Belko added that there is no redevelopment planned at this time. The request is simply an addendum to the existing PUD to allow for the density, parking, and stormwater detention for the site to the north.

Petitioner Kyle Westburg of West Investment Group, LLC, also noted that they have an agreement with the school district to use their retention pond and parking lot as part of the original PUD. However, as the process progressed, the school district approached them with an offer to purchase the land, which led to a "snowball effect." Westburg emphasized that much work remains before any redevelopment plans are finalized.

Cherie Meyers, who resides at 249 N. Lapeer St. (across the street from the Ehman Center), expressed her concerns. She asked that the petitioner keep her and her neighbors in mind when construction begins. At the same time, she expressed enthusiasm about the upcoming changes and remained optimistic.

Mr. Belko later followed up on Mr. Lamb’s questions regarding the size of the site. He confirmed that the lot is 1.62 acres, which could accommodate a density of up to 24 units. Mr. Lamb then asked about the maximum allowable density, to which Mr. Belko replied that it is 15 units per acre.

MOTION made by Village Council President Narsh, Seconded by Council member Lamb, to close the Public Hearing for RZ-24-01: 315 N. Lapeer Rezoning Request.

VOTING YEA: Narsh, Lamb, Lorant, Sabol, Dandalides, Dunn

VOTING NAY: None

ABSENT: Zsenyuk, McClary

MOTION: Carried

Vice Chairperson Dandalides closed the Public Hearing at 6:59 PM.

B. Public Hearing: RZ-24-02: 638 Buena Vista Rezoning Request

MOTION made by Village Council President Narsh, Seconded by Commissioner Dunn, to open the Public Hearing for RZ-24-02: 638 Buena Vista Rezoning Request..

VOTING YEA: Narsh, Lamb, Lorant, Sabol, Dandalides, Dunn

VOTING NAY: None

ABSENT: Zsenyuk, McClary

MOTION: Carried

Vice Chairperson Dandalides opened the Public Hearing at 7:00 PM.

Planning and Zoning Coordinator Gage Belko provided a brief synopsis of McKenna’s review, which is also included in the November 4, 2024, Planning Commission Agenda Packet. In

summary, McKenna recommends that the Planning Commission approve the rezoning request, recommending the change from Village Single-Unit Residential District (RV) to Lake Single-Unit District (RL) to the Village Council, based on the findings of fact outlined in the report.

Council Member Lamb asked if RL zoning requires lake frontage, to which Mr. Belko answered no. Mr. Lamb then asked if RL zoning could apply to non-lakefront properties, and Mr. Belko confirmed that it could, explaining that this is what is proposed in the Master Plan, as the lots are very similar. Mr. Lamb just wanted to ensure that he wasn't approving of something that might lead to litigation in the future.

Ian Konnie of Olax Inc., on behalf of the petitioners, came forward and explained that they had gone through the Board of Zoning Appeals (BZA) for the variance requests. Anton Rozhanskiy, also of Olax Inc., added that in order to be approved, the BZA had required them to rezone the property.

Council Member Lamb then asked if the petitioners understood that rezoning from RV to RL would result in the property being reassessed as lakefront. He emphasized that he was looking out for the residents to ensure they were aware. The petitioners confirmed they understood that the property would be reassessed.

Commissioner Sabol asked for clarification: If the Planning Commission rejects the rezoning request, would the petitioner be able to keep the variances and the RV zoning, but simply not have the property rezoned? Mr. Belko responded that if the rezoning request is not approved, the variances would no longer be valid.

Council Member Lamb asked if there were any objections from neighbors. Mr. Belko answered that the neighbors supported the applicant. Mr. Konnie added that the property owners had received several signatures from surrounding neighbors in support.

MOTION made by Secretary Lorant, Seconded by Village Council President Narsh, to close the Public Hearing for RZ-24-02: 638 Buena Vista Rezoning Request.

VOTING YEA: Narsh, Lamb, Lorant, Sabol, Dandalides, Dunn

VOTING NAY: None

ABSENT: Zsenyuk, McClary

MOTION: Carried

Vice Chairperson Dandalides closed the Public Hearing at 7:10 PM.

8. Old Business

9. New Business

A. RZ-24-01 (315 N. Lapeer) Rezoning Request

MOTION made by Village Council President Narsh, Seconded by Secretary Lorant, to RECOMMEND APPROVAL of the requested rezoning to the Village Council regarding the LOCS

administration building property located at 315 N. Lapeer Street, Parcel 09-02-403-020.

- VOTING YEA:** Narsh, Lamb, Lorant, Sabol, Dandalides, Dunn
- VOTING NAY:** None
- ABSENT:** Zsenyuk, McClary
- MOTION:** Carried

B. RZ-24-02 (638 Buena Vista) Rezoning Request

MOTION made by Village Council President Narsh, Seconded by Secretary Lorant, to RECOMMEND APPROVAL of the requested rezoning to the Village Council regarding the Otto property located at 638 Buena Vista Avenue, Parcel 09-02-354-020.

- VOTING YEA:** Narsh, Lamb, Lorant, Sabol, Dandalides, Dunn
- VOTING NAY:** None
- ABSENT:** Zsenyuk, McClary
- MOTION:** Carried

10. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Sabol had no comment.

Secretary Lorant spoke.

Commissioner Dunn had no comment.

President Narsh spoke.

Council member Lamb spoke.

Vice Chairperson Dandalides spoke.

11. Next Regular Meeting - December 2, 2024

12. Adjournment

MOTION made by Village Council Member Lamb, Seconded by Village Council President Narsh, to adjourn the November 4th, 2024 Planning Commission Regular Meeting.

- VOTING YEA:** Narsh, Lamb, Lorant, Sabol, Dandalides, Dunn
- VOTING NAY:** None
- ABSENT:** Zsenyuk, McClary
- MOTION:** Carried

The November 4th, 2024 Planning Commission Regular Meeting adjourned at 7:20 PM.

Henry Lorant
Secretary

Lynsey Blough
Deputy Clerk/Treasurer

Sonja Stout
Clerk/Treasurer

Date approved: as presented on December 2, 2024.



BOARD ACTION SUMMARY SHEET

MEETING DATE: December 2, 2024

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

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

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

McKenna has provided a status update and a draft of the Strategic Action Plan for review and discussion.

RECOMMENDED MOTION: To direct the Village Planning Consultant to incorporate feedback received at this December 2, 2024 regular meeting of the Planning Commission into a revised draft of the Master Plan Strategic Action Plan and to place the revised draft on the agenda of the next regular meeting of the Planning Commission.

ATTACHMENTS:

MEMO – Strategic Action Plan Project Update

DRAFT – Strategic Action Plan

MCKENNA

November 20, 2024

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

Subject: Status Update and Review – 2025 Master Plan Strategic Action Plan

Dear Chair and Commissioners:

We are pleased to provide a draft of the 2025 Master Plan Strategic Action Plan Amendment (Amendment #3) for your review and discussion. In early 2024, we were authorized to initiate this amendment as a revision and restatement of Goals and Objectives and to develop an Implementation Matrix of action items. The project consists of three phases:

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

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

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

We are now in Phase II and are looking forward to your questions and suggestions over the next few meetings to assist in refining the Action Plan, with a focus on the Implementation Matrix. We will seek public opinion on the proposed Goals and Objectives to ensure these statements reflect the community's vision and align with the matrix priorities and timelines. A chart of remaining tasks to complete the project is on the follow page.

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

Respectfully,

McKENNA



Gage Belko, AICP
Associate Planner

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Suite 105
Northville, Michigan 48167

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MCKA.COM

Communities for real life.

REMAINING TASKS

TASKS	DEC	JAN	FEB	MAR	APR	MAY
0. Project Kickoff w/ MCKA Team						
1. Notice of Intent to Plan						
2. Analysis of Ex. Plans and Data						
3. Prepare Draft Matrix						
4. PC Review Draft & Provide Feedback	DEC 2	JAN 6				
5. Public Survey						
5. Refine Draft Matrix	→	→	→			
6. PC Review & Send to Council			FEB 3			
7. VC Review / Approve Draft Dist. (63 Days)			FEB 9	→	→	
8. PC Public Hearing Notice (Due / Publication)					APR 7/14	
9. PC Public Hearing & Approval						MAY 5
9. VC Review and Adoption (anticipated)						MAY 12



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

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Resolution of Adoption - to be added

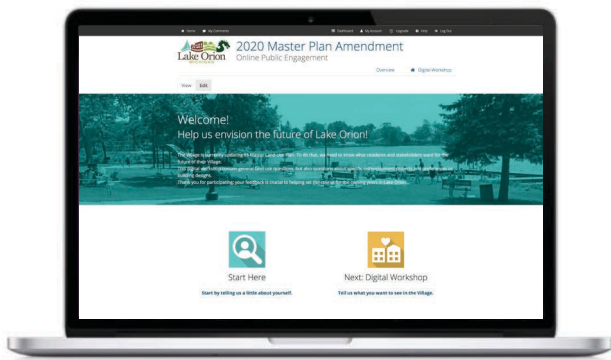
Part I: Introduction and Background

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

PURPOSE AND RELATIONSHIP TO THE VILLAGE’S 2002 MASTER PLAN

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

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



On-line Web Platform and the Hard Copy Engagement Packet



PUBLIC ENGAGEMENT SUMMARY

Following review by the Village Planning Commission, the Lake Orion community was invited to participate in the amendment process throughout the winter of 2024-2025 through an interactive website, including several surveys regarding the drafted “Goals and Objectives.” A paper version of the combined surveys was available at Village Hall offices and the Downtown Development Authority offices. Comments were also received during the required public review period that occurred during the first half of 2025. Findings were presented at several public meetings, including the required public hearing held on Month Day, 2025; key results are included at the end of this amendment.



Part II: Goals and Objectives

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

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

SMALL ACTIONS ACHIEVE BIG GOALS...



Goal 1 : Neighborhoods

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

OBJECTIVES

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

Goal 2 : Economic Development

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

OBJECTIVES

- 2-A : Revitalize the Village’s historic character.
- 2-B : Encourage high-quality design.
- 2-C : Encourage local businesses to come to the Village.
- 2-D : Maximize potential of land and future businesses by ensuring uses are properly placed.
- 2-E : Ensure high-quality infrastructure.
- 2-F : Introduce economic vitality projects

Goal 3 : Environment

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

OBJECTIVES

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

Goal 4 : Community Facilities

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

OBJECTIVES

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

Goal 5 : General Planning Efforts

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

OBJECTIVES

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



Part III: Strategic Action Plan

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

GUIDE TO USING THE PLAN

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

PRIORITY LEVEL

- High
- Medium
- Low

TIME FRAME

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

LEAD

Village Government

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

Other Government

- GLWA** Great Lakes Water Authority
- MDOT** Michigan Dept. of Transportation
- NJ** Neighboring Jurisdictions
- 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



BOARD ACTION SUMMARY SHEET

MEETING DATE: December 2, 2024

TOPIC: Monthly Planning and Zoning Report – November 2024

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

RECOMMENDED MOTION: To receive and file the November 2024 Monthly Planning and Zoning Report.

ATTACHMENTS:
Monthly Planning and Zoning Report – November 2024



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

Monthly Planning & Zoning Report

NOVEMBER 2024

Dear Commissioners:

INITIATIVES AND UPDATES

Planning and Zoning Training: Each monthly report will contain a link to a relevant training resource (article, video, blog, etc.) to help keep things fresh. This month's topic: CIPs – Capital Improvement Plans (LINK >) [RRC Capital Improvement Plans QuickSheet](#)

Engineering Standards for Single-Family Homes: The Village Council authorized an update to the Village Engineering Design Standards, part of which includes establishing permit requirements for administrative engineering review for single-family homes, focused on grading and driveways; as well as including impervious surfaces as a consideration for lot coverage maximums. The Village Engineering consultant is nearing completion of their draft documents, which are currently being reviewed for consistency with existing ordinances and Township Building Department practices.

Township BS&A: Staff have begun to use Township BS&A software for project tracking for major and minor developments. Additional revisions to the process are underway to improve communication with the Township.

Orion Township Short-Term Rentals: The Township will be moving forward to allow short-term rentals (AirBnB, VRBO) within their bounds; this has the potential to boost seasonal economic growth in the Village. Attention must be paid to properties at the Township-Village border to prevent unauthorized uses.

Tax-Exempt Parcels and Village ROW Inventory: Planning staff were authorized by the Council to create a map of all tax-exempt parcels and rights-of-way within the Village with the assistance of the Dept. of Public Works and the Village engineering consultant. A sample of identified properties and rights-of-way were investigated this month. The next step is developing a scope for full inventory and mapping for authorization by Village Council.

Master Plan – Strategic Action Plan: Council approved a proposal to prepare a Master Plan amendment to develop a Strategic Action Plan. Analysis of past plans and engagement data is complete; a draft amendment has been reviewed by Village staff and is included in the December agenda packet for review and discussion. Following discussion and Planning Commission revisions, a public opinion survey will be released to gather data on community priorities to further refine the Goals and Objectives.

CIP & Fee Schedule – As part of the FY 24/25 budget process, the Council will be working to update the municipal fee schedule and adopt a 6-year Capital Improvements Plan. The Planning Commission is exempt from preparation of this plan pursuant to the Village Charter.

RRC Certification: Village staff and consultants are working to achieve “Essentials” status by early 2025:

- Master Plan Implementation Matrix, Action Plan (In Progress)
- 6-year CIP available online. (In Progress)
- Public engagement activities within PC Annual Report. (In Progress)
- Development Guide to be updated and uploaded to Village website. (In Progress)
- Update board/commission applications. (Not Started)
- Updated training strategy for all boards and commissions (In Progress)

PERMIT DETAILS

PERMIT TYPE	ADDRESS / PROJECT	DESCRIPTION	SUBMITTED	APPROVED
ZONING COMPLIANCE				
Z-24-22	270, 272, 284, 292, 302, 304, 306, 312 S. Broadway	Demolition	7/30/2024	8/6/2024
Z-24-23	210 Brittain	Residential, minor	7/30/2024	8/20/2024
Z-24-24	121 N Andrews	Residential, minor	7/29/2024	8/20/2024
Z-24-25	115 S Anderson	Commercial, minor	9/3/2024	9/10/2024
Z-24-26	215 S Broadway	Commercial, demolition	9/3/2024	9/17/2024
Z-24-27	341 W Flint	Residential, minor	9/17/2024	9/24/2024
Z-24-28	211 Atwater	Multiple-family residential, major repair	9/24/2024	10/1/2024
Z-24-29	106 N Broadway	Commercial, interior	10/21/2024	10/22/2024
Z-24-30	150 S Broadway	Commercial, interior	10/23/2024	10/23/2024
Z-24-31	154 S Broadway	Commercial, interior	10/23/2024	10/23/2024
Z-24-32	160 S Broadway	Commercial, interior	10/23/2024	10/23/2024
Z-24-33	302 S Broadway	Demolition / Reconstruction (Queen Anne)	10/21/2024	10/29/2024
Z-24-34	512 Longpointe	Demolition	9/17/2024	10/29/2024
Z-24-35	512 Longpointe	Residential, single family, new house.	10/29/2024	11/5/2024
Z-24-36	206 W Flint	Residential, minor (deck)	11/5/2024	11/5/2024
Z-24-37	336 N Washington	Residential, minor	10/14/2024	11/6/2024
Z-24-38	314 S Broadway	Demolition	11/7/2024	PENDING
TEMPORARY USE OF RIGHT OF WAY				
R-24-18	176 W Flint	Utility – gas service	7/11/2024	8/20/2024
R-24-19	21 E. Church	Utility – gas service	7/11/2024	8/20/2024
R-24-20	148 N Broadway	Utility – gas service	8/8/2024	8/20/2024
R-24-21	495 Hauxwell	Utility – gas service	8/8/2024	8/20/2024
R-24-22	409 E Flint St	Utility – gas service	9/3/2024	9/10/2024
R-24-23	512 Longpointe	Utility – gas service	9/23/2024	9/24/2024
R-24-24	217 O'Connor	Utility – gas service	9/23/2024	9/24/2024
R-24-25	520-584 Atwater	Utility – fiber service	9/24/2024	9/24/2024
R-24-26	21 W Flint (Parcel address 12 S Broadway)	Utility – fiber service	9/19/2024	10/1/2024
R-24-27	54 S. Broadway	Utility – sewer service	10/1/2024	10/1/2024
R-24-28	450 Bellevue	Temporary construction equipment parking	10/21/2024	10/22/2024
R-24-29	146 S Broadway	Temporary dumpster placement	10/22/2024	10/22/2024
R-24-30	E. Church and N. Anderson	Utility – electrical, re-issue	10/23/23	10/29/2024

SIGNAGE				
S-24-13	42 W Flint	1 ground sign (ex. nonconf. face change)	8/15/2024	8/20/2024
S-24-14	S Park Blvd - Sign Area	1 temporary banner	10/8/2024	10/8/2024
CHANGE OF USE / OCCUPANCY				
C-24-05	42 W Flint	Office > Personal Service	8/20/2024	8/20/2024
C-24-06	24 N Broadway	Vacant > Personal Service	10/8/2024	9/3/2024
WALLS / FENCES				
F-24-03	326 N Shore	Remove / replace 4-ft. chain link	8/6/2024	8/13/2024

VARIANCE REQUESTS

NAME / LOCATION	REQUESTED VARIANCES	MEETINGS / STATUS
A-24-05 44 E. Flint St. Zoned: DC Pr. Four-story mixed-use building	<u>One variance from fourth story step back:</u> 10.0 feet minimum required 8.25 feet proposed 1.75 foot variance requested	Application: September 2024 BZA October 2, 2024: Approved as noted 1.75 ft variance to allow an 8.25 ft setback

CODE ENFORCEMENT

The Planning Department works closely with Village Code Enforcement to ensure compliance with the Code of Ordinances, with a focus on the Village Zoning and Sign Ordinances. The Code Enforcement Division will soon be functionally distinct from the Village Police Department to further enhance efficiency and consistency.

Recent enforcement activities regarding planning and zoning matters includes unpermitted and non-compliant signage, fences, and single-family home improvements, as well as one potential use violation. Code enforcement activities are now being tracked using the GoGov GoEnforce platform, launched mid-September.

ACTIVE DEVELOPMENT PROJECTS

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
Lake Street Realignment and Improvements	Improvements to Lake & Flint intersection; license agreement w/Village.	Preliminary Council Approval: August 14, 2023; License Agreement Approval: November 27, 2023. Engineering Approval: August 29, 2024, as noted
VLO-24-01 Snug Harbor 160 Heights	Multifamily development; adjacent to Mystic Cove	Planning Commission Approval: May 6, 2024. Engineering Approval: September 25, 2024 Final Zoning Approval / Addressing: In Progress
VLO-24-02 44. E Flint	4-story, mixed-use, multi-family, retail, and office on existing parking lot.	Planning Commission Approval: August 5, 2024, variance required BZA Approval: October 2, 2024. Engineering & Fire marshal Approval: Awaiting revised plans
VLO-24-03 112 Park Island	Private recreation facility (pickleball court)	Site Plan & Special Use Approval Required Preliminary Review: Revise and Resubmit – no updates
VLO-23-03 Orion Villas 597 E. Flint	Attached townhomes, 8-unit site condominiums.	Planning Commission Approval: June 5, 2023 Council Condo Docs Approval: April 8, 2024 Engineering Approval: January 10, 2024, as noted Final Zoning Approval: January 9, 2024 Construction: In Progress
VLO-23-04 West Village former Ehman Center	PUD for mixed-use, multiple-family residential flats and lofts	Planning Commission PUD Eligibility Approval: September 7, 2021 Council PUD Eligibility Approval: September 13, 2021 Planning Commission Preliminary PUD Approval: October 4, 2021

55 W. Elizabeth	at the former Ehman Center property.	Council Preliminary PUD Approval: October 25, 2021 PUD Extension Approval: October 10, 2022 Planning Commission Final PUD Approval: September 5, 2023 Engineering & Fire Approval: Revise and Resubmit October 24, 2023 Council PUD Agreement Approval: December 11, 2023 Council Amended PUD Agreement Approval: June 10, 2024
VLO-24-04 315 N. Lapeer	Potential multi-family townhome development at LOCS Admin. Site	Planning Commission Rezoning Approval: November 4, 2024 Village Council Rezoning Approval: November 25, 2024
VLO-22-05 Mystic Cove	Mixed-use, multifamily townhomes & dock/shoreline improvements.	Planning Commission Approval: October 3, 2022. Council Lot Reconfiguration Approval: June 2023 Final Zoning Approval: April 23, 2024 Engineering Approval: October 31, 2024 Construction: In Progress
VLO-23-05 Starboard	Mixed-use, multifamily townhomes & marina improvements.	Planning Commission Approval: November 6, 2023. Council License Agreement Approval: November 27, 2023 Engineering Approval: Revise and Resubmit June 18, 2024
VLO-23-02 Constellation Bay	Mixed-use residential, multi-family townhomes and apartments, shoreline improvements.	Planning Commission Approval: October 3, 2022. Planning Commission on April 3, 2023 (amended site plan) Engineering Approval: October 17, 2024, as noted Final Zoning Approval: November 26, 2024 Construction: Pre-con meeting scheduled early December
VLO-23-07 The Peninsula	Single-family site condominiums	Planning Commission Approval: February 5, 2024 Council Condo Doc Approval: April 8, 2024 Engineering Approval: Revise & Resubmit October 9, 2024
VLO-23-06 146 S. Broadway	Commercial site plan 3-unit "white box", interior & exterior modifications	Planning Commission Approval: October 2, 2023 Final Zoning Approval: November 22, 2023 Construction: Complete Change of Use & Signage Approval: Required for all new tenants
VLO-21-10 Cloud Retail 494 S. Broadway	Commercial (marijuana retail) site plan.	Council Lot Reconfiguration Approval: March 13, 2023 Planning Commission Approval: April 3, 2023. Engineering Approval: Revise & Resubmit July 12, 2024 Village Marijuana Permit Approval: Pending Application
VLO-21-04 Elizabeth St. Apts. 141 W. Elizabeth	Multi-family residential PUD for 16 units.	Planning Commission PUD Eligibility Approval: August 2, 2021 & Council PUD Eligibility Approval: August 9, 2021 Planning Commission Preliminary PUD Approval: March 7, 2022 Council Preliminary PUD Approval: March 14, 2023 Planning Commission Final Dev. Plan Approval: August 1, 2022 Engineering & Fire Marshal Approval: Revise and resubmit Project Withdrawn: October 2024.

ANTICIPATED DEVELOPMENT PROJECTS

The following projects are in varying stages of conceptual and pre-application discussions; formal reviews have not commenced.

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
Jacobsen's Flowers	Possible redevelopment into multiple-family, mixed use.	This site is primarily within Orion Township; discussion is ongoing as to the application of Ordinance standards, PUD eligibility, and an interlocal agreement facilitating development across Township and Village boundaries. Concept meeting scheduled mid-December.
33-47 S. Broadway	Potential mixed-use development with high-end restaurant.	The site is zoned DC, Downtown Center District and is located within the Height Overlay District, where mixed uses are encouraged; the applicant is in preliminary discussion with the Planning Dept.

West Harbor Orion Lake Street	Residential	225 Lake St. lot split currently being processed, requiring review and approval by the Planning Commission and Village Council. Redevelopment plans not yet submitted.
Orion Lumberyard	Mixed-use redevelopment and public parking lot/pavilion	The DDA will be implementing public amenities projects and other site improvements in 2025. Environmental remediation is underway and site cleanup (dangerous debris and equipment removal) is ongoing as well as material salvaging. Application for complete demolition of obsolete structures anticipated early 2025 (re-bid ongoing). Preliminary site plan application anticipated early March. Currently advertising for third-party redevelopment of former office building.

Prepared by:



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

Contact your McKenna team via email:

- **Gage Belko**, Associate Planner (gbelko@mcka.com)
- **Noah Bussell**, Associate Planner (nbussell@mcka.com)
- **Laura Haw**, Vice President (lhaw@mcka.com)

Or visit us during on-site office hours, every Tuesday from 9:30am-4:30pm or reach out during our Virtual Office Hours on Thursday mornings!

(248) 693-8391 ext. 107
zoning@lakeorion.org
Web: <https://www.lakeorion.org/planning-zoning-building>

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



BOARD ACTION SUMMARY SHEET

MEETING DATE: December 2nd, 2024

TOPIC: Adopt the 2025 Planning Commission Meeting Schedule

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

RECOMMENDED MOTION: To adopt the meeting schedule establishing the 2025 Meeting Dates for the Planning Commission for the Village of Lake Orion and to authorize the Clerk to post the schedule pursuant to the Open Meetings Act.



**PLANNING COMMISSION
2025 REGULAR MEETING SCHEDULE
First Monday of the Month**

RESOLVED: To adopt the 2025 regular meeting schedule of the Lake Orion Planning Commission as follows:

MONDAY, JANUARY 6, 2025
MONDAY, FEBRUARY 3, 2025
MONDAY, MARCH 3, 2025
MONDAY, APRIL 7, 2025
MONDAY, MAY 5, 2025
MONDAY, JUNE 2, 2025
MONDAY, JULY 7, 2025
MONDAY, AUGUST 4, 2025
TUESDAY, SEPTEMBER 2, 2025
MONDAY, OCTOBER 6, 2025
MONDAY, NOVEMBER 3, 2025
MONDAY, DECEMBER 1, 2025

**ALL MEETINGS WILL BE HELD AT THE
VILLAGE OF LAKE ORION COUNCIL CHAMBERS
21 E. CHURCH STREET
LAKE ORION MICHIGAN
AND BEGIN AT 6:30 PM**

BE IT FURTHER RESOLVED: To direct the Village Clerk to post the public notice of the regular meeting schedule in accordance with Section 5(2) of the Michigan Open Meetings Act.

SECONDED BY:

AYES:

NAYS:

ABSENT: