



AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, September 08, 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 July 6, 2026, Planning Commission Regular Meeting Minutes

6. Public Comments on Non-Agenda Items Only

7. Public Hearing

A. Public Hearing: 96 Park Island Road - Rezoning Request

8. New Business

A. 96 Park Island Road - Rezoning Request

B. Discussion on Established Front Setbacks in the RL District

C. Public Comment: Sec. 13.11.E - Accessory Mechanical Units Regulations

9. Old Business

10. Commissioners' Comments Regarding Planning and Zoning Matters

11. Next Regular Meeting - October 5, 2026

12. Adjournment

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

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



BOARD ACTION SUMMARY SHEET

MEETING DATE: September 8, 2026

TOPIC Approval of July 6, 2026, Planning Commission Regular Meeting Minutes

RECOMMENDED MOTION: To approve the July 6, 2026, Planning Commission Regular Meeting Minutes, as presented.



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, July 06, 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, July 6, 2026 Regular Meeting of the Lake Orion Planning Commission was called to order by Chairperson James Zsenyuk at 6:30 p.m.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Chairperson James Zsenyuk

Vice Chairperson Edward Sabol

Secretary Henry Lorant

Commissioner Teresa Rutt

Commissioner Larry Dunn

Commissioner James Barry

Commissioner Michael Lamb

Commissioner Matthew Craig

Commissioner/Administrative Official Darwin McClary

ABSENT

None.

STAFF PRESENT

Planning and Zoning Coordinator Jake VanBoxel

Recording Secretary Danielle Smith

4. Approval of Agenda

Commissioner Rutt moved, Commissioner Lorant seconded, to approve the agenda for the July 6, 2026 Planning Commission Regular Meeting, as presented.

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

NAYS: None

ABSENT: None

MOTION: Carried

5. Approval of Minutes

A. Approval of June 1, 2026 Planning Commission Regular Meeting Minutes

Commissioner Sabol moved, Commissioner Lorant seconded, to approve the June 1, 2026 Planning Commission Regular Meeting Minutes, as presented.

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

NAYS: None

ABSENT: None

MOTION: Carried

6. Public Comments on Non-Agenda Items Only

None.

7. Public Hearing

A. Public Hearing: Proposed Amendments to Accessory Mechanical Units Regulations – Zoning Ordinance Sec. 13.11.E

Commissioner Lamb moved, Commissioner McClary seconded, to request that Commissioner Craig recuse himself from the discussion based on what (Commissioner Lamb) sees as a perceived financial interest because the determination of this board may or may not cause him to spend money or not. (Commissioner Lamb) wouldn't want him to be in a position where anyone could point a finger at him doing anything in his own interest.

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

NAYS: Craig

ABSENT: None

MOTION: Carried

Commissioner Craig left the meeting chambers.

Commissioner Rutt moved, Commissioner Lamb seconded, to open the public hearing at 6:39 p.m.

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

NAYS: None

ABSENT: None

RECUSED: Craig

MOTION: Carried

Jason Levandoski, 152 Bellevue Ave., spoke in opposition to the proposed amendments.

Katherine Levandoski, 152 Bellevue Ave., spoke in opposition to the proposed amendments.

There being no further public comment, Commissioner Rutt moved, Commissioner Dunn seconded, to close the public hearing at 6:47 p.m.

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

NAYS: None

ABSENT: None

RECUSED: Craig

MOTION: Carried

8. Old Business

A. Proposed Amendments to Sec. 13.11.E - Accessory Mechanical Units Regulations

Due to recent complaints received by village staff regarding the placement of Accessory Mechanical Units (standby generators), the Village of Lake Orion Planning Commission requested information regarding the current regulations, along with how other similar communities are regulating these items.

The Commissioners discussed concerns regarding decibel levels, impacts on egresses and placement of generators from property lines.

MOTION

Commissioner Rutt moved, Commissioner McClary seconded, to recommend adoption of the proposed Zoning Ordinance amendments to Section 13.11(E) to Village Council.

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

NAYS: None

ABSENT: None

RECUSED: Craig

MOTION: Carried

Commissioner Craig returned to the dais at 7:11 p.m.

9. New Business

A. West Village Residences – 315 N. Lapeer Street

West Village Residences is a site plan for a 15-unit multiple family development at 315 N. Lapeer Street, parcel number 09-02-403-020, developed by West Village Residence, LLC. The project is located on one 1.63-acre parcel at the corner of W. Church Street and N. Lapeer Street.

Village Planner VanBoxel discussed the McKenna review letter dated 06/26/2026 and was available to answer any questions of the Commission regarding the proposed revised site plan.

The review letter from Nowak & Fraus Engineers dated 06/24/2026 was included in the Commissioners' packets.

The review letter from Fire Marshal Jeff Williams, Orion Township Fire Department, dated 06/30/2026 was included in the Commissioners' packets.

Scott Prough, West Development, 79 Oakland Avenue, Pontiac, MI 48342 on behalf of Kyle Westberg, applicant, West Village Residence, LLC., 79 Oakland Avenue, Pontiac, MI 48342, presented the revised site plan and was available to answer any questions of the Commission.

The Commission discussed safety concerns regarding the proposed detention basin. Mr. Prough stated that an armored slope would be utilized.

MOTION(S)

Commissioner Lamb moved, Commissioner Sabol seconded, to approve the site plan, provided the engineer gives the final approval on the slope guard system for the variance on the engineering end and with the rest of the conditions.

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

NAYS: Rutt

ABSENT: None

MOTION: Carried

Commissioner Lamb moved, Commissioner Sabol seconded, to rescind the previous motion.

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

NAYS: None

ABSENT: None

MOTION: Carried

Planner VanBoxel reviewed the potential conditions outlined in the McKenna review letter dated 06/26/2026 with the Commission and was available to answer any questions.

Commissioner Rutt moved, Commissioner McClary seconded, to approve an alternative design that allows for a 20-foot maneuvering lane, provided they put "no parking" signs along the lane.

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

NAYS: None

ABSENT: None

MOTION: Carried

Commissioner McClary moved, Commissioner Lamb seconded, that as a condition of approval, that the photometric plan has to comply with permitted light levels.

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

NAYS: None

ABSENT: None

MOTION: Carried

Commissioner Lamb moved, Commissioner Craig seconded, to add the proposed slope stabilization to the list of plan approval conditions, subject to the engineer's recommendation.

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

NAYS: None

ABSENT: None

MOTION: Carried

Commissioner Lamb moved, Commissioner McClary seconded, to leave it to the engineers and planners to approve an appropriate landscape plan based on the armored slope of the detention basin.

AYES: McClary, Dunn, Barry, Lamb, Sabol

NAYS: Rutt, Lorant, Craig, Zsenyuk

ABSENT: None

MOTION: Carried

Commissioner Lamb moved, Commissioner Lorant seconded, to approve the site plan, subject to the four conditions outlined in the previous motions.

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

NAYS: Rutt

ABSENT: None

MOTION: Carried

B. Monthly Planning and Zoning Report – June 2026

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

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

NAYS: None

ABSENT: None

MOTION: Carried

10. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Craig cheered on the United States Men's National Team as they participate in the 2026 FIFA World Cup.

Commissioner Lamb shared that he supports Commissioner Rutt's endeavor regarding the landscaping discussed in agenda item 9a.

11. Next Regular Meeting – August 3, 2026

12. Adjournment

Commissioner Lorant moved, Commissioner Rutt seconded, to adjourn the meeting at 7:55 p.m.

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

NAYS: None

ABSENT: None

MOTION: Carried

Henry Lorant
Secretary

Sonja Stout
Clerk/Treasurer

Danielle Smith
Recording Secretary

Date Approved: September 8, 2026



BOARD ACTION SUMMARY SHEET

MEETING DATE: September 8, 2026

TOPIC: Public Hearing: 96 Park Island Road - Rezoning Request

BACKGROUND BRIEF:

The property at 96 Park Island Road is zoned RM, Multiple Family Residential, and is currently occupied by a single-family detached residence in the Village of Lake Orion.

The applicant applied for and requested three (3) dimensional variances from the Board of Zoning Appeals, at the July 2, 2026, regularly scheduled meeting, for front, side, and rear setbacks. The front setback variance was approved, and the side and rear setback variances were denied with the intent that the applicant apply for a rezoning, which would alleviate the need for variances, and allow the applicant to continue with the proposed conditions in compliance with the provisions of the new district.

The applicant is requesting a rezoning to RL, Lake Single Family Residential. The Future Land Use Map of the Village of Lake Orion 2022 Master Plan identifies this property and the surrounding properties to be designated for Lake-Single Family Residential.

RECOMMENDED MOTION(s):

1. **To open the public hearing** for the rezoning of the property at **96 Park Island Road** from RM, Multiple Family Residential to RL, Lake Single Family Residential to the Village Council.
2. **To close the public hearing** for the rezoning of the property at **96 Park Island Road** from RM, Multiple Family Residential to RL, Lake Single Family Residential to the Village Council.



Village of Lake Orion

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

ZONING MAP/TEXT AMENDMENT APPLICATION

A petition for amendment of the Zoning Ordinance shall be submitted to the Village Clerk on this form.
15 copies of materials must accompany. They will be submitted to Planning, Village Attorney, and Village Council. Please refer to Page 2 of this application regarding documents to submit.
Fees must be paid when submitting materials and application.

☒ **MAP AMENDMENT** A change in the zoning designation on a parcel of land in the Village.

Site Address: 96 Park Island Rd. Lake Orion, MI Parcel ID # (Refer to Tax Bill): 09-11-252-005
Common Name of Site: Phillips Residence Zoning District: RM
Name of Petitioner: MATTHEW V. PHILLIPS Address: 96 PARK ISLAND DR LAKE ORION MI 48362
Phone#: [REDACTED] Email Address: [REDACTED]

PROPERTY OWNER INFORMATION

Property Owner Name: PHILLIPS FAMILY TRUST Address: 96 PARK ISLAND DR LAKE ORION, MI 48362
Property Owner Phone #: [REDACTED] E-Mail: [REDACTED]
Current Zoning Designation: RM Proposed Zoning Designation: RL
☒ Legal Description ☒ Proof of Ownership ☒ Plot Plan ☒ Statements
If Request is for a Conditional Re-Zoning Agreement ☐ Conditional Rezoning Agreement
☒ Fees

☐ **TEXT AMENDMENT** A change in wording of a provision of the Zoning Ordinance.

Name of Petitioner: _____ Address: _____
Phone#: _____ Email Address: _____
☐ Full Text of Current Article, Section and/or Paragraph ☐ Full Text of Proposed Amendment ☐ Statement
☐ Fees

The Undersigned do hereby respectfully make application to and petition the Village of Lake Orion to Amend the Village Zoning Ordinance/Zoning map and agree to all submit all necessary fees:

Signature of Petitioner: [REDACTED] Date: 7-11-2024
Signature of Property Owner: [REDACTED] Date: 7-11-2024
Signature of Agent: _____ Date: _____
Signature of Property Owner: _____ Date: _____

TO BE COMPLETED BY VILLAGE STAFF: Date Received:

Fee:

Receipt #:

Rev 12/09/2020

When submitting a Zoning Map or Text Amendment Application, please refer to the list below for items to submit with the application.

Map Amendment: A petition for map amendment (zoning designation change) shall contain, at a minimum, the following information:

- a. The name, address, and telephone number of the petitioner.
- b. A plot plan prepared under the direction of and sealed by one of the following professionals registered in the State of Michigan: Registered Architect, Registered Land Surveyor, Registered Civil Engineer, Registered Landscape Architect, or Registered Professional Community Planner, drawn to scale showing the property proposed to be rezoned showing:
 - i. The tax identification number and lot lines of all parcels included in the rezoning petition.
 - ii. All structures, if any, on the parcels proposed to be rezoned.
 - iii. The current zoning on the parcel(s) proposed to be rezoned and the zoning of all parcels within three hundred (300) feet of the perimeter of the parcel(s).
- c. The proposed zoning designation desired for the property.
- d. A statement as to why the property cannot be used or developed as zoned.
- e. A statement as to why the requested zoning designation is more appropriate.
- f. A statement as to how the requested zoning designation relates to the Village of Lake Orion Master Plan.
- g. A legal description of the property proposed to be rezoned.
- h. Proof of ownership and authorization of the owner to rezone the property.

Text Amendment: A petition for a text amendment shall contain, at a minimum, the name, address, phone number, and signature of petitioner. Please submit **15 copies each:** of the Full Text of Current Article, Section, and/or Paragraph of the Zoning Ordinance that is proposed to be amended; a Statement as to why the proposed amendment is needed; the proposed full text of the article, section, and/or paragraph that is being submitted for amendment.

****VILLAGE STAFF USE ONLY - DO NOT WRITE BELOW ****

Village of Lake Orion Zoning Map/Text Amendment Permit Worksheet

Reviewed by: _____ Date: _____ Parcel #: _____

Proof of Ownership Verified using: _____ Owner Signature(s): Yes / No

Plot Plan Copies Included: _____ Proposed Zoning Designation: _____ Statements: _____

Legal Description: _____

Village Fee: _____ Planner Escrow Fee: _____ Attorney Escrow Fee: _____

Date to Village Clerk _____ Date to Planning Commission: _____ Date to Village Council: _____

Is Subject Property Adjacent to Different Zoning Districts? Yes / No If Yes, explain: _____

Staked Survey or Additional Information Required: _____

Approval by: Zoning Administrator BZA PC VC

Remarks: _____



STATEMENT AS TO WHY THE PROPERTY CANNOT BE USED OR DEVELOPED AS CURRENTLY ZONED

The subject property cannot reasonably be used or developed under its current RM zoning classification because the district's dimensional standards do not match the physical realities of the parcel. The lot is a narrow, shallow lakefront parcel improved with an existing single-family home and boathouse constructed well before adoption of the current zoning ordinance. The RM district is intended for multi-family development on larger, deeper parcels capable of meeting modern setback, lot-coverage, and building-placement standards — conditions this parcel cannot meet.

The parcel's limited depth between Park Island Road and the lake, its irregular shape, and the nonconforming setbacks of its long-standing structures make compliance with RM standards physically impossible. No feasible building envelope exists that satisfies RM setbacks on the front, side, or waterfront yards. As a result, even modest improvements — a code-compliant garage, routine renovations, or reasonable updates to the existing home — trigger multiple variances that arise solely from the mismatched zoning classification, not from the nature of the work proposed.

The property already functions as a single-family lakefront residence and has no practical capacity to support multi-family use. Rezoning to RL would align the zoning designation with the parcel's actual use, physical constraints, and surrounding development pattern. Absent rezoning, the property cannot be reasonably improved or used in a manner consistent with the ordinance's intent.

STATEMENT AS TO WHY THE REQUESTED ZONING DESIGNATION IS MORE APPROPRIATE

The RL Lake Single-Unit Residential district is the more appropriate designation for the subject property because it reflects the parcel's physical characteristics, existing development pattern, and long-standing single-family use.

No other set of parcels along this stretch of the lake carries the RM designation; every surrounding lakefront property is zoned and developed consistent with RL. This leaves the subject parcel as an isolated exception that does not reflect the built environment around it.

RM is intended for multi-family development on larger, deeper parcels capable of supporting multi-unit structures and greater infrastructure demand. The subject property cannot physically or practically accommodate multi-family development, and its existing use, neighborhood context, and infrastructure do not align with RM expectations. Maintaining the current designation creates unnecessary nonconformities and forces routine single-family improvements into a variance process driven by the zoning mismatch rather than the work itself.

Rezoning to RL corrects this mismatch, better matches the lot's dimensions and waterfront constraints, and reflects the established character of the surrounding area. It also improves ordinance consistency by eliminating the sole non-RL lakefront parcel, reduces reliance on variances, and aligns the property with both the Village's Master Plan and the built pattern of Park Island.

STATEMENT AS TO HOW THE REQUESTED ZONING DESIGNATION RELATES TO THE VILLAGE OF LAKE ORION MASTER PLAN

The requested RL designation is consistent with the Village of Lake Orion Master Plan and supports its goals for land use, neighborhood character, and preservation of the community's waterfront identity. The Master Plan identifies lakefront areas as established single-family neighborhoods with physical constraints and historic development patterns that call for zoning tailored to waterfront conditions — the purpose RL serves.

The subject property has functioned as a single-family residence for decades and shares the same physical characteristics and land-use context as the other lakefront parcels in the Village. The Master Plan emphasizes preserving the character of existing lakefront neighborhoods, protecting viewsheds, ensuring appropriate waterfront setbacks, and supporting reinvestment in aging lakefront homes. Rezoning to RL directly advances these objectives.

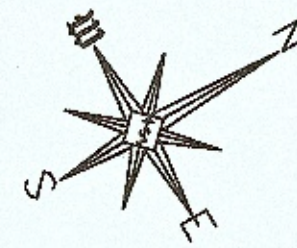
The Master Plan also calls for zoning consistency across similar land-use areas. Rezoning eliminates this isolated condition and restores uniformity along the lakefront.

The Future Land Use Map within the Master Plan identifies the Park Island lakefront parcels, including the subject property, as RL. The requested rezoning implements the land-use designation the Master Plan has already established for this area, aligning the zoning map with the Future Land Use Map.

By placing the parcel within the RL district, the Village reinforces the Master Plan's vision for lakefront residential character, appropriate dimensional standards for waterfront lots, and compatible reinvestment. The requested designation is therefore consistent with both current and future Master Plan goals.

EXISTING PERCENTAGE OF COVERAGE (09-11-252-005)

Area of Parcel 09-11-252-005 Lot 35	= 7,875.5 Sq. Ft.
Area of Parcel 09-11-252-005 to the Platted Water's Edge	= 6,001.5 Sq. Ft.
Area of Parcel 09-11-252-005 to existing Water's Edge	= 6,391.4 Sq. Ft.
Area of Existing Residence #98	= 1,126.7 Sq. Ft.
Area of Existing Covered Concrete	= 228.0 Sq. Ft.
Area of Wooden Porch & Steps	= 32.1 Sq. Ft.
Total Area of Coverage	= 1,386.8 Sq. Ft.
Existing Percentage of Coverage	$\frac{1,386.8 \times 100}{6,391.4} = 21.7\%$



LAKE ORION

 Ice Elevation 983.9 NAVD
 February 04, 2022

NOTES:

- 1.) The 100 year flood plain contour line is shown on the STAKED SURVEY.
- 2.) The existing sanitary sewer lead and water service lead are shown on the STAKED SURVEY.
- 3.) There are no existing or proposed easements encumbering this site.
- 4.) There are no drainage courses encumbering this site.
- 5.) No ground mounted AC Units were located on this site.
- 6.) The Lot lines as shown on this STAKED SURVEY are held as previously surveyed or occupied and may not be necessarily the same lot lines as platted.

LEGEND:

- 625.8 x = EXISTING ELEVATION
- BM = BENCH MARK
- = FND. 1/2" IRON ROD UNLESS NOTED
- = SET 1/2" IRON ROD W/ ID CAP
- P.P. = EX. POWER POLE
- L.P. = EX. LIGHT POLE W/ CONTROL BOX
- = EX. UTILITY RISER / PANEL
- = CLEAN OUT
- ⊙ = EX. SANITARY SEWER MANHOLE
- ⊗ = EX. GATE VALVE & WELL
- = EX. SIGN
- F.F. = FINISHED FLOOR
- O.H. = OVERHEAD LINES
- UG = UNDER GROUND LINES
- GM = GAS METER
- EM = ELECTRIC METER
- DS = DOOR SILL
- R = RECORDED DISTANCE
- M = MEASURED DISTANCE
- C = CALCULATED DISTANCE
- = DIRECTION OF FLOW
- ▨ = EX. BITUMINOUS SURFACE
- ▩ = EX. GRAVEL SURFACE
- ▧ = EX. CONCRETE SURFACE
- ▦ = EX. BRICK PAVEMENT SURFACE
- ▤ = EX. WOODEN SURFACE

AB = AS BUILT

DATA FILE 00-5213

No.	By	Chk	Description	DATE
REVISIONS				

BOUNDARY & TOPOGRAPHICAL SURVEY For:

MATTHEW PHILIPS
 96 Park Island Drive
 Lake Orion, Michigan 48362

Builder: Ed Sabol, Island Pointe Builders Phone: (248) 248-931-5107

KENNEDY SURVEYING, INC.

 105 N. Washington St.
 Oxford, Michigan 48371

Fax: (248) 628-7191 Phone: (248) 628-4241

Drawn By: SST	Date: 02/03/22	Scale: 1" = 10'	Sheet No. 1
Chk'd: HKK	Drawing No. 21-87891	Job No. 21-8789	

BENCH MARK (BM)

BM #1 = Mag Nail in West face Power Pole
 Elev. = 888.39 (NAVD)

BM #2 = Arrow Head on top of Fire Hydrant
 Elev. = 990.67 (NAVD)

PROPERTY DESCRIPTION: Tax Item #09-11-252-005

Lot 35 of "ASSESSOR'S REPLAT OF DECKER'S ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY" a subdivision of part of the Northeast 1/4 of Section 11 and part of the Southeast 1/4 of Section 2, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan, as recorded in Liber 52 of Plats, Pages 17 and 17a of Oakland County Records.

3 WORKING DAYS
 BEFORE YOU DIG
 CALL MISS DIG
 1-800-482-7171

CAUTION!

THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.

PARK ISLAND ROAD (Public)
 (Variable Width Right of Way & Bituminous Surface)



BOARD ACTION SUMMARY SHEET

MEETING DATE: September 8, 2026
TOPIC: 96 Park Island Road - Rezoning Request

BACKGROUND BRIEF:

The property at 96 Park Island Road is zoned RM, Multiple Family Residential, and is currently occupied by a single-family detached residence in the Village of Lake Orion.

The applicant applied for and requested three (3) dimensional variances from the Board of Zoning Appeals, at the July 2, 2026, regularly scheduled meeting, for front, side, and rear setbacks. The front setback variance was approved, and the side and rear setback variances were denied with the intent that the applicant apply for a rezoning, which would alleviate the need for variances, and allow the applicant to continue with the proposed conditions in compliance with the provisions of the new district.

The applicant is requesting a rezoning to RL, Lake Single Family Residential. The Future Land Use Map of the Village of Lake Orion 2022 Master Plan identifies this property and the surrounding properties to be designated for Lake-Single Family Residential.

RECOMMENDED MOTION(s):

To recommend rezoning of the property at **96 Park Island Road** from RM, Multiple Family Residential to RL, Lake Single Family Residential to the Village Council.



BOARD ACTION SUMMARY SHEET

MEETING DATE: September 8, 2026

TOPIC: Discussion on Established Front Setbacks in the RL District

BACKGROUND BRIEF:

Village Administration received correspondence from community member Kathleen Schmidt on August 4, 2026. The correspondence concerns the established front setback for waterfront properties in the RL (Lake Single Family Residential) District, as set forth in Zoning Ordinance Section 12.03. After this item was forwarded to the Planning Commission and Village Council on August 5, 2026, Administration also received correspondence from Council Member Dandalides regarding the matter.

At the August 24, 2026, Village Council Regular Meeting, Council passed a motion to receive and file the correspondence from Kathleen Schmidt and forward the correspondence to the Planning Commission to evaluate the established front setbacks (EFS) in the RL District for both lakefront and street-side locations, with no intention from Council to reduce the setbacks.

RECOMMENDED MOTION:

No motion. Discussion only.

Lynsey Blough

From: Darwin McClary
Sent: Wednesday, August 5, 2026 3:40 PM
To: George Dandalides
Cc: amundsonm@lakeorionpolice.org; Sonja Stout; Lynsey Blough; Zoning
Subject: RE: Village Of Lake Orion -EFS

George:

Thank you for your thoughtful and insightful comments regarding this matter. I definitely understand your position, as I have driven down Bellevue (and by your house) many times and have seen firsthand the challenges.

I am including staff on this communication so that your comments can be included in the next Planning Commission meeting packet so that the Commission is also aware of your concerns.



DARWIN D. P. McCLARY (he, him, his)

Village Manager

21 East Church Street
 Lake Orion, Michigan 48362-3212
 O: (248) 693-8391 ext. 101
 F: (248) 693-5874
www.lakeorion.org

From: George Dandalides <dandalidesg@lakeorion.org>
Sent: Wednesday, August 5, 2026 3:32 PM
To: Darwin McClary <mcclaryd@lakeorion.org>
Cc: amundsonm@lakeorionpolice.org
Subject: Re: Village Of Lake Orion -EFS

Darwin,

I will definitely not support any revisions to the street-side setback on RL lots. There are many examples of street-side setback variances on Bellevue, and each one seems to get approved without any regard for the fact that parking is a premium, and these setback variances invariably result in parking anywhere and everywhere, and parking encroaching on the road. The attached pictures are examples of the results of these variances. Additionally, what happens is as homes are built or rebuilt, the "driveway" encroaches into the road creating a sense of ownership in the road. For example, you can see in the pictures attached where the new concrete driveway extends into the blacktop road, making it look like legitimate driveway. Bellevue is narrow enough as it is, and losing 3 feet of fake driveway, coupled with 3 feet parking encroachment beyond that 3 feet, reduces the width by 6 feet.

I would be happy to show you live at your convenience.

George

From: Darwin McClary <mcclaryd@lakeorion.org>

Sent: Wednesday, August 5, 2026 1:37 PM

To: Alex Comparoni, Jr. <acomparoni@lakeorion.org>; Eric Papacek <papaceke@lakeorion.org>; George Dandalides <dandalidesg@lakeorion.org>; Michael Lamb <lambm@lakeorion.org>; Nancy Moshier <moshiern@lakeorion.org>; Stan Ford <fords@lakeorion.org>; Teresa Rutt <rutt@lakeorion.org>; Edward Sabol (esabol@lakeorion.org) <esabol@lakeorion.org>; Hank Lorant [REDACTED] Henry Lorant (loranth@lakeorion.org) <loranth@lakeorion.org>; James Zsenyuk (zsenyukj@lakeorion.org) <zsenyukj@lakeorion.org>; [REDACTED]
[REDACTED]

Cc: Matthew Craig <craigm@lakeorion.org>; James Barry [REDACTED]

Subject: FW: Village Of Lake Orion -EFS

Council and Planning Commission:

Please see attached the communication from resident and property owner Kathleen Schmidt.



DARWIN D. P. McCLARY (he, him, his)

Village Manager

21 East Church Street

Lake Orion, Michigan 48362-3212

O: (248) 693-8391 ext. 101

F: (248) 693-5874

www.lakeorion.org

From: Kathleen <[REDACTED]>

Sent: Tuesday, August 4, 2026 9:33 PM

To: Darwin McClary <mcclaryd@lakeorion.org>
Cc: James (JJ) Schmidt - Ice <[REDACTED]>
Subject: Village Of Lake Orion -EFS

Sent from my iPhone

Begin forwarded message:

From: Kathleen <[REDACTED]>
Date: August 4, 2026 at 9:28:00 PM EDT
To: mcclaryd@lakeorion.org
Cc: James Schmidt Ice <[REDACTED]>
Subject: Village Of Lake Orion -EFS

Dear Darwin- Please forward the below letter/attachment to the Planning Commission and Village Council Members. Also email me when this has been done please. I was unable to find the emails on the website. Thank you kindly. Please use this email as it has my correct phone number.

Village of Lake Orion

Darwin McClary, Planning Commission, and Village Council

**Re: Recommendation to Apply the Existing Established Front Setback (EFS)
Compatibility Review to the Waterfront**

Dear Village Manager, Members of the Planning Commission,
and Village Council,

My husband has been part of the Lake Orion community since 1992, and I joined him in 2001. Over the years, we have come to appreciate Lake Orion as the defining feature and greatest shared natural resource of our community. As redevelopment continues, I encourage the Village to preserve its beauty, environmental health, and character for future generations.

Article 12, Section 12.04 recognizes that lakefront properties are unique by establishing both a front yard facing

the street and a waterfront yard facing the lake. The Village also recognizes neighborhood compatibility through its **Established Front Setback (EFS)** provisions (pages 67–70), which consider adjacent principal buildings when determining the appropriate front setback.

The Village has already recognized compatibility between neighboring properties as an important planning principle. Applying that same compatibility review to waterfront development would build upon an existing planning principle while helping preserve the Village’s defining feature and greatest shared natural resource.

The Village’s existing 25-foot waterfront setback should remain the minimum allowable setback. However, while **25 feet establishes the closest allowable setback, it should not, by itself, determine the appropriate building location.** Instead, I encourage the Village to **apply the same compatibility review used in its Established Front Setback (EFS) provisions** to waterfront development, considering the **established pattern of development on adjacent waterfront properties**, just as the Village considers adjacent principal buildings when determining the appropriate front setback.

Applying this same compatibility review to waterfront development would allow each project to be evaluated in the context of the established pattern of development on adjacent waterfront properties while:

- Preserving shoreline character and visual integrity.
- Promoting compatibility between neighboring waterfront properties.
- Protecting water quality by reducing shoreline disturbance and stormwater runoff.
- Supporting thoughtful redevelopment that complements surrounding properties.

I respectfully encourage the Planning Commission and Village Council to consider incorporating this same

compatibility review into the Village’s waterfront development standards as part of a future update to the Village’s Zoning Ordinance.

Thank you for your service to our community and for your thoughtful consideration.

Sincerely,

Kathleen Schmidt

[Redacted signature]

[Redacted contact information]



BOARD ACTION SUMMARY SHEET

MEETING DATE: September 8, 2026

TOPIC Public Comment: Sec. 13.11.E - Accessory Mechanical Units Regulations

BACKGROUND BRIEF:

Village Council Member George Dandalides has provided a document as his proposal for revisions to the ordinance amendments to Sec. 13.11.E - Accessory Mechanical Units Regulations of the Zoning Ordinance.

RECOMMENDED MOTION(s):

No motion. For discussion only.

B. Introduction and First Reading of Zoning Ordinance Text Amendment – Standby Generator Mechanical Units

Section 8, Item C.

Council Member Dandalides expressed concerns that removing the objective decibel standard would make noise enforcement subjective, particularly in areas with closely spaced homes. He suggested considering alternative generator locations, screening, and additional safety requirements, and recommended referring the item back to the Planning Commission for reconsideration.

Council Members Papacek and Lamb supported further review, including retaining an objective noise standard and providing clearer placement guidelines. Police Chief Amundson clarified that

existing nonconforming generators would generally be considered preexisting, nonconforming uses.

Jason Lewandowski questioned the basis for the proposed changes and expressed concern that removing the 55-decibel standard could reduce protections for neighboring residents. He also supported considering carbon monoxide safety for the property where the generator is installed.

Matt Craig, a resident and Planning Commission Member, recused himself from the vote during the July 6, 2026, Planning Commission Regular Meeting. He discussed his need for a generator and questioned the practicality of the existing decibel standard, noting variations in weather conditions and manufacturer ratings.

MOTION made by Council Member Dandalides, Seconded by Council Member Comparoni Jr, to not accept the first reading and refer it back to the Planning Commission for reconsideration.

VOTING YEA: Rutt, Ford, Moshier, Lamb, Dandalides, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: None

MOTION: Carried

Standby Generator Ordinance

Revisions Proposed by George Dandalides
8/26/2026

Standby Generator Ordinance - Priorities

- Safety – Eliminate exhaust hazard
 - CO emissions into any dwelling (homeowner or adjacent dwelling)
 - Exhaust emissions into any dwelling (homeowner or adjacent dwelling)
- Nuisance
 - Noise level at neighboring dwellings
- Visual ascetics
 - Visual screening from neighboring properties, road, and lake

Generator Facts

- Carbon Monoxide is only marginally lighter than air, so it does not readily rise or fall, but mixes quickly with the surrounding air
- Generator exhaust is hot, so it will generally rise as it mixes with the surrounding air
- Generac sound output specification
 - Spec for 22-28kw output generators
 - 67 db(A) at normal load taken at 23ft
 - Measured from the front of the generator

GENERAC
Specifications

Generator	22 kW	24 kW	26 kW	28 kW
Model	22 kW*	24 kW*	26 kW*	28 kW*
Maximum continuous power capacity (LP)	22 kW*	24 kW*	26 kW*	28 kW*
Maximum continuous power capacity (NG)	21 kW*	22.5 kW*	24 kW*	25 kW*
Rated voltage	240			
Rated maximum continuous load current – 240 Volts (LP / NG)	92 / 88	100 / 94	108 / 100	116 / 104
Total Harmonic Distortion	Less than 5%			
Main line circuit breaker	100 amp	110 amp	125 amp	
Phase	1			
Number of rotor poles	2			
Rated AC frequency	60 Hz			
Power factor	1.0			
Battery requirement (not included)	12 volts, AGM Powersport Battery Group BTH3SL, 450CCA minimum			
Unit weight (lb / kg)	431 / 205	481 / 220		
Dimensions (L x W x H) in / cm	46.4 x 26.3 x 30.7 / 117.8 x 66.8 x 77.7			
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet Test** low-speed exercise mode **	55	55	55	55
Exercise duration	Adjustable 5 - 20 min (5 min factory default)			

Ordinance Considerations

- Our ordinance should prioritize the safety of both the owner of the generator and the neighboring properties.
- Although used only in a power outage situation, standby generators create a prolonged noise issue for neighboring properties. With our tight (5 ft) side-yard setbacks in some residential districts, standby generator location between dwellings with these tight spaces is unreasonable, providing limited options.
- The Generac sound specification is 67 db(A) under load at 23 ft. Our ordinance requirement (currently 55 decibels at 10 ft) should be both measurable and achievable.
- The current ordinance favors the generator owner, putting the neighbor at a disadvantage. Consideration should be equal. The ordinance must allow installation of a standby generator without negatively impacting neighboring residents.

Proposed Single Family Ordinance Revisions

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 (**standby generators are exempt from front yard restriction on RL lots**), subject to the following requirements (window-mounted room air-conditioners are exempt from these requirements):

- a) Location. Placement of accessory mechanical equipment shall not be permitted **within 15 feet of a property line, or** within 10 feet of an **opening** window **or door** on **any adjacent** dwelling **as measured by the shortest distance between the generator and the property line, or window or door opening.**
- b) Screening. 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 **70** decibels, measured **at a distance of ten (10) feet from the unit at the shortest distance from the unit to an adjacent dwelling.**

Proposed Single Family Ordinance Revisions

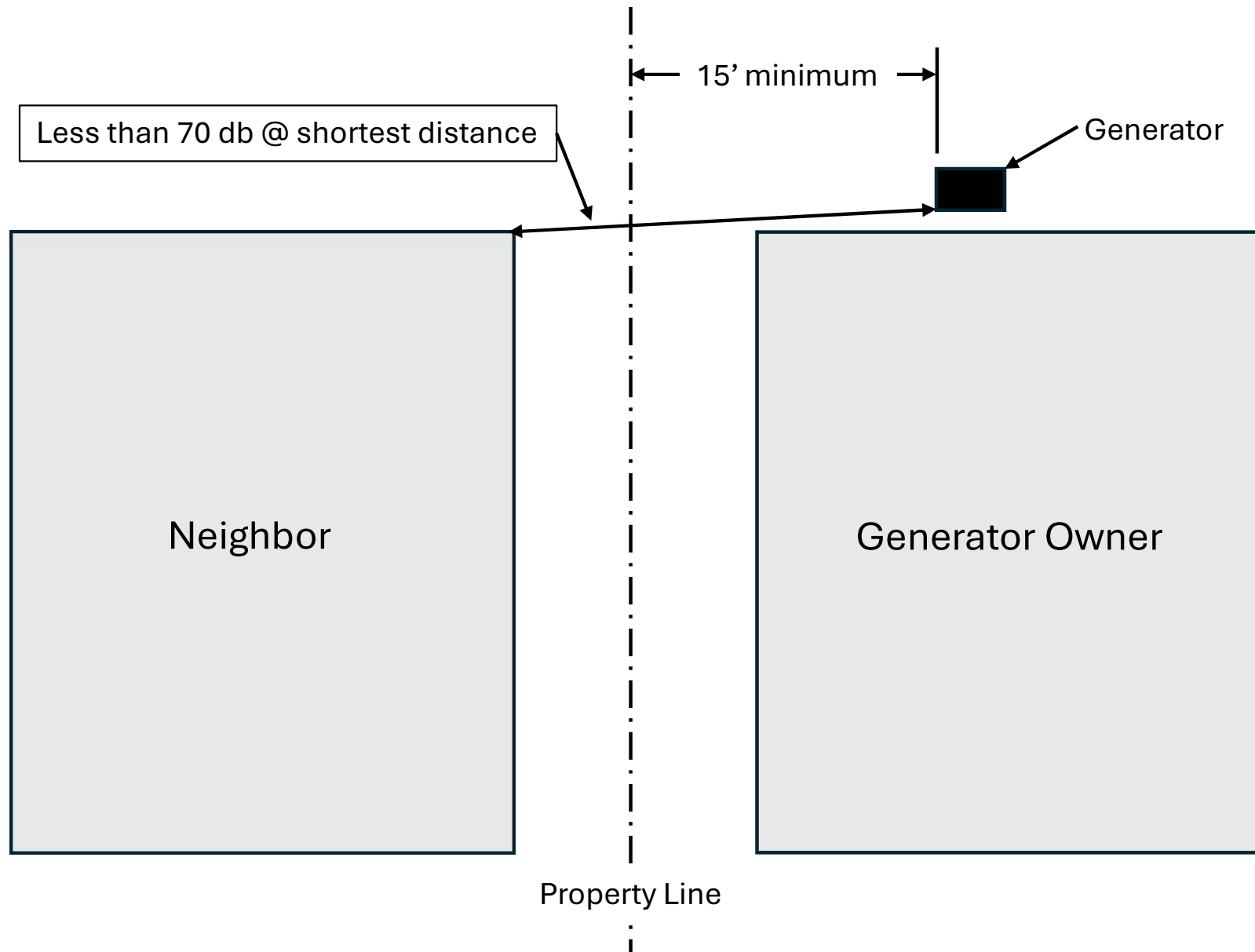
Single Family Residential. (continued)

- c) Operations. Standby generators shall operate only during power outages, except as provided for testing and maintenance.
- d) Testing and Maintenance. Automatic maintenance and routine testing of standby generators is limited to Monday through Friday between the hours of 12:00p.m. to 4:00p.m.

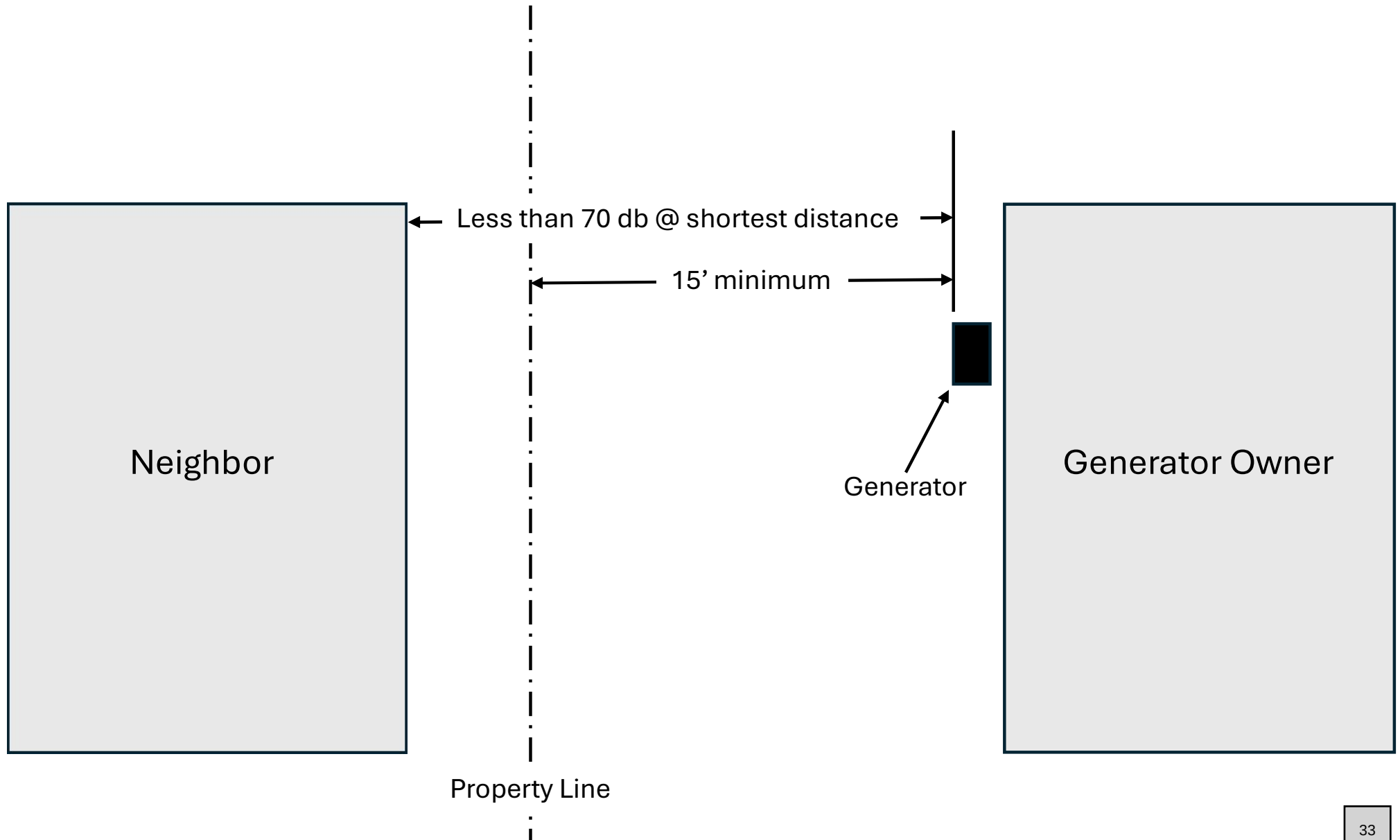
Rationale For Proposed Changes

- An ordinance requirement of a minimum of 10 ft from any opening door or window on any dwelling protects all residents from CO and exhaust emissions.
- In districts where minimal (5 ft) side-yard setbacks are allowed, standby generators would be driven to the front or back yards, providing more opportunity to reduce or eliminate noise issues with neighbors.
- An ordinance requirement of 70 db(A) is both measurable and achievable to a Generac specification of 67 db(A) measured from the generator to an adjacent dwelling.
- An ordinance requirement of a minimum 15 ft distance from the nearest property line places the generator at a sufficient distance from an adjacent dwelling enabling meeting the noise requirement.
- Defining the measurement points as the minimum distance between the generator and a window opening, a door opening, a property line, or an adjacent dwelling removes the subjectivity of measuring; it is a minimum point to point measurement.

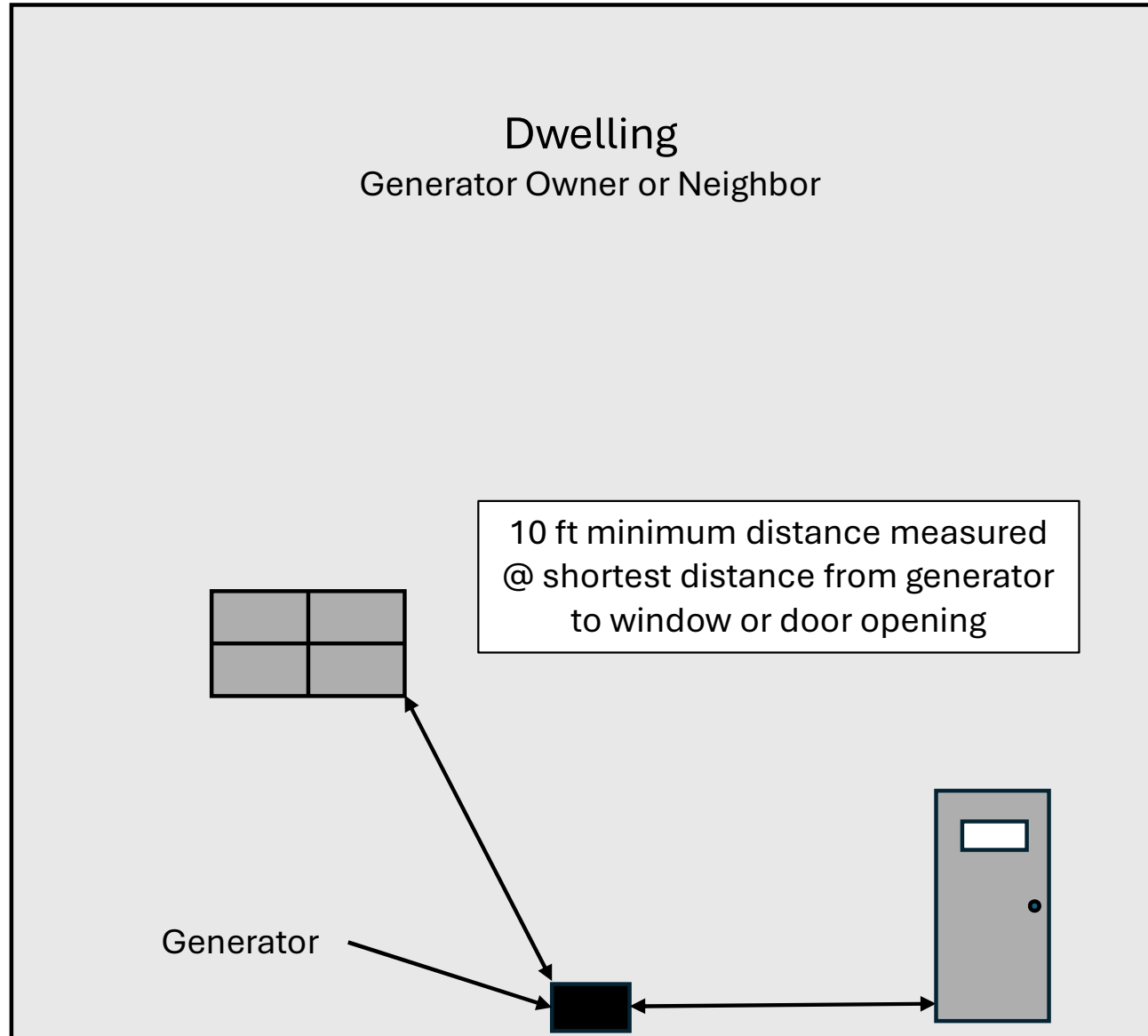
RL Lot With Minimum Side-Yard Setback – Street or Lakeside Location



RL Lot With Large Side-Yard Setback – Side-Yard Location



Minimum 10 ft Between Generator And Opening Window Or Door



Back-Up Information


GENERAC®

Specifications

Generator

Model	22 kW	24 kW	26 kW	28 kW
Maximum continuous power capacity (LP)	22 kW*	24 kW*	26 kW*	28 kW*
Maximum continuous power capacity (NG)	21 kW*	22.5 kW*	24 kW*	25 kW*
Rated voltage	240			
Rated maximum continuous load current – 240 Volts (LP / NG)	92 / 88	100 / 94	108 / 100	116 / 104
Total Harmonic Distortion	Less than 5%			
Main line circuit breaker	100 amp		110 amp	125 amp
Phase	1			
Number of rotor poles	2			
Rated AC frequency	60 Hz			
Power factor	1.0			
Battery requirement (not included)	12 volts, AGM Powersport Battery Group BTX30L 400CCA minimum			
Unit weight (lb / kg)	451 / 205	461 / 209	524 / 238	
Dimensions (L x W x H) in / cm	46.4 x 26.3 x 30.7 / 117.9 x 66.8 x 77.9			
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode **	55	55	55	55
Exercise duration	Adjustable 5 - 20 min (5 min factory default)			

**Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions: 1.0 by: 36
Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO36000)

RL Lot – Generator and A/C Condenser In Front Of House Decorative Screening From Street View



RL Lot With More Than Minimum Side-Yard Setback



RL Lot With Minimum Side-Yard Setback



- 5-foot side-yard setback
- Both are 3 story homes

RL Lot With Minimum Side-Yard Setback – New Construction



RL Lot With Minimum Side-Yard Setback – New Construction



RL Lot With Generator Streetside – No Screening



RL Lot With Minimum Side-Yard Setback



- 5-foot side-yard setback
- Both are 3 story homes
- Generator noise reverberates between the two homes during power outage

RL Lot With Minimum Side-Yard Setback



RL Lot With Minimum Side-Yard Setback



Previous Proposal

COUNCIL ACTION SUMMARY SHEET

MEETING DATE: August 10, 2026

TOPIC Introduction and First Reading of Zoning Ordinance Text Amendment – Standby Generator Mechanical Units

BACKGROUND BRIEF:

Council is scheduled to consider introducing and giving first reading to a zoning ordinance text amendment that would:

- Removal of the noise decibel limit of 55dB at 10'
- Limit operations to only during power outages or during scheduled maintenance testing
- Limit scheduled maintenance testing to Monday through Friday between the hours of 12:00-4:00pm

This amendment was considered and recommended for approval by the Planning Commission in response to complaints received by the Village regarding the placement of stand-by generators. The Planning Commission held a public hearing on the proposed amendments during its July 6, 2026, regular meeting and voted to recommend to Village Council the adoption of the amendments.

Attached is a copy of the report from the Village's planning consultant regarding the proposed amendments. Also attached is correspondence received from a property owner regarding the proposed amendments.

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) Location. Placement of accessory mechanical equipment shall not be permitted within 10 feet of a window on an adjacent dwelling.
 - b) Screening. 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 of ten (10) feet from the unit.~~
 - c) Operations. Standby generators shall operate only during power outages, except as provided for testing and maintenance.
 - d) Testing and Maintenance. Automatic maintenance and routine testing of standby generators is limited to Monday through Friday between the hours of 12:00p.m. to 4:00p.m.

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) Operations. Standby generators shall operate only during power outages, except as provided for testing and maintenance.
 - e) Testing and Maintenance. Automatic maintenance and routine testing of standby generators is limited to Monday through Friday between the hours of 12:00p.m. to 4:00p.m.
 - f) 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.



BOARD ACTION SUMMARY SHEET

MEETING DATE: September 8, 2026

TOPIC Sec. 13.11.E - Accessory Mechanical Units Regulations

BACKGROUND BRIEF:

Due to recent complaints received by Village staff regarding the placement of Accessory Mechanical Units (standby generators), the Village of Lake Orion Planning Commission requested information regarding the current regulations, along with how other similar communities are regulating these items.

At the May 4th Planning Commission meeting, the Commissioners reviewed ordinances from other nearby communities and discussed options for amending the ordinance. McKenna staff provided the draft text amendment based on those change requests.

At the June 1st Planning Commission meeting, the Commissioners reviewed and requested a slight revision to the draft text amendment provided. Following the discussion, the Planning Commission voted to schedule a public hearing for the proposed ordinance amendment.

During the discussion, the Commissioners referenced the City of Troy's residential generators ordinance and regulations. Commissioners were interested in considering similar requirements related to the 6' setback from the property line. The Planning Commission may consider additional revisions to the draft should the majority find such changes necessary.

At the July 6th Planning Commission meeting, the Commissioners recommended adoption to the Village Council. At the August 10th Village Council meeting, the Council did not approve the proposed amendments and referred them back to the Planning Commission for reconsideration.

RECOMMENDED MOTION(s):

Motion to recommend adoption of the proposed Zoning Ordinance amendments to Section 13.11(E) to Village Council.

Memorandum

TO: Village of Lake Orion Planning Commission

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

SUBJECT: **Accessory Mechanical Units – Standby Generator Regulations #2**

DATE: August 27, 2026

BACKGROUND

Due to recent complaints received by Village staff regarding the placement of Accessory Mechanical Units (standby generators), the Village of Lake Orion Planning Commission requested information regarding the current regulations, along with how other similar communities are regulating these items.

May 4th Planning Commission meeting-

The Commissioners reviewed ordinances from other nearby communities and discussed options for amending the ordinance. McKenna staff provided the draft text amendment based on those change requests.

June 1st Planning Commission meeting-

The Commissioners reviewed and requested a slight revision to the draft text amendment provided. Following the discussion, the Planning Commission voted to schedule a public hearing for the proposed ordinance amendment.

July 6th Planning Commission meeting-

The Planning Commission approved the proposed ordinance amendment and voted to send to the Village Council for consideration of adoption.

August Village Council meeting-

The Village Council has sent the proposed ordinance amendment back to the Planning Commission with the instruction to include and/or revise the regulations regarding noise/decibel levels.

NEXT STEPS

The Planning Commission should review the draft text amendment and consider how to appropriately regulate noise beyond the steps already taken. While the draft amendment addresses location, screening requirements, and operational time restraints for testing and maintenance, the Planning Commission should reconsider the current noise requirements. Should the explicitly defined noise regulations remain, consideration should be given regarding the acoustic tools that will be required to enforce such standards.

Currently, the noise produced from standby generators is regulated not to exceed 55 dBA measured at 10 feet from the unit. This requirement could be challenging to administer, difficult to verify in the field, and may unintentionally prohibit many commercially available standby generators that otherwise meet industry standards.

Additionally, the 55 dBA regulation currently only applies to residential areas. The Planning Commission should consider limitations for non-residential areas as well.

Since the last revision, staff have made the following revisions:

- Separating screening and noise into two distinct subsections.
- Including text that limits sound levels to 65 dBA measured at the nearest property line. *This proposed revision is simply a placeholder until further discussion can be made during the September 8th meeting.*
- The use of “power outage” was replaced by “utility outage and emergency situations”.

PROPOSED DRAFT TEXT AMENDMENT

The most recent version of the proposed draft amendment is provided below. Proposed text is provided in blue:

SECTION 13.11 - ACCESSORY BUILDINGS AND STRUCTURES

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) **Location.** Placement of accessory mechanical equipment shall not be permitted within 10 feet of a window on an adjacent dwelling.
 - b) **Screening.** 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 of ten (10) feet from the unit.~~
 - c) **Noise.** Standby generators shall not produce sound levels exceeding 65 decibels measured at the nearest property line during operation.
 - d) **Operations.** Standby generators shall operate only during ~~power~~ utility outages and emergency situations, except as provided for testing and maintenance.
 - e) **Testing and Maintenance.** Automatic maintenance and routine testing of standby generators is limited to Monday through Friday between the hours of 12:00p.m. to 4:00p.m.
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) Operations. Standby generators shall operate only during power utility outages and emergency situations, except as provided for testing and maintenance.
- e) Testing and Maintenance. Automatic maintenance and routine testing of standby generators is limited to Monday through Friday between the hours of 12:00p.m. to 4:00p.m.
- f) 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.



BOARD ACTION SUMMARY SHEET

MEETING DATE: September 8, 2026

TOPIC Monthly Planning and Zoning Report – August 2026

BACKGROUND BRIEF:

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

RECOMMENDED MOTION(s):

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



21 E. Church Street
Lake Orion, Michigan 48362
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Monthly Planning & Zoning Report

AUGUST 2026

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

DEPARTMENT INITIATIVES AND PROJECTS

The following projects are currently in progress:

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

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

PERMIT DETAILS

PERMIT TYPE	ADDRESS / PROJECT	DESCRIPTION	SUBMITTED	APPROVED
ZONING COMPLIANCE				
Z-26-14	89 N PARK BLVD	Zoning Compliance for auto repair facility in Michigan.	Aug 6, 2026	Aug 7, 2026
TEMPORARY USE OF RIGHT OF WAY				
R-26-37	160 DARLING DR	Temporary use of right-of-way for DTE service installation.	Jul 29, 2026	Aug 12, 2026
R-26-36	122 E SHADBOLT ST	Temporary use of right-of-way for Consumers Energy service retirement.	Jul 23, 2026	Aug 6, 2026
R-26-35	Church St and Anderson St	Temporary use of right-of-way for DTE Pole replacement and pole work at intersection.	Jul 22, 2026	Aug 7, 2026
FENCE / WALL				
NQ9-32N	229 E JACKSON ST	Cedar fence replacing all the rotted wood	Aug 5, 2026	Under Review
SIGNAGE				
S-26-06	207 N Park Blvd	Installation of one permanent wall sign of 27.5 sq. ft. in size.	Aug 6, 2026	Closed
DEMOLITION				
D-26-03	315 N LAPEER ST	Demolition to existing building and parking lot.	Aug 6, 2026	Under Review
CHANGE OF USE				
C-26-03	207 N Park Blvd	Change of Occupancy, Ownership, and Use to Stitch and Sew Studio.	Aug 6, 2026	Aug 7, 2026
SPECIAL EVENT				
No permits applications have been submitted since the date of the last meeting.				

ACTIVE DEVELOPMENT PROJECTS

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
44. E Flint	VLO-24-02 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 <u>STATUS: Has an extension until August 2026 to submit permits. Applicant will not be continuing with current plans, awaiting submittal of revised plans.</u>
ORION VILLAS 597 E. Flint	VLO-23-03 Attached townhomes, 8-unit site condominiums.	Planning Commission Approval: June 5, 2023 Council Condo Docs Approval: April 8, 2024 Engineering Approval: January 10, 2024, as noted Final Zoning Approval: January 9, 2024 <u>STATUS: Construction: Nearing Completion. Approved stormwater management agreement. St & Det As-builts Approved. Final Engineering received August 17, 2026</u>

WEST VILLAGE 55 W. Elizabeth	VLO-23-04 Former Ehman Center PUD for mixed-use, multiple-family residential flats and lofts at the former Ehman Center property.	PC / Council PUD Eligibility Approval: September 7 / 13, 2021 PC / Council Preliminary PUD Approval: October 4 / 25, 2021 PUD Extension Approval: October 10, 2022 Planning Commission Final PUD Approval: September 5, 2023 Engineering & Fire Approval: Revise and Resubmit October 24, 2023 Council PUD Agreement Approval: December 11, 2023 Council Amended PUD Agreement Approval: June 10, 2024 PUD Execution / Recording: Completed May 2025 Pre-Construction Meeting: Pending Final Engineering Meeting with Architects and Engineers held January 13, 2026. <u>STATUS: Awaiting plan submittal.</u>
Lake Street Realignment and Improvements	Improvements to Lake & Flint intersection; license agreement w/Village.	Preliminary Council Approval: August 14, 2023; License Agreement Approval: November 27, 2023. Engineering Approval: August 29, 2024, as noted <u>STATUS: Awaiting construction start.</u>
SNUG HARBOR 160 Heights	VLO-24-01 Multifamily development; adjacent to Mystic Cove	Planning Commission Approval: May 6, 2024. Engineering Approval: September 25, 2024 Final Zoning Approval: Pending additional information <u>STATUS: Condo conversion approved with conditions.</u>
MYSTIC COVE	VLO-22-05 Mixed-use, multifamily townhomes & dock/shoreline improvements.	Planning Commission Approval: October 3, 2022. Council Lot Reconfigurations Approval: June 2023 Final Zoning Approval: April 23, 2024 Engineering Approval: October 31, 2024 <u>Construction: In Progress. Phase-1 Final As-builts approved.</u>
STARBOARD	VLO-23-05 Mixed-use, multifamily townhomes & marina improvements.	Planning Commission Approval: November 6, 2023. Council License Agreement Approval: November 27, 2023 Engineering Approval: Revise & Resubmit Final Zoning Approval: Pending Approved Boat House Renovation Zoning Compliance. Showroom and garage demolished. <u>Status: Approved for construction.</u>
CONSTELLATION BAY	VLO-23-02 Mixed-use residential, multi-family townhomes and apartments, shoreline improvements.	Planning Commission Approval: October 3, 2022. Planning Commission on April 3, 2023 (amended site plan) Engineering Approval: December 16, 2024 Final Zoning Approval: November 26, 2024 Construction: December 3, 2024 - Pre-con; Demo underway <u>STATUS: Received site plan extension approval. Awaiting engineering permit renewals.</u>
THE PENINSULA	VLO-23-07 Single-family site condominiums	Planning Commission Approval: February 5, 2024 Council Condo Doc Approval: April 8, 2024 Engineering Approval: March 10, 2025, as noted Pre-Construction Meeting: March 18, 2025 Final Zoning Approval: Granted <u>STATUS: Construction ongoing, nearing finalization.</u>
CLOUD RETAIL 494 S. Broadway	VLO-21-10 Commercial (marijuana retail) site plan.	Council Lot Reconfiguration Approval: March 13, 2023 Planning Commission Approval: April 3, 2023. Engineering Approval: Revise & Resubmit July 12, 2024 Final Engineering approval received May 2026. <u>Status: Final planning and zoning review issued May 2026. Waiting on building permits.</u>
WEST HARBOR ORION 225 Lake Street	Residential, single family homes (2)	PC / Council Lot Split Approval: January 6 / 13, 2025 Demolition: In Progress Recording: Ready per Engineering Approval April 22, 2025 Zoning Review: TBD; required for each new build. <u>Construction: Demolition ongoing</u>

EASTPORT	VLO-25-01 Cross-jurisdiction redevelopment of former commercial greenhouse for mixed use, retail, multiple-family, and single family.	Site Plan Submitted: May 5, 2025 (Township portion submitted as PUD Concept) Village-Township Joint Public Hearing: June 18, 2025. Pre-Construction Meeting: Pending Final Engineering – <u>Status: Awaiting formal submittal.</u>
ORION LUMBERYARD	Public parking lot, pavilion, and gathering space.	Demolition & Cleanup: Ongoing; Building Structural Rehab: Building permit issued and structures to be saved are receiving necessary structural shoring. PUD Application: Held pre-application at the September Planning Preliminary plans: received May 2026. Approved at the June PC Meeting. <u>STATUS: Received final plan submittal. Under review.</u>
WEST VILLAGE TOWNHOMES 315 N Lapeer St	VLO-25-003 Demolition of school admin building and construction of 15 townhomes	Planning Commission Approval: September 2, 2025. <u>Awaiting applicant submittal of revised plans to address conditions of approval.</u> <u>STATUS: Received site plan approval from Planning Commission. Applicant submitted revised final plans. Final zoning review was approved 7/20/26. Awaiting final engineering. Demo permit under review.</u>

LOOKING AHEAD: POTENTIAL PROJECTS

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

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

Prepared by:



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

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Or visit us during on-site office hours:

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

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

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

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