



AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, October 05, 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 September 8, 2026, Planning Commission Regular Meeting Minutes

6. Public Comments on Non-Agenda Items Only

7. Public Hearing

8. Old Business

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

9. New Business

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

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

10. Commissioners' Comments Regarding Planning and Zoning Matters

11. Next Regular Meeting - November 2, 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: October 5, 2026

TOPIC Approval of September 8, 2026, Planning Commission Regular Meeting Minutes

RECOMMENDED MOTION: To approve September 8, 2026, Planning Commission Regular Meeting Minutes, as presented.



MINUTES

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:

1. Call to Order

The Tuesday, September 8, 2026 Regular Meeting of the Lake Orion Planning Commission was called to order by Vice Chairperson Sabol at 6:31 p.m.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Vice Chairperson Edward Sabol

Secretary Hank Lorant

Commissioner Larry Dunn

Commissioner James Barry

Village Council Member Michael Lamb

Commissioner/Administrative Official Darwin McClary

Commissioner Matt Craig

ABSENT

Chairperson James Zsenyuk

Village Council President Teresa Rutt

STAFF PRESENT

Planning and Zoning Coordinator Sommer Noffal

Clerk/Treasurer Sonja Stout

4. Approval of Agenda

MOTION made by Secretary Lorant, Seconded by Village Council Member Lamb to approve the agenda for the September 8, 2026 Planning Commission Regular Meeting, as presented.

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

NAYS: None
ABSENT: Zsenyuk, Rutt
MOTION: Carried

5. Approval of Minutes

A. Approval of July 6, 2026, Planning Commission Regular Meeting Minutes

MOTION made by Secretary Lorant, Seconded by Commissioner Dunn to approve the July 6, 2026 Planning Commission Regular Meeting Minutes, as presented.

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

6. Public Comments on Non-Agenda Items Only

None.

7. Public Hearing

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

MOTION made by Secretary Lorant, Seconded by Village Council Member Lamb to open the public hearing at 6:32 PM.

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

Peter Stuhlreyer, Chief Architect of Designhaus Architecture, representing the homeowners of 96 Park Island, stated that they had originally appeared before the Board of Zoning Appeals and were advised by the Planner and Zoning Board to bring the rezoning request before the Planning Commission. He stated that the requested rezoning would align with the Master Plan Future Land Use classification.

Council Member Lamb inquired about potential spot zoning and whether any objections had been received from surrounding residents. The Planner clarified that the request would not constitute spot zoning and stated that no objections had been received.

Katherine Levandoski inquired whether notices had been sent. The Planner stated that notices were sent to properties within 300 feet.

MOTION made by Commissioner/Administrative Official McClary, Seconded by Secretary Lorant to close the public hearing at 6:45 p.m.

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

8. New Business

A. 96 Park Island Road - Rezoning Request

MOTION made by Commissioner/Administrative Official McClary, Seconded by Vice Chairperson Sabol to recommend rezoning of the property at 96 Park Island Road (Parcel 09-11-252-005) from RM, Multiple Family Residential to RL, Lake Single Family Residential to the Village Council.

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

B. Discussion on Established Front Setbacks in the RL District

Council Member Dandalides shared that when this item was previously brought before Council, the understanding was that the stipulation would be that front setbacks would not be permitted to be less than 25 feet.

Commissioner discussion included whether the proposed change would affect building footprints, which the Planner indicated it could; whether the EFS formula should also be applied to the lakeside; whether different standards should apply to individual neighborhoods; and whether appeals should be directed to the Board of Zoning Appeals (BZA). Some Commissioners acknowledged that the current process is not perfect but expressed that the existing process should continue to be followed.

MOTION made by Secretary Lorant, Seconded by Vice Chairman Sabol to receive and file the agenda item.

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

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

MOTION made by Commissioner/Administrative Official McClary, Seconded by Secretary Lorant 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: Sabol, Lorant, Dunn, Barry, Lamb, McClary,
NAYS: None
ABSTAINING: Craig
ABSENT: Zsenyuk, Rutt
MOTION: Carried

Commissioner Craig left the meeting chambers at 7:03 PM.

Council Member Dandalides stated that he did not support the revisions presented to the Village Council at its August 10, 2026 meeting regarding Section 13.11 E., Accessory Mechanical Unit regulations. He stated that the revisions did not adequately address safety, noise, aesthetics, and fairness to adjoining property owners. He presented alternative revisions included in the Planning Commission meeting packet and stated that the ordinance should address safety, nuisance, visual aesthetics, fairness, achievability, and enforceability.

Jason Levandoski, 152 Bellevue, expressed support for Council Member Dandalides' proposed revisions. He stated that the revisions addressed safety, measurable noise standards, screening, fairness, and enforceability, and requested that the Planning Commission consider those factors when reviewing the ordinance.

Anton Rozhanskiy, 775 Central Drive, expressed support for the proposed generator revisions. He stated that the current decibel standard was not achievable and noted that generators may be necessary during emergency situations.

Commissioner Dunn stated that generators generally operate during emergency situations and that this should be considered when revising the ordinance. He noted that portable generators can be loud.

Council Member/Commissioner Lamb stated that he did not support the current proposed location requirements. He stated that existing generators should be allowed to remain and that the ordinance should establish a specific distance from property lines. He stated that generators should be located more than 10 feet from property lines, screened for aesthetic purposes, and generally located in rear yards. He recommended consulting the Planning Consultant regarding appropriate side-yard setbacks and an objective decibel standard.

Commissioner Barry stated that he supported Council Member Dandalides' proposed revisions.

Katherine Levandoski, 152 Bellevue, requested clarification regarding how the Village would measure the distance between generators and adjoining properties and stated that the measurement standard should be clearly established in the ordinance.

Vice Chairman Sabol stated that generators that are required to operate can be loud.

Secretary Lorant stated that generators are very noisy and recommended considering the decibel limit recommended by the manufacturer.

MOTION made by Village Council Member Lamb, Seconded by Secretary Lorant to refer Ordinance Section 13.11 back to McKenna for further review and to address the issues and concerns raised by the Planning Commission, Village Council, and members of the public.

Secretary Lorant asked whether McKenna could work with Council Member Dandalides on the revisions. Council Member Lamb recommended forming a committee to assist with the ordinance revisions. Administrative Official McClary expressed support for the motion but

stated that he was not confident that a workable revision would result. Commissioner Barry shared he is open to seeing different results.

- AYES:

Sabol, Lorant, Dunn, Barry, Lamb, McClary,
- NAYS:

None
- ABSTAINING:

Craig
- ABSENT:

Zsenyuk, Rutt
- MOTION:

Carried

Council Member Lamb stated that a committee would be appropriate and recommended including Council Member Dandalides. Commissioner Barry and Council Member Lamb expressed interest in serving on the committee. Administrative Official McClary stated that he believed it was appropriate for the Planning Commission to review the ordinance and did not support forming a committee.

Commissioner Craig returned to the chambers at 7:55 PM.

D. Monthly Planning and Zoning Report – July and August 2026

Commissioner Craig inquired about the tax-exempt parcel project. Administrative Official McClary stated that he had recently received the revisions and anticipated that the matter would be brought back to the Board soon.

Commissioner Barry inquired about the number of parcels listed as “Under Review” in the report. The Board discussed the terminology used in the report and agreed that the language should be more specific in future reports, including the date issued and any applicable new construction dates.

MOTION made by Village Council Member Lamb, Seconded by Commissioner/Administrative Official McClary to receive and file the July and August 2026 Monthly Planning and Zoning Report.

- AYES:

Sabol, Lorant, Dunn, Barry, Lamb, McClary, Craig,
- NAYS:

None
- ABSENT:

Zsenyuk, Rutt
- MOTION:

Carried

9. Old Business

10. Commissioners' Comments Regarding Planning and Zoning Matters

None.

11. Next Regular Meeting - October 5, 2026

12. Adjournment

MOTION made by Secretary Lorant, Seconded by Village Council Member Lamb to adjourn the meeting at 8:03 p.m.

- AYES:

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

NAYS: None
ABSENT: Zsenyuk, Rutt
MOTION: Carried

Henry Lorant
Secretary

Sonja Stout, MiCPT
Clerk/Treasurer

Date Approved: October 5, 2026



BOARD ACTION SUMMARY SHEET

MEETING DATE: October 5, 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.

At the September 8th Planning Commission meeting, the Commissioners did not recommend adoption of the proposed amendments, and referred back to McKenna Planners for revisions.

RECOMMENDED MOTION(s):

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

MCKENNA

Memorandum

TO: Village of Lake Orion Planning Commission

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

SUBJECT: **Accessory Mechanical Units – Standby Generator Regulations #3**

DATE: October 5, 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 10th 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.

September 8th Planning Commission meeting-

The Planning Commission discussed the Ordinance amendment and deferred back to McKenna for a revised draft.

REVISIONS

As a part of this evaluation, McKenna reviewed ordinance language from comparing communities such as Bloomfield Hills, the City of Northville, Birmingham, Troy, etc. Commonalities were reviewed to determine the best practices for generator use, while also applying ideas to the context of small, irregularly shaped lots in the Village.

The setbacks proposed in this revision were taken from Section 12.02, Schedule of Regulations. McKenna planners feel these are the setbacks that shall be applied in order to ensure fairness among properties. The

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Planning Commission should review if these setbacks are acceptable. Screening provisions have also been refined.

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 and shall not be located within the required side yard setbacks for the applicable zoning district, as follows.
 - a. **RV District.** Minimum side yard setbacks shall be based on the width of the lot, as follows:

Lot Width	Side Yards:	Least One	Total Two
60 ft. and greater		10 ft.	20 ft.
50 ft. – less than 60 ft		5 ft.	15 ft.
Less than 50 ft.		5 ft.	10 ft.
 - b. **RL District.** Setback a minimum of 5 feet from the side property line(s).
 - 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. Units shall be screened by:
 - a. Densely planted, well maintained evergreen landscaping (whose main structure is at least 1 foot taller than any part of the unit) that provides an immediate screening effect; or a
 - b. Solid screen or masonry wall at least 1 foot higher than any part of the unit. (This shall contain the use of materials identical to those used in the adjacent building at the point of placement of the unit.)

~~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.**
 - a. Standby generators shall not produce sound levels exceeding 65 decibels measured at the nearest property line during operation.
 - b. A copy of the manufacturer's specifications that illustrate the decibel rating for the component must be submitted with the permit application.
 - d) **Operations.** Standby generators shall operate only during 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 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: October 5, 2026

TOPIC: 29 S Slater St – Site Plan Application – Parking Lot Repaving

BACKGROUND BRIEF:

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

McKenna Planners and Nowak & Fraus Engineers have reviewed the plans for compliance.

RECOMMENDED MOTION(s):

To approve the site plan for the property at **29 S Slater Street** (Parcel #: 09-02-485-027).

MCKENNA

October 5, 2026

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

Subject: 29 S. Slater Street – United Methodist Church Parking Lot Replacement

Location: Parcel #: 09-02-485-027

Applicant: Brad Smiles, Lake Orion United Methodist Church

Dear Planning Commissioners:

We have reviewed the application for the parking lot replacement at 29 S. Slater Street. The applicant is Brad Smiles, on behalf of the Lake Orion United Methodist Church, the property owner.

LOCATION AND PROPOSED PROJECT

This subject property is a 0.31-acre lot that is an existing parking lot that primarily serves as overflow parking. The property is currently zoned DC, Downtown Center District. An aerial photo of the subject site and the surrounding area is provided for context. The subject parcel is outlined in red. The applicant proposes to reconstruct and improve the existing parking lot and add landscaping and curbing.



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SITE PLAN REVIEW COMMENTS

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

1. Circulation, Parking and Loading.

The following table identifies the Parking and Loading standards of the Zoning Ordinance, as well the proposed conditions, and whether compliance is met.

Relevant provisions:

Section 14.08 MODIFIED OFF-STREET PARKING REQUIREMENTS IN THE DC, DOWNTOWN CENTER DISTRICT

A. Recognizing that the developed character of Downtown Lake Orion makes the provision of private off-street parking difficult, and that shared public parking lots and on-street parking spaces are located in the Downtown area, on-site parking is not required for non-dwelling uses or buildings located in the DC District.

The Planning Commission may recommend modifications to the requirements under the following Ordinance standards:

Section 14.02 Minimum Parking Required.

(2) The number of off-street parking spaces required shall be determined in accordance with Table 14.02. However, the Planning Commission may modify the numerical requirements of this Section for off-street parking. The modification to increase or decrease the number of off-street spaces required shall be based on satisfactory evidence provided by the applicant, or as may be documented from similar uses or facilities within the region that the reduced number of spaces will be sufficient, or that an increased number of spaces are necessary to accommodate the proposed use on a typical day.

(3) The Planning Commission may attach conditions to the approval of a modification of the requirements that bind such approval to the specific use in question.

Zoning Ordinance Standards	Required	Proposed	Compliance
Parking (Table 14.02)	Places of assembly (where parking demand is generated by occupancy rather than floor area, such as banquet halls, movie theaters, etc.) 1 space per 3 persons permitted at maximum occupancy 300 Maximum occupancy / 3 = 100 spaces	Church parking lot: 19 existing spaces Subject lot: 30 spaces proposed Total parking: 49 spaces	N/A - Sec. 14.8 - <i>on-site parking is not required for non-dwelling uses or buildings located in the DC District.</i>
Accessible Parking (Table 14.03)	Total Parking Spaces: 26 to 50 Required Accessible Spaces:	Church parking lot: 3 existing spaces Subject lot:	Complies.

	2 Required Van Accessible Spaces: 0	0 spaces proposed No ADA spaces are proposed or required. There are existing ADA spaces on the west side of Slater St adjacent to the Church and in the existing parking lot off Anderson St on the west side of the church.	
Parking Layout and Construction Requirements (Table 14.04)	Parking Angle: 75° to 90° Minimum width: 9 ft Minimum length: 19 ft	Width: 9 ft – 10 ft Length: 19 ft - 19.5 ft	Complies.
Maneuvering Lane (14.04.B)	Minimum length: 22 ft	22 ft – 24 ft	Complies.

2. Landscaping.

Landscaping requirements are set forth in Article 15 of the Ordinance. However, the following section from the Ordinance exempts parcels in the DC district from these standards:

Sec. 15.02.C

DC Downtown Landscaping.

Parcels located in the DC, Downtown Center District shall be exempt from the requirements of this Section 15.02, with the exception of the following:

- 1. Trees shall be provided to enhance the building and street where determined appropriate by the Planning Commission.*
- 2. Planter boxes or other landscape features shall be incorporated where appropriate.*
- 3. Outdoor utility equipment, such as transformers, shall be screened to the greatest extent possible by fences, walls, planter boxes or landscape features.*

The applicant proposes to add landscaped greenbelts 5-6' in width. No plantings are proposed.

RECOMMENDATION

The reconstruction of this existing parking lot will improve the visual appearance and is a beneficial project. We recommend the Planning Commission grant **approval** of the parking lot restoration project at 29 S. Slater St.

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

Sincerely,

McKENNA



Jake VanBoxel, MSA
Principal Planner



Sommer Nafal, NCI
Assistant Planner

C: Brad Smiles, Applicant



Village of Lake Orion

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SITE PLAN and / or SPECIAL LAND USE APPLICATION

PROPERTY INFORMATION

Site Address: 29 Slater Street; Lots 5 and 6

Parcel ID # (Refer to Tax Bill): Parcel ID: 09-02-485-027 Zoning District: Sub Hemingsway Plat

PROPERTY OWNER INFORMATION

Name: United Methodist Church of Lake Orion Address, City, Zip: 140 E. Flint Street, Lake Orion, MI 48362

Phone #: [REDACTED] Owner E-Mail: [REDACTED]

APPLICANT INFORMATION (If applicant is NOT property owner)

Name: Brad Smiles Address, City, Zip: [REDACTED]

Phone #: [REDACTED] Applicant E-Mail: [REDACTED]

Applicant is: (i.e. contractor or business owner or architect, etc.) Chair, Board of Trustees, Lake Orion United Methodist Church

APPLICANT REQUEST

Site Plan Approval: _____

Use Permitted After Special Approval: _____

Use Type Requiring Special Approval: _____

REQUIRED INFORMATION

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

BWS 1) Final Site Plan. Two (2) Copies not less than 24 inches by 36 inches in size that meet the requirements of Section 19.02.D. Including, but not limited to:

- a. Dimensioned floor plans and building elevations
- b. Hard surface plan identifying parking areas with dimensions and number of spaces provided
- c. General landscape and lighting plan
- d. Location of trash receptacle and method of screening

BWS 2) Project Narrative. A Narrative must accompany Special Land Use applications that identifies the detailed use of the property under review.

BWS 3) Property Owner Verification.

BWS 4) Digital copies of all documents. (Digital copies are used for Planning Commission review. They may be submitted via email to the Planning & Zoning Coordinator at zoning@lakeorion.org, through Dropbox, or using an external USB drive.)

BWS 5) Village, Planning, Engineering, and Attorney fees as necessary.

By signing below you acknowledge all of the following:

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

Signature of Property Owner: _____ Date: 9/23/2026

Signature of Applicant/Contractor: _____ Date: 9/23/2026

TO BE COMPLETED BY VILLAGE STAFF:

Date Received: 9/24/2024

of Hard Copies Received: 1

Electronic Copies Included: Y / N

Fee: \$3,145.⁰⁰ Receipt #: 59852

Anticipated Meeting Date:

LAKE ORION UNITED METHODIST CHURCH

PARKING LOT RENOVATION PROJECT

PROJECT NARRATIVE / COVER LETTER

August 27, 2026

Orion Township
Building Department

Village of Lake Orion
Planning / Zoning Department
Lake Orion, Michigan 48362

Re: Parking Lot Renovation – 140 E. Flint Street / 29 Slater Street
Parcel ID: 09-02-485-027
Lake Orion United Methodist Church

Dear Orion Township and Village of Lake Orion:

Lake Orion United Methodist Church respectfully submits the enclosed engineering plans and project specifications for the proposed renovation and reconstruction of the Church's existing parking lot located at 140 E. Flint Street / 29 Slater Street, Lake Orion, Michigan.

The proposed project is intended to reconstruct and improve the existing parking facility, which primarily serves as overflow parking for the Church. The project does not include a building addition, building expansion, or change in the existing use of the property.

Project Overview

The proposed improvements have been designed by Sharpe Engineering, Inc. and include the following:

- Removal and replacement of the existing deteriorated asphalt pavement.
- Removal of designated existing brick pavers and other site features.
- Removal of the existing drainage basin identified on the plans.
- Limited removal of existing site improvements, including an existing wooden utility pole.
- Regrading of the parking area to improve surface drainage.
- Preparation and stabilization of the existing subgrade.
- Installation of a new aggregate base and HMA pavement section.
- Installation of approximately 40 feet of 12-inch perforated HDPE storm piping.
- Installation of a new underground stormwater infiltration/leaching basin.
- Installation of concrete reverse curb and gutter.
- Construction of designated landscape/greenbelt areas.

- Installation of protective yellow steel bollards and parking blocks.
- Installation of a new approximately 5.5-foot-wide pedestrian walkway.
- Installation of parking space striping and pavement markings.
- Restoration of disturbed lawn and landscape areas.

The engineering plans identify the limits of disturbance at approximately 0.31 acre. The plans also indicate that the development area is less than one acre and therefore a soil erosion permit is not required; however, appropriate soil erosion and sedimentation control measures will be installed and maintained throughout construction.

Existing Use and Parking

The project will maintain the existing use of the property as a parking facility associated with Lake Orion United Methodist Church. The parking lot is intended primarily to provide overflow parking for the Church.

The project does not propose additional building area or a change in land use. The proposed improvements are intended to modernize and reconstruct the existing parking area while improving its condition, drainage, pedestrian circulation, and overall appearance.

The engineering plans indicate that no additional ADA parking spaces are proposed or required within this parking lot, as existing accessible parking is available in the existing parking areas serving the Church.

Stormwater Management

A significant component of the project is the improvement of existing site drainage.

The proposed improvements include a new **12-inch perforated HDPE storm pipe and leaching basin system**, connected to the existing stormwater infrastructure. The grading plan has been developed to establish positive drainage across the reconstructed parking area and direct stormwater to the proposed infiltration system.

The proposed stormwater improvements are intended to improve the existing drainage conditions associated with the parking lot and manage stormwater as shown on the engineered plans.

Construction and Site Protection

Construction will be performed within the limits shown on the engineering plans. Temporary erosion and sedimentation controls will be installed prior to construction and maintained throughout the project.

The contractor will be responsible for:

- Protecting adjacent properties and existing improvements.
- Protecting existing trees and vegetation designated to remain.

- Maintaining safe construction access.
- Preventing construction debris and sediment from entering public streets or adjacent properties.
- Restoring disturbed areas following completion of construction.
- Complying with applicable Village, County, State, and other agency requirements.

The engineering plans specifically provide for approximately 430 linear feet of sediment control fence and require ongoing inspection and maintenance of erosion-control measures.

Engineering and Construction Standards

The project has been designed by Sharpe Engineering, Inc., with the engineering plans dated August 6, 2026. Construction will be performed in accordance with the approved engineering plans, applicable Orion Township, Village of Lake Orion requirements, applicable Oakland County requirements, and applicable Michigan standards referenced in the plans.

The proposed pavement section consists of an 8-inch minimum compacted 21AA aggregate base, 2.5 inches of HMA 4EL, and 1.5 inches of HMA 5EL, for a total HMA thickness of 4 inches.

Request for Review

Lake Orion United Methodist Church respectfully requests the Township's and Village's review of the enclosed plans and specifications and confirmation of the applicable approval and permitting requirements for this project.

Because the project consists of the reconstruction and improvement of an existing parking facility, with no building expansion or change in use proposed, the Church respectfully requests consideration of the project under the Township's and Village's applicable administrative/site improvement review process, if permitted by ordinance.

We appreciate the Township's and Village's assistance in reviewing this project and are committed to working with your staff, the appropriate reviewing agencies, and our engineer to address any comments or requirements necessary for approval.

Please contact us if additional information, documentation, engineering calculations, or revisions are required.

Sincerely,

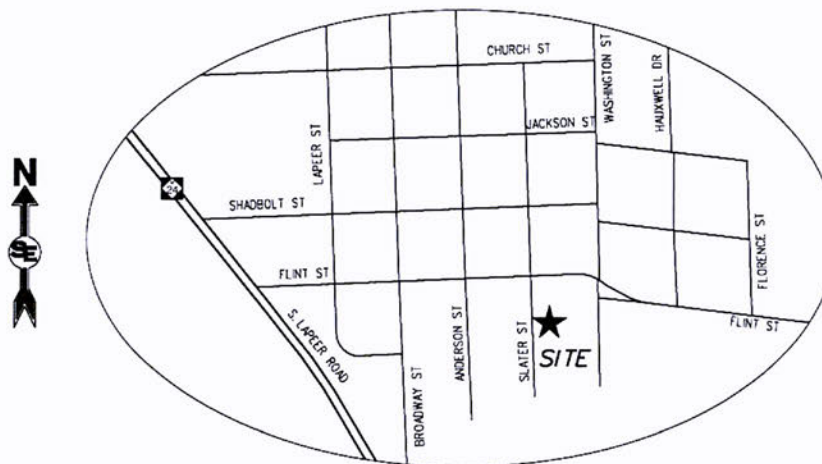
Brad Smiles

Brad Smiles

Lake Orion United Methodist Church
140 E. Flint Street, Lake Orion, MI 48362

LAKE ORION UNITED METHODIST CHURCH PARKING LOT RENOVATIONS

VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN



LOCATION MAP
(1"=250')

GENERAL PROVISIONS

THE IMPROVEMENTS BY THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION ROAD & BRIDGE STANDARD PLANS, ROAD COMMISSION FOR OAKLAND COUNTY SPECIFICATIONS, AND THE CURRENT STANDARDS AND SPECIFICATIONS OF ORION TOWNSHIP.

PAVEMENT MARKINGS AND PLACING OF TRAFFIC CONTROL SIGNS SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

THE LOCATIONS OF ALL PUBLIC UTILITIES SHOWN ON THESE PLANS ARE TAKEN FROM THE BEST AVAILABLE DATA. PURSUANT TO ACT 53 OF THE P.A. OF 1974, AS A CONDITION OF THIS CONTRACT, NOTICE SHALL BE GIVEN TO MISS DIG PRIOR TO UNDERGROUND WORK TO BE PERFORMED IN ACCORDANCE TO THIS CONTRACT. PHONE (800) 482-7171 OR 811. ALL UTILITY SERVICE CONNECTIONS MAY NOT BE SHOWN ON THESE PLANS.

SHEET INDEX

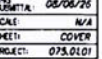
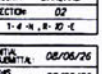
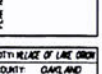
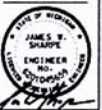
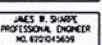
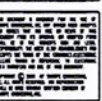
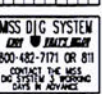
- COVER SHEET
- C1.0 EXISTING CONDITIONS
- C2.0 DEMOLITION & SECC PLAN
- C3.0 SITE PLAN
- C4.0 GRADING PLAN

STANDARD DETAIL SHEETS

1 OF 1 WRC SOIL EROSION AND SEDIMENT CONTROL DETAILS

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF THE RECONSTRUCTION OF AN EXISTING ASPHALT PARKING LOT.

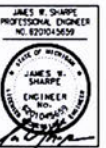




DATE:	08/06/25
DRAWN BY:	WESLEY
CHECKED BY:	
IN CHARGE:	

MISS DIG SYSTEM
 800-482-7171 OR 811
 CONTACT THE MISS DIG SYSTEM & WORKING DAYS IN ADVANCE

THE MISS DIG SYSTEM IS A SERVICE PROVIDED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION. IT IS A SERVICE PROVIDED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION. IT IS A SERVICE PROVIDED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION.



DEVELOPED FOR:
LAKE ORION UNITED METHODIST CHURCH
 101 E. JEFFERSON ST.
 LAKE ORION, MI 48042
 (734) 961-8201

EXISTING CONDITIONS
 LAKE ORION UNITED METHODIST CHURCH

CITY OF LAKE ORION
 COUNTY: OAKLAND
 SECTION: 02
 T-4-N, R-10-E

DATE SUBMITTED: 08/06/25
 DATE: 08/06/25
 SCALE: 1" = 10'
 SHEET: C10
 PROJECT: 075.0101

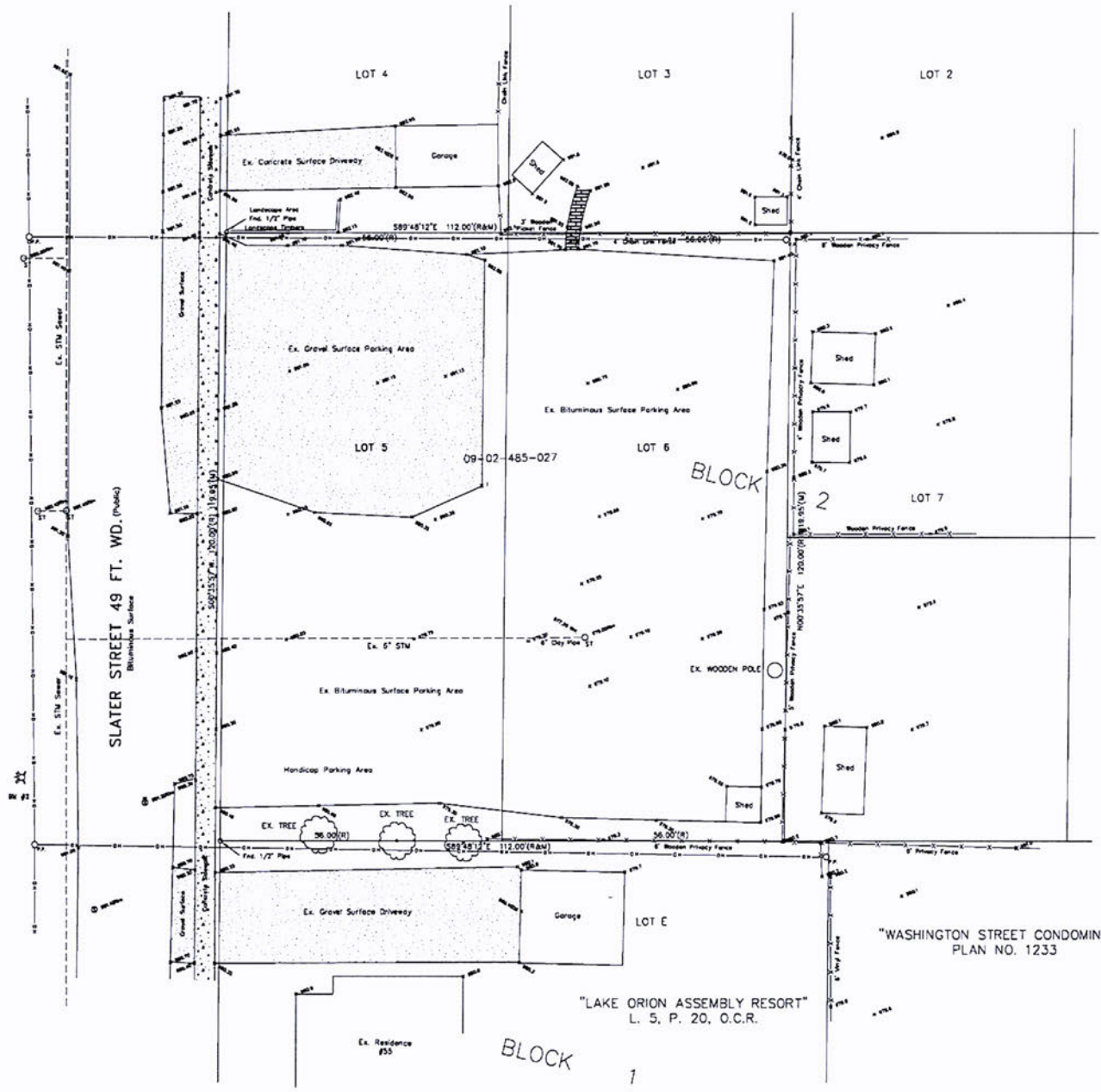
- LEGEND:**
- BM 3 = EXISTING ELEVATION
 - BM = BENCH MARK
 - FW = EX. FIRE HYDRANT
 - GV = EX. GATE VALVE & WELL
 - SB = EX. SANITARY SEWER MANHOLE
 - ST = EX. STORM SEWER STRUCTURE
 - PP = EX. POWER POLE
 - W = EX. 1/2" WOOD ROD W/ CAP
 - FW = EX. 1/2" WOOD ROD W/ CAP
 - X = EX. FENCE

- EX. BITUMINOUS SURFACE
- EX. CONCRETE SURFACE
- EX. GRAVEL SURFACE
- EX. BRICK SURFACE

LEGAL DESCRIPTION
 LOCATED IN LOTS 5 AND 6
 BLOCK 2 OF HEMINGWAY'S
 PLAT (L.1, P.34, OCR)

BENCHMARKS

- BM #1 - ARSON ON TOP OF FIRE HYDRANT IN FRONT OF FIRE STATION ON ANDERSON STREET
 ELEV. = 175.00 (MOUND)
- BM #2 - ARSON ON TOP OF FIRE HYDRANT ON WEST SIDE OF SLATER STREET
 ELEV. = 185.00 (MOUND)



NRCS SOILS INFORMATION

SURFACE	NAME	ACRES IN AREA	PERCENT OF AREA
628	URBAN LAND-SPRINKS COMPLY C12.8 PERCENT SLOPES	0.31	100%

ESTIMATED CONSTRUCTION SEQUENCE

ITEM	SCHEDULE
1. INSTALL EROSION CONTROL MEASURES	08/21/24
2. REMOVE EX. LANDSCAPE ITEMS	08/21/24
3. INSTALL NEW CATCH BASIN	08/21/24
4. GRADE SITE AND PREP SUBBASE FOR PAVING LOT	08/21/24
5. INSTALL PAVING LOT BASE AND	08/21/24
6. INSTALL TOP SOIL LAYER	08/21/24
7. LANDSCAPING & FINAL RESTORATION	08/21/24

NOTE: INSTALL ESEC MEASURES PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. MAINTAIN ALL MEASURES - REPAIRS TO MAINTAIN FUNCTION OF PROJECT - AND REPAIR IMMEDIATELY IF THEY BECOME DAMAGED.

ESTIMATED ESEC QUANTITIES:

SEDIMENT CONTROL FENCE	430 LF
TEMPORARY ACCESS DRIVE	100 SF

REMOVAL AND DEMOLITION NOTES

1. CONTACT UTILITY LOCATING FOR UTILITY STAKING PRIOR TO ANY REMOVALS.
2. ALL DEMOLITION ITEMS REMOVED AS PART OF THE CONSTRUCTION ACTIVITIES SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF-SITE BY A SANITATION AND WASTE REMOVAL FIRM.
3. ANY ITEMS NOT SPECIFICALLY CALLED OUT FOR DEMOLITION BUT ARE REQUIRED FOR THE SUCCESSFUL COMPLETION OF THIS PROJECT SHALL NOT BE REMOVED BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
4. ANY DAMAGE TO THE EXISTING SIDEWALKS, PARKING AREAS, CURBS, ETC. OUTSIDE THE SCOPE OF THIS WORK SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. PROPERTY GATE SHALL BE TAKEN FOR REDEMOLITION ITEMS ALTHOUGH EXISTING YEARS TO REMAIN SUCH AS IRRIGATION BOBES, ROADWAYS, ELECTRICAL RESER, FIRE HYDRANTS, LANDSCAPING, ETC. SO AS NOT TO CAUSE DAMAGE.
6. ALL MATERIAL REMOVAL SHALL BE MADE BY EXCAVATING FULL DEPTH IN STRAIGHT LINES IN THE AREAS OF PROPOSED REMOVALS AND PROTECT EXISTING PAVEMENT TO REMAIN.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE WITHIN THE ROAD ROW.
8. ALL AREAS DISRUPTED BY THE CONTRACTOR OUTSIDE OF THE PROPOSED LIMITS OF CONSTRUCTION SHALL BE PROPERLY GRADED AND RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
9. ALL BRICK, MAEL, TOPSOIL, STAMPS, AND ANY OTHER UNSUITABLE MATERIAL ENCOUNTERED BY THE PAVING/CONCRETE CONTRACTOR WITHIN THE SITE SHALL BE REMOVED AND DISPOSED OF AS DIRECTED BY THE ENGINEER. ALL MATERIALS REMOVED SHALL BE REPLACED WITH MATERIALS OF A SIMILAR AND COMPOSITION SIMILAR TO THE ADJACENT MATERIALS SUCH THAT THE PAVEMENT SHALL REST ON MOST C-1.2 AND HAVING A RELATIVELY UNIFORM COMPOSITION. SUCH MATERIAL SHALL BE MECHANICALLY COMPACTED TO 95% OF ITS MAXIMUM DENSITY.

EROSION CONTROL & LANDSCAPE NOTES

1. ALL SOIL EROSION AND SEDIMENTATION CONTROL ESEC MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH OREGON AND COUNTY WATER RESOURCES COMMISSIONER AND ADOPTED TOWNSHIP STANDARDS. ALL MEASURES ARE TO BE IN ACCORDANCE WITH THE NRCS EROSION AND SEDIMENTATION CONTROL DISTAL SHEET.
2. THE SOIL EROSION CONTROLS WILL BE MAINTAINED UNTIL AFTER EVERY STORM EVENT BY THE CONTRACTOR.
3. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF ALL PROJECT ESEC MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
4. ALL SEDIMENT FROM WORK ON THE PROJECT SITE SHALL BE CONTAINED ON-SITE AND NOT BE ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR WATERWAYS. MATERIALS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, POND, AND WETLANDS.
5. CONTRACTOR SHALL APPLY TEMPORARY ESEC MEASURES AS DIRECTED ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER CHANGES HAVE BEEN ESTABLISHED.
6. STAKING THE WORK SHALL BE DONE BY CONTRACTOR AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED LANDS.
7. THE CONTRACTOR SHALL PRESERVE NATURAL VEGETATION OUTSIDE OF THE GRADING AREAS AS MUCH AS POSSIBLE.
8. VEGETATION STABILIZATION OF ALL DISTURBED AREAS SHALL BE ESTABLISHED WITHIN 15 DAYS OF COMPLETION OF FINAL GRADING.
9. PROTECT ALL TREES TO REMAIN, INCLUDING THEIR BRANCHES AND ROOTS FROM DAMAGE DUE TO THIS WORK.
10. INSTALL ESEC MEASURES PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. MAINTAIN ALL MEASURES THROUGHOUT DURATION OF PROJECT AND UNTIL NEW VEGETATION HAS BEEN ESTABLISHED.
11. ALL MOTOR/VEHICLE TRAFFIC ON EXISTING STATE/COUNTY/LOCAL ROADS FROM THIS SITE DUE TO CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORKING DAY. USE MECHANICAL DEVICES IF NECESSARY. TEMPORARY ESEC MEASURES SHALL BE MAINTAINED UNTIL PERMANENT ESEC MEASURES HAVE BEEN IMPLEMENTED.
12. REMOVAL OF AN EROSION CONTROL POINT DOES NOT NEGATE THE NEED FOR ANY OTHER FEDERAL, STATE, OR LOCAL REGULATIONS.
13. ANY ESEC DEVICES WHICH BECOME TORN, RUPTURED, FALLEN, OR FAIL TO PREVENT EROSION AS INTENDED, SHALL BE IMMEDIATELY REMOVED AND REPLACED.
14. ANY MULCH OR SOIL STABILIZATION MEASURES WHICH ARE OBTAINED DUE TO CONSTRUCTION, HEAVY RAIN EVENTS, ETC. SHALL BE RESTORED IMMEDIATELY TO PREVENT FURTHER EROSION.
15. SHOULD DISTURBING BE REQUIRED, IT SHALL BE DONE IN A MANNER WHICH WILL NOT CONTRIBUTE TO DEPOSITION OF SEDIMENT INTO NATURAL OR MAN-MADE CHANNELS.
16. ADDITIONAL DISRUPTION OUTSIDE OF THE INDICATED LIMITS SHALL BE RESTORED IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS BUT SHALL NOT BE PAID FOR SEPARATELY.
17. SITE RESTORATION SHALL BE PERFORMED BY PLACING 2" OF TOPSOIL WITH SEED AND MULCH BLANKETS IN ACCORDANCE WITH PROJECT SPECIFICATIONS. LOOSE STRAWS NOT ACCEPTABLE.
18. ALL REQUIRED LANDSCAPE RESTORATION INCLUDING TOPSOIL, SEEDING, AND MULCHING SHALL BE PERFORMED IN ACCORDANCE WITH ADOPTED TOWNSHIP STANDARDS AND SPECIFICATIONS.

DEMOLITION LEGEND

- REMOVE TREE
- REMOVE STRUCTURE
- REM. EX. BUILDING
- REM. EX. ASPHALT / BRICK PAVERS
- TEMPORARY ACCESS DRIVE (SP - 9)



SOIL EROSION LEGEND

- SILT FENCE
- LIMITS OF DISRUPTION (SP-2)



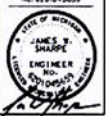
THE DEVELOPMENT AREA IS LESS THAN 1.00 ACRE IN SIZE. THEREFORE A WRC SOIL EROSION PERMIT IS EXEMPT.



MISS DIG SYSTEM
CALL 800-482-7171 OR 811
CONTACT THE MISS DIG SYSTEM
DAYS IN ADVANCE

THE ENGINEER HAS REVIEWED THIS PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OREGON DEPARTMENT OF TRANSPORTATION AND THE OREGON DEPARTMENT OF REVENUE. THE ENGINEER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OREGON DEPARTMENT OF TRANSPORTATION AND THE OREGON DEPARTMENT OF REVENUE.

JAMES W. SHUPE
PROFESSIONAL ENGINEER
NO. 620145658

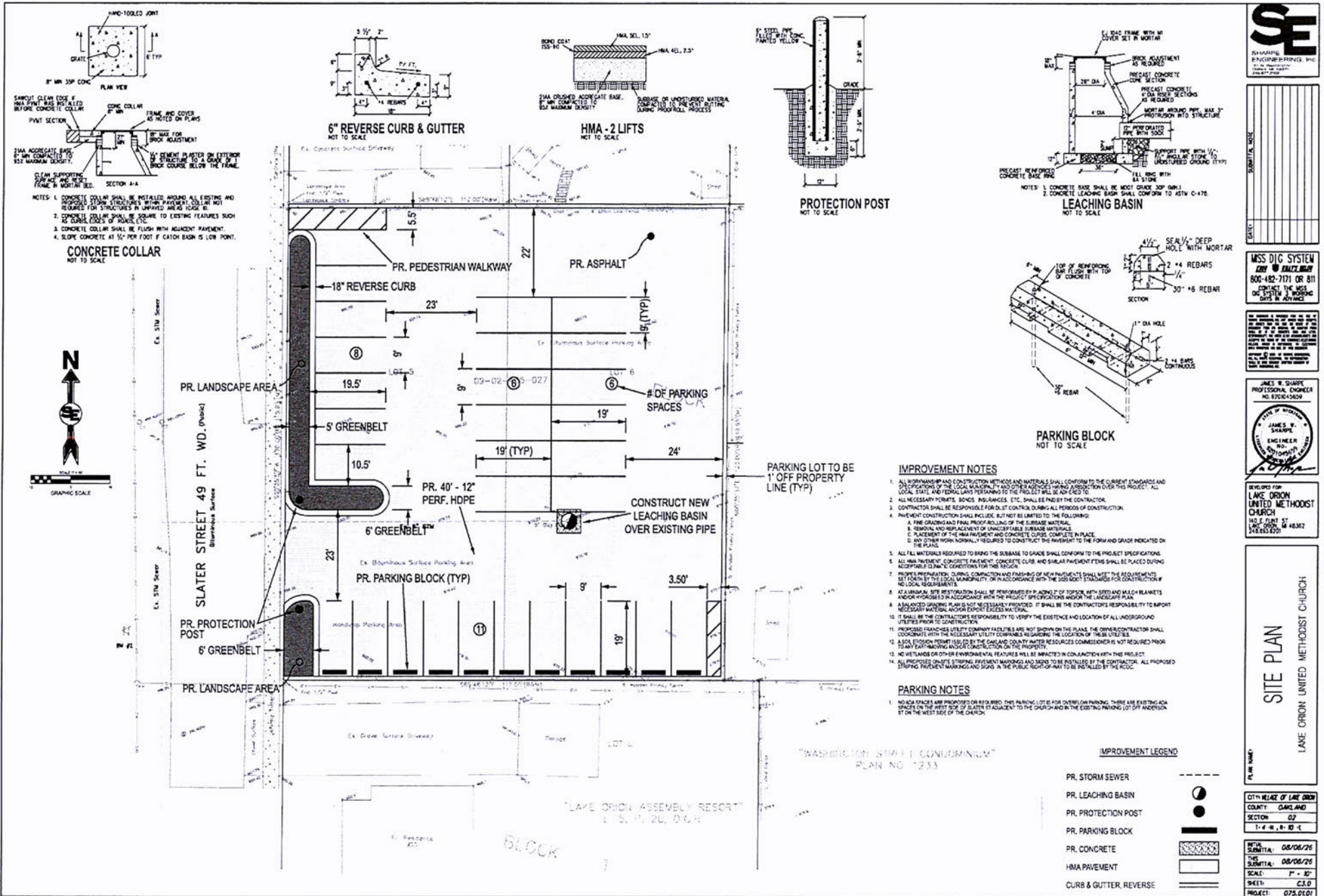


DESIGNED FOR
LAKE ORION UNITED METHODIST CHURCH
1001 1/2 FIRST ST
LAKE ORION, MI 48132
(734) 661-1001

DEMOLITION & ESEC
LAKE ORION UNITED METHODIST CHURCH

CITY OF LAKE ORION
COUNTY: OREGON
SECTION: 02
1-4-24, R-10-1

DATE SUBMITTED: 08/06/24
DATE: 08/06/24
SCALE: 1" = 10'
SHEET: C2.0
PROJECT: 075.01.01



[illegible]

PLAN NAME: GRADING PLAN
LAKE ORION UNITED METHODIST CHURCH

INITIAL SUBMITTA:	08/08/29
THIS SUBMITTA:	08/08/29
SCALE:	1" = 10'
SHEET:	C4.0
PROJECT:	073.01.01



SLATER STREET 49 FT. WD. (Public)

3. STM Sensor

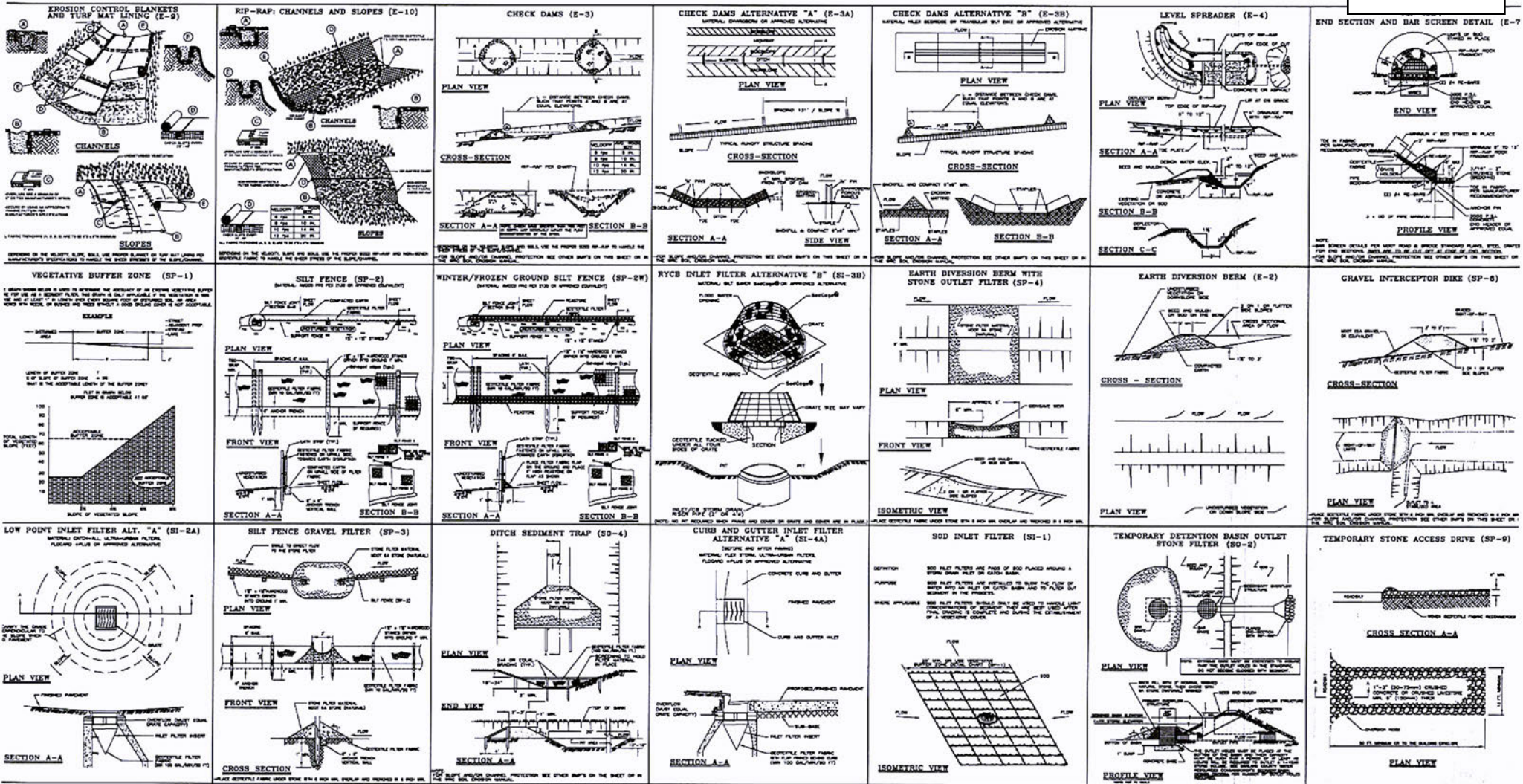
BENCHMARKS

BB 01 - AVERAGE IN TOP 10 OF THE INTERPOLATED INCREASE OF THE ESTIMATION OF INCREASE IN NET
S.I. = 10.1% (10.1% INCREASE)

BB 02 - AVERAGE IN TOP 10 OF THE INTERPOLATED INCREASE OF THE ESTIMATION OF INCREASE IN NET
S.I. = 10.1% (10.1% INCREASE)

GRADING LEGEND

TOP OF CURB ELEV.	XXXX TC
GUTTER ELEV.	XXXX G
TOP OF PVMT ELEV.	XXXX TP
TOP OF SHOULDER ELEV.	XXXX TS
FINISH GRADE ELEV.	XXXX FG
RIM ELEV.	XXXX R
DRAINAGE PATTERN	



NOTE:
 The Oakland County Water Resources Soil Erosion and Sedimentation Control standard details cannot be modified, reduced, edited, or changed in any way. Any deviation from these standard details must be approved in writing by the Oakland County Water Resources Commissioner. Changes otherwise made are in violation of Part 91 of Act 451 of 1994, the Natural Resources and Environmental Protection Act.

SOIL EROSION SEDIMENTATION CONTROL DETAILS

PROJECT NO.	DATE	SCALE
DESIGNED BY	CHECKED BY	APPROVED BY
DRAWN BY	DATE	LOCATION

WRC



BOARD ACTION SUMMARY SHEET

MEETING DATE: October 5, 2026

TOPIC: 117 and 129 Bridge St – Lot Combo and Split

BACKGROUND BRIEF:

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

129 Bridge Street (Parcel 09-03-434-024) is currently occupied by a single-family home, a detached garage, and a boat house. 117 Bridge Street (Parcel 09-03-434-025) is currently occupied by a single-family home. Both lots are under single ownership and are zoned RL, Lake Single Family Residential.

The applicant proposes to demolish the detached garage at 129 Bridge St, as well as add an addition to 117 Bridge St.

After reviewing Planning Commission’s recommendation, the Village Council shall make a final decision on the proposed land division and combination.

RECOMMENDED MOTION(s):

To recommend approval of the lot combination and split of the properties at **117 Bridge Street** and **129 Bridge Street** to the Village Council.

MCKENNA

October 5, 2026

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

Subject: Bunker-Plasters - Land Combination Review #1 (Application Received September 1, 2026)

Location: 129 and 117 Bridge Street – Parcel #s: 09-03-434-024 and 09-03-434-025 (Off of Central Drive)

Zoning: RL, Lake Single Family Residential

Dear Commissioners:

At the Village's request, we have reviewed the above referenced land division and combination request submitted by Debra Bunker-Plasters, applicant, property owner, for conformance to the provisions of the Lake Orion Dividing and Partitioning of Land Ordinance (Code of Ordinances: Chapter 157), the Zoning Ordinance, and sound planning and design principles.

EXISTING CONDITIONS

129 Bridge Street (Parcel 09-03-434-024) is currently occupied by a single-family home, a detached garage, and a boat house.

117 Bridge Street (Parcel 09-03-434-025) is currently occupied by a single-family home.

All lots are under single ownership and are zoned RL, Lake Single Family Residential. The two existing lots are outlined in a red line on the adjacent aerial photo.

The properties are Lots 4, 5, and 6 of the "Orion Summer Homes Co's Subdivision" Plat.

Proposed Plans

The applicant proposes to demolish the detached garage at 129 Bridge St, as well as add an addition to 117 Bridge St.



HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

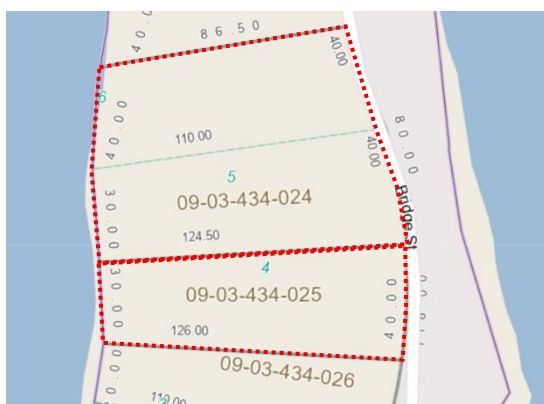
Communities for real life.

PROPOSED COMBINATION

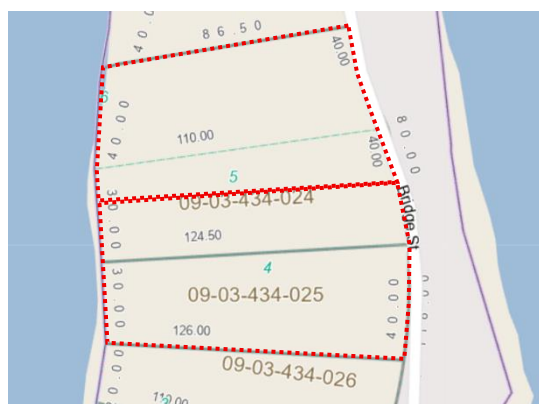
The applicant is proposing to combine 129 Bridge Street with 117 Bridge Street, followed by a lot split into two parcels with more uniformity. The existing and proposed lot areas are summarized below.

Lot Address and Parcel ID #	Existing Lot Area	Proposed Lot Area
129 Bridge Street (Parcel 09-03-434-024)	~7,900 SF (net)	9,441 SF (gross) 5,367 SF (net area above seawall)
117 Bridge Street (Parcel 09-03-434-025)	~4,200 SF (net)	7,503 SF (gross) 6,202 SF (net area above seawall)

Existing Conditions Map:



Proposed Conditions Map:



Per the approval procedures of Sec. 157.24, the Planning Commission shall review the land division application and submit a recommendation to the Village Council, based on the approval standards of Sec. 157.25. After reviewing Planning Commission's recommendation, the Village Council shall make a final decision on the proposed land division and combination. We offer the following comments for your consideration.

DIVISION AND COMBINATION STANDARDS FOR APPROVAL

The Per 157.25, the following standards shall be used as the basis upon which applications for the division or partitioning of land are reviewed and approved:

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

Complies. The lots are within a platted subdivision and have not been subdivided into four or more parts. The new lots will comply within state standards.

- B. Lot Dimensional Requirements.** *All parcels created as a result of the application shall comply with the minimum lot dimensional requirements, including lot size and lot width, minimum yard setback requirements*

and lot coverage requirements of the current village Zoning Ordinance, adopted in Chapter 158, except in the following circumstances:

- a. Where the proposed division or partitioning of land would reduce the degree of existing non-conformity with Zoning Ordinance standards; or
- b. Where the non-conforming parcel created as a result of the division or partitioning of land is intended to be combined with additional land for the purposes of creating a building site that conforms with the Zoning Ordinance requirements.

Per the Zoning Ordinance Schedule of Regulations, the required minimum lot width for the RL District is 60 feet and the minimum lot area is 7,200 square feet.

Currently, 117 Bridge St has a nonconforming width of 40.0 ft and a lot area of ~4,200 sq. ft. (net), which is well under the minimum lot area. The property of 129 Bridge Street currently has a lot width of 80.0 ft and a lot area of ~7,900 sq. ft.

The proposed, modified 117 Bridge St will have a lot width of 60.3 ft and a lot area of 6,202 sq. ft. (net), whereas the proposed, modified property at 129 Bridge St will have a lot width of 57.6 ft and a lot area of 5,367 sq. ft. (net).

While the two proposed lots will not conform to the lot width and lot area minimum requirements, the Ordinance permits the following:

Sec. 12.04.L -

In the case of lots located in an existing platted subdivision, the Planning Commission may recommend and the Village Council may permit the creation of new lots that are less than the width and area requirements of the RL District if the proposed lots are consistent with the width and area of the underlying platted lots, subject to the following requirements:

1. No lot shall be created with a width of less than 40 feet or an area of less than 4,000 square feet in the RL District.
2. Lots created under this option shall be subject to all setbacks and other requirements of this Ordinance, except for lot width and area, as provided above.

The redrawing of the two property boundaries would reduce the degree of nonconformity for the existing legal nonconforming lot area and lot width of 117 Bridge St and result in a larger overall lot size. The resulting division and combination will result in greater conformity with the Zoning Ordinance.

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

Complies. As of the time of this review, neither parcel has outstanding taxes or liens to the Village of Lake Orion, Orion Township, or Oakland County.

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

Complies. The dimensions of the proposed parcels do not exceed the 3-to-1 depth to width ratio.

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

Complies. The combination and split of the two lots will not disrupt the existing or natural flow of water or have an adverse effect on the lake.

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

Complies. There are no restrictions on the deeds.

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

Complies. The applicant is the property owner of both parcels. The property deeds have been included in the application materials.

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

Complies. The proposed reconfiguration will not alter the surrounding neighborhood.

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

Complies. The combination of the two lots will not lead to a loss of parking. The granting of the lot combination and split would allow for additional room to construct a driveway at 129 Bridge St, which the applicant plans to do.

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

Complies. Both proposed lots will continue to have road access and direct frontage on Bridge Street.

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

Normally, as a condition of approval, the Village Council may require the applicant to install public facilities in accordance with specifications established by the village, or to guarantee the installation of public facilities in

the form of a cash performance bond or an irrevocable letter of credit running in the favor of the village, in the amount of the estimated cost of the installation of the public facilities and associated professional reviews and inspections.

In extraordinary situations, as determined by the Village Council, where properties cannot feasibly be served by public facilities, and the Village Council issues a waiver of the requirement of resulting parcels being served by public facilities, then the minimum width and area of resulting parcels as required in Section 186 of the Subdivision Control Act of 1967, as amended.

Complies. The two lots are served by public facilities. No change to the existing public utilities is proposed as part of this application; the subject lots will continue to be serviced as they have been.

APPLICATION REQUIREMENTS

Per Section 157.23, the following information shall be supplied with the application. The applicant has provided the Village with these documents; we defer to the Village for any additional information requested.

1. Three copies of a sealed 8 ½" x 14" drawing prepared by a Registered Land Surveyor.
2. A legal description prepared by a Registered Land Surveyor of all parcels that would result from the requested division or partitioning of land. The legal description shall be in a form sufficient for recording with the Oakland County Register of Deeds and shall indicate the area of all parcels in square feet and acres.
3. Copies of existing or proposed deed restrictions related to the proposed parcels.
4. If any portion of the land has been part of a previous application for division of land, the applicant shall submit the date(s) of such application(s) and action taken.

RECOMMENDATION

The proposed division and combination of land will reduce the degree of nonconformity for 129 and 117 Bridge Street and make the combined lot legally compliant with lot area and width standards.

Based on these findings, we advise the Planning Commission to recommend **approval** to the Village Council for the proposed land division and combination for these lots, with a **recommendation of approval** to the creation of *new lots that are less than the width and area requirements of the RL District.*

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

Respectfully submitted,

McKENNA



Jake VanBoxel, MSA
Principal Planner



Sommer Nafal, NCI
Assistant Planner

Debra L. Bunker-Plasters
Clark E. Plasters
117 Bridge Street Lake Orion, MI 48362-2302

Section 9, Item B.

September 1, 2026

To whom it may concern,

We own two properties in the Village of Lake Orion that are next door to each other:
117 Bridge Street, our residence – T4N, R10E, Sec 3 Orion Summer Home Co's Sub Lot 4
Parcel ID# 0L-09-03-434-025

129 Bridge Street – T4N, R10E, Sec 3 Orion Summer Home Co's Sub Lots 5 & 6
Parcel ID# 0L-09-03-434-024

Taxes on both properties are paid in full.

Due to Clark's declining health, we need to put an addition on our home for first floor living without stairs which would include a bedroom, bathroom & laundry room.

Our proposal is to split & eliminate Lot #5 of 129 Bridge Street, due to practical difficulty, creating the following:

Lot #4 increases in size to accommodate an addition at 117 Bridge Street

Lot # 6 increases in size to include a driveway for parking at 129 Bridge Street

Kennedy Surveying, Inc of Oxford, MI has completed 2 Surveys for your consideration:
Staked Survey Current Condition
Staked Survey Proposed Condition

We have provided the **DIVIDE OR PARTITION LAND APPLICATION** along with additional documentation to the Village of Lake Orion for review.

If you have any questions, or need additional information, please contact us.

Respectfully,

Debra L. Bunker-Plasters

Clark E. Plasters

Applicant hereby requests; ☒ Lot(s) Division or Partitioning ☐ Acreage Division or Partitioning

→ DEBRA BUNKER-PLASTERS

Applicant / Agent Name

117 BRIDGE ST. (LOT 4)
LAKE ORION, MI 48362-2302
Street Address, City, State, Zip

Phone #

Cell #

Fax #

Email

Title/Deed Holder's Name(s)

Street Address, City, State, Zip

Phone #

Cell #

Fax #

Email

KENNEDY SURVEYING, INC.

105 N. Washington St
OXFORD, MI 48371

Surveyor HUSTON K. KENNEDY

Street Address, City, State, Zip

248-628-4241

KennedySurveying@sbcglobal.net

Phone #

Cell #

Fax #

Email

129 BRIDGE ST. LAKE ORION, MI 48362

OL-09-03-434-024

Site Address (if none, provide cross streets)

Parcel ID No.(s)

ORION SUMMER HOME CO'S

SUBDIVISION

5 & 6

Subdivision Name

Lot No(s)

Block

Zoning District

Reason for Division or Partitioning of Land HEALTH ISSUES REQUIRE AN ADDITION ON 117 BRIDGE ST. LOT 4. Split & ELIMINATE LOT 5 DUE TO PRACTICAL DIFFICULTY, CREATING INCREASE SIZE OF LOT 4 FOR ADDITION & INCREASE SIZE FOR LOT 6 FOR DRIVEWAY PARKING @ 129 BRIDGE ST.

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

Attachments Required with Application:

Note: Additional Information May be Required

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

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

Agent Authorization
(if any)

Fees

Signature of Applicant

Date

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

Date

OFFICE USE ONLY

DO NOT WRITE BELOW

Page 1

Date Received:

Village Fee:

Planning Escrow:

Attorney Escrow:

Receipt No.

Case No.

Date to PC:
Action:

Date to VC:
Action:

Village Clerk Signature

Date

Revised 042512

37

KENNEDY SURVEYING, INC.

105 N. Washington St.
Oxford, Michigan 48371

Phone (248) 628-4241
Email: kennedysurveying@sbcglobal.net

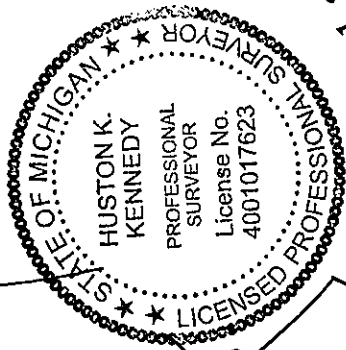
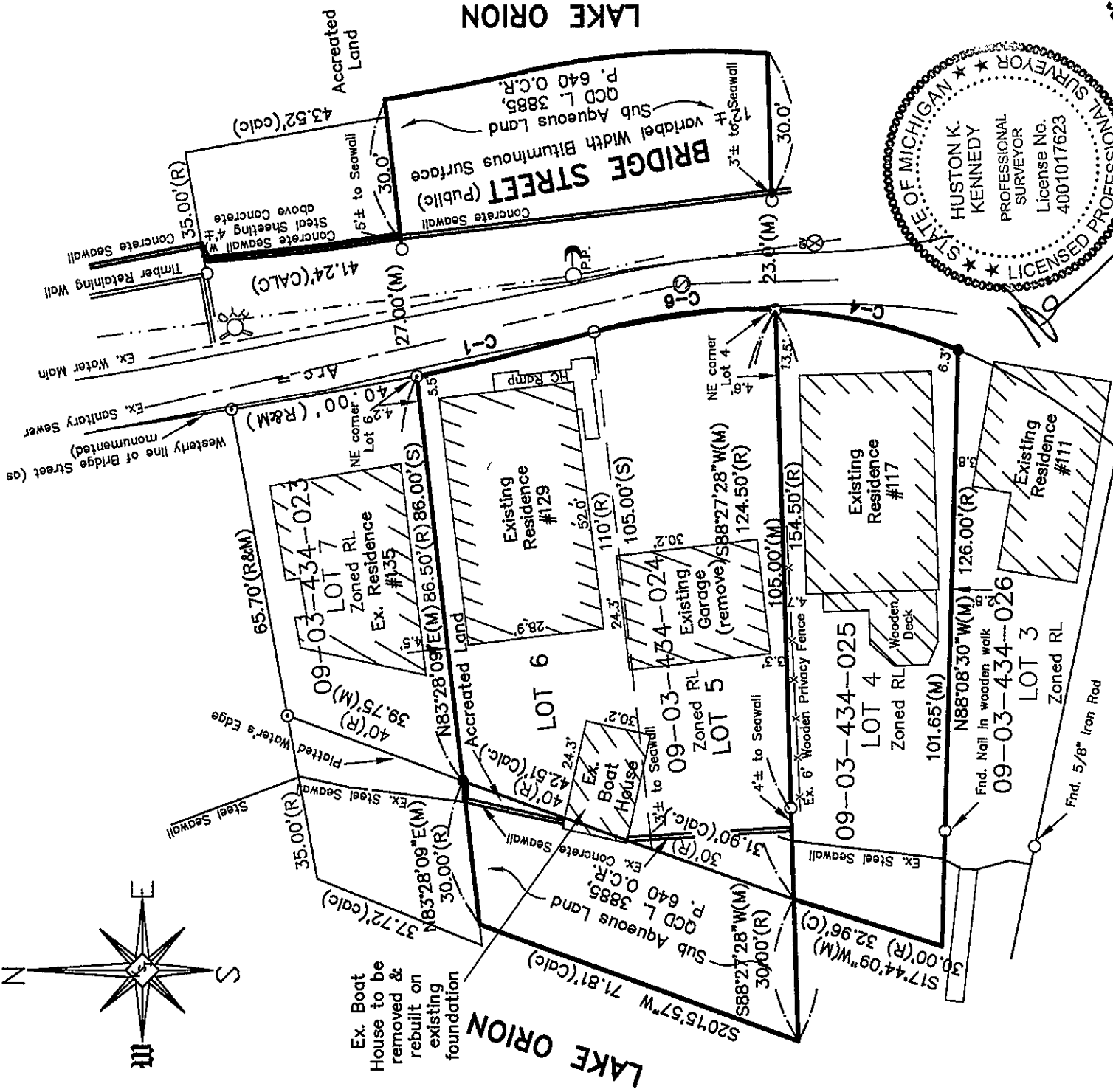
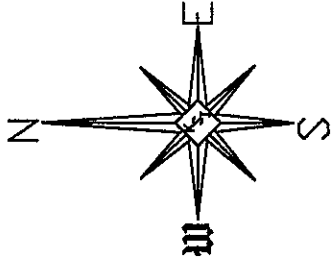
STAKED SURVEY

CURRENT CONDITIONS

Certified Exclusively To: Clark Plasters and Debra Bunker-Plasters

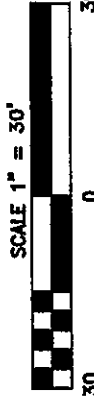
Date: August 21, 2026
Job No. 20-8448, Page 1 of 2

This is to certify that I, [Signature], Licensed Professional Surveyor, 4001017623, on this date have surveyed and mapped the land plotted below, and that all of the requirements of P.A. 132 of 1970, as amended, have been complied with and are described as follows:
See Page 2 of 2 for Property Description.



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C-1	40.00'(R)	488.00'	04°34'52"	S13°56'02"E	39.01'
C-4	40.00'(R&S)	118.00'	19°24'48"	S12°31'12"W	39.79'
C-6	40.00'(R)	118.00'	18°57'23"	S06°39'53"E	38.86'



GRAPHIC SCALE

This survey was done without the benefit of a Title Policy, therefore, all easements of record and other factors relevant to title may not be shown.

When Recorded Pl
Return Original(s)
Kennedy Surveying
105 N. Washington
Oxford, Michigan

KENNEDY SURVEYING INC.

105 NORTH WASHINGTON STREET
OXFORD, MICHIGAN 48371
(248) 628-4241 FAX (248) 628-7191

August 21, 2026

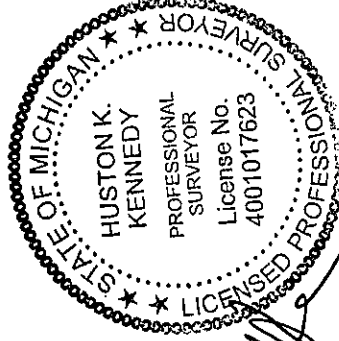
CURRENT CONDITIONS

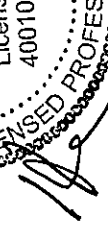
Clark Plasters and Debra Bunker-Plasters
117 Bridge Street
Lake Orion, Michigan 48362
Job No. 20-8448, Page 2 of 2

PROPERTY DESCRIPTION FOR PARCEL #09-03-434-024 (Parent Parcel) (Per the Quit Claim Deed recorded in Liber 3885, page 640 of Oakland County Records)
Lots Five (5) and Six (6), "ORION SUMMER HOMES CO. SUBDIVISION" of part of Sections 2, 3 & 4, Town 4 North, Range 10 East, Oakland County, Michigan, according to the plat thereof recorded in the Office of the Register of Deeds for Oakland County. Also, a strip of land Thirty (30) feet out into the waters of Lake Orion from high water mark on the Easterly and Westerly sides and of equal width of said above-described lot for second parties use as a dock or boathouse site for private use only, and not for hire or gain.

PROPERTY DESCRIPTION FOR PARCEL #09-03-434-025 (Parent Parcel)
Lot 4 of "ORION SUMMER HOMES CO. SUBDIVISION" being a subdivision of part of Sections 2, 3 & 4, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. A plat recorded in Liber 4 of Plats, page 27 of Oakland County Records.


Huston K. Kennedy, PS
Kennedy Surveying, Inc.



 AUG 21 2026

KENNEDY SURVEYING, INC.

105 N. Washington St.
Oxford, Michigan 48371

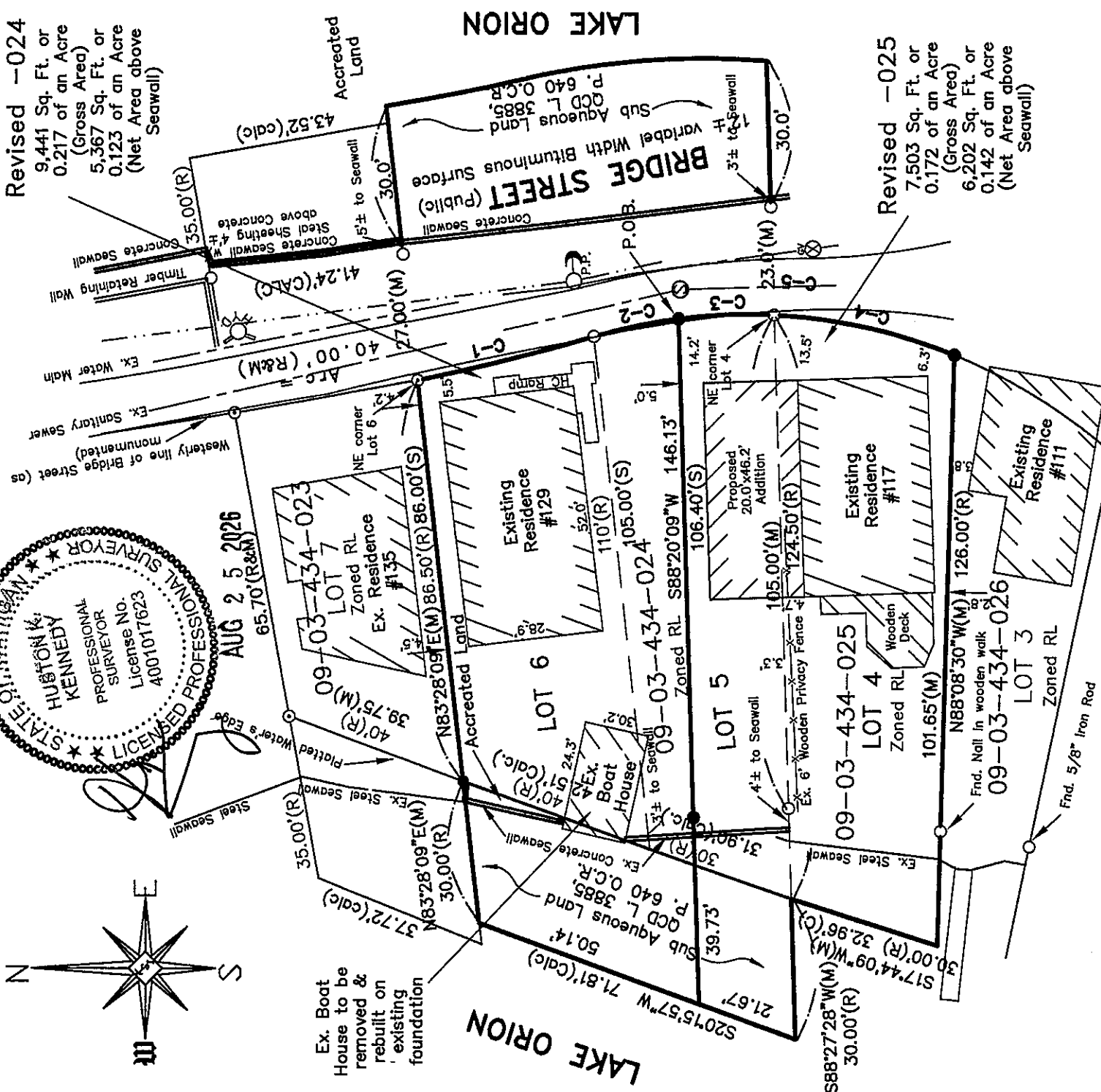
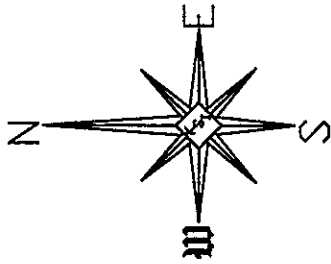
Phone (248) 628-4241
Email: kennedysurveying@sbcglobal.net

PROPOSED CONDITIONS STAKED SURVEY

Certified Exclusively To: Clark Plasters and Debra Bunker-Plasters

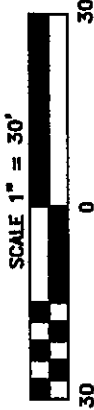
Date: August 21, 2026
Job No. 20-8448, Page 1 of 2

This is to certify that I, _____, Licensed Professional Surveyor, 4001017623, on this date have surveyed and mapped the land plateed below, and that all of the requirements of P.A. 132 of 1970, as amended, have been complied with and are described as follows:
See Page 2 of 2 for Property Description



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C-1	40.00'(R)	488.00'	04°34'52"	S13°56'02"E	39.01'
C-2	18.58'	118.00'	09°01'11"	S11°37'59"E	18.56'
C-3	20.46'	118.00'	09°56'12"	S02°09'18"E	20.44'
C-4	40.00'(R&S)	118.00'	19°24'48"	S12°31'12"W	39.80'
C-5	60.45'	118.00'	29°21'00"	S07°33'06"W	59.79'



GRAPHIC SCALE

REVISED: 8/25/26 SST, Property Address's

This survey was done without the benefit of a Title Policy, therefore, all easements of record and other factors relevant to title may not be shown.

When Recorded Please Return Original(s) to:
Kennedy Surveying,
105 N. Washington
Oxford, Michigan

By: SST

40

August 21, 2026

PROPOSED CONDITIONS

105 NORTH WASHINGTON STREET
OXFORD, MICHIGAN 48371
(248) 628-4241 FAX (248) 628-7191

Clark Plasters and Debra Bunker-Plasters
117 Bridge Street
Lake Orion, Michigan 48362
Job No. 20-8448, Page 2 of 2

PROPERTY DESCRIPTION FOR THAT PART OF PARCEL #09-03-434-024 BEING ADDED TO PARCEL #09-03-434-025

Part of Lot 5 of "ORION SUMMER HOMES CO SUBDIVISION" being a subdivision of part of Sections 2, 3, & 4, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. As recorded in Liber 4 of Plats on page 27 of Oakland County Records. Also, part of a strip of land extending 30 feet into the waters of Lake Orion (per the Quit Claim Deed recorded in Liber 3885, page 640 of O.C.R.). Being more particularly described as beginning at the northeast corner of Lot 4 of said plat in common with the southeast corner of said Lot 5; thence proceeding South 88°27'28" West 124.50 feet along the line common with said Lots 4 and 5 to the southwest corner of said Lot 4 in common with the northwest corner of said Lot 5; thence continuing South 88°27'28" West 30.00 feet to a point; thence North 20°15'57" East 21.67 feet to a point; thence North 88°20'09" East 146.13 feet to a point on the east line of said Lot 5 and a point on a curve; thence along a curve to the right (having a radius of 118.00 feet, central angle of 09°56'12" and a long chord bearing South 02°19'18" East 20.44 feet) an arc distance of 20.46 feet along the east line of said Lot 5 to the Point of Beginning.

REVISED PROPERTY DESCRIPTION FOR PARCEL #09-03-434-024

All of Lot 6 and part of Lot 5 of "ORION SUMMER HOMES COMPANY SUBDIVISION" being a subdivision of part of Sections 2, 3, & 4, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. As recorded in Liber 4 of Plats on page 27 of Oakland County Records. Also, a strip of land extending 30 feet out into the waters of Lake Orion per a Quit Claims Deed recorded in Liber 3885, page 640 of Oakland County Records. Being more particularly described as beginning at the northeast corner of Lot 4 of said plat and the southeast corner of said Lot 5; thence along a curve to the left (having a radius of 118.00 feet, central angle of 09°56'12" and a long chord bearing North 02°09'18" West 20.44 feet) an arc distance of 20.46 feet along the east line of said Lot 5 to the Point of Beginning; thence proceeding South 88°20'09" West 146.13 feet to a point; thence North 20°15'57" East 50.14 feet to a point; thence North 83°28'09" East 30.00 feet to the northwest corner of said Lot 6; thence continuing North 88°28'09" East 86.50 feet to a point on a curve and a point on the east line of said Lot 6; thence along a curve to the left (having a radius of 488.00 feet, central angle of 04°34'52" and a long chord bearing South 13°56'02" East 39.01 feet) an arc distance of 40.00 feet (as recorded) and 39.02 feet (as measured) along the east line of said Lot 6 to the southeast corner of said Lot 6 in common with the northeast corner of said Lot 5 and a point of reverse curvature; thence along a curve to the right (having a radius of 118.00 feet, central angle of 09°01'11" and a long chord bearing South 11°37'59" East 18.56 feet) an arc distance of 18.58 feet along the east line of said Lot 5 to the Point of Beginning. Containing 9,441 Square Feet or 0.217 of an Acre (Gross Area) or 5,367 Square Feet or 0.123 of an Acre (Net Area above the seawall). Reserved therefrom all easements and right of ways of record.

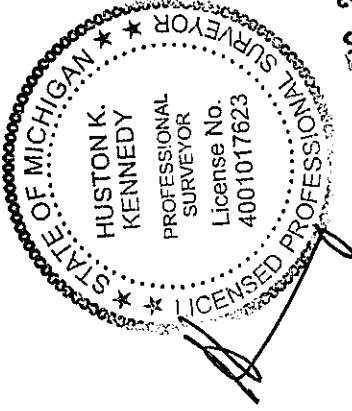
REVISED PROPERTY DESCRIPTION FOR PARCEL #09-03-434-025

All of Lot 4 and part of Lot 5 of "ORION SUMMER HOMES COMPANY SUBDIVISION" being a subdivision of part of Sections 2, 3, & 4, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. As recorded in Liber 4 of Plats on page 27 of Oakland County Records. Also, a strip of land extending 30 feet out into the waters of Lake Orion per a Quit Claims Deed recorded in Liber 3885, page 640 of Oakland County Records. Being more particularly described as beginning at the northeast corner of said Lot 4 in common with the southeast corner of said Lot 5; thence proceeding along a curve to the right (having a radius of 118.00 feet, central angle of 19°24'48" and a long chord bearing South 12°31'12" West 39.80 feet) an arc distance of 40.00 feet along the east line of said Lot 4 to the southeast corner of said Lot 4; thence North 88°08'30" West 126.00 feet along the south line of said Lot 4 to the southwest corner of said Lot 4; thence North 17°44'09" East 30.00 feet (as recorded) and 32.96 feet (as calculated) to the northwest corner of said Lot 4; thence South 88°27'28" West 30.00 feet to a point; thence North 20°15'57" East 21.67 feet to a point; thence North 88°20'09" East 146.13 feet to a point on a curve and a point on the east line of said Lot 5; thence along a curve to the right (having a radius of 118.00 feet, central angle of 09°56'12" and a long chord bearing South 02°09'18" East 20.44 feet) an arc distance of 20.46 feet along the east line of said Lot 5 to the Point of Beginning Containing 7,503 Square Feet or 0.172 of an Acre (Gross Area) or 6,202 Square Feet or 0.142 of an Acre (Net Area above the seawall). Reserved therefrom all easements and right of ways of record.

NOTE:

The bearings as expressed on this Certified Survey and used in the property descriptions are related to the bearing of the adjoining survey.


Huston K. Kennedy, P.S.
Kennedy Surveying, Inc.



AUG 21 2026



BOARD ACTION SUMMARY SHEET

MEETING DATE: October 5, 2026

TOPIC Monthly Planning and Zoning Report – September 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 September 2026 Monthly Planning and Zoning Report.



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

Monthly Planning & Zoning Report

SEPTEMBER 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:

Rezoning – 96 Park Island Road:

The Planning Commission recommended the rezoning of 96 Park Island Road from RM, Multiple Family Residential, to RL, Lake Single Family Residential at the September 8th Meeting. The next step is for review by Village Council, and if approved, followed by the Amendment of the Zoning Map.

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

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

PERMIT DETAILS

PERMIT TYPE	ADDRESS / PROJECT	DESCRIPTION	SUBMITTED	APPROVED
ZONING COMPLIANCE				
V0E-0TS	490 GRAMPIAN AVE	Installation of Deck	Sep 8, 2026	Under Review
QIK-46O	91 WASHINGTON ST	Installation of Shed	Sep 3, 2026	Under Review
RG9-47Q	29 S Slater St	Repaving existing parking lot	Sep 1, 2026	Under Review
TEMPORARY USE OF RIGHT OF WAY				
R-26-40	207 N BROADWAY ST	Remove and replace 20 linear ft of 5' wide sidewalk in front of residence.	Sep 3, 2026	Sep 8, 2026
FENCE / WALL				
M40-LQQ	90 PARK ISLAND RD	Installation of a 4 ft tall, decorative bronze aluminum non-obscuring fence, 30 LF.	Sep 4, 2026	Under Review
SIGNAGE				
SCD-CEH	468 MYSTIC COVE LN	Installation of two permanent ground signs.	Sep 9, 2026	Under Review
DEMOLITION				
No permits applications have been submitted since the date of the last meeting.				
CHANGE OF USE				
No permits applications have been submitted since the date of the last meeting.				
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:

- **Jake VanBoxel, MSA, Principal Planner (jvanboxel@mcka.com)**
- **Sommer Nafal, NCI, Assistant Planner (snafal@mcka.com)**

Or visit us during on-site office hours:

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

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

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

(248) 693-8391 ext. 107
zoning@lakeorion.org

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