



AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, May 04, 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 April 6, 2026, Planning Commission Regular Meeting Minutes

6. Public Comments on Non-Agenda Items Only

7. Public Hearing

A. Proposed Amendments to Village of Lake Orion 2002-2022 Master Plan - Strategic Action Plan Amendments

8. Old Business

9. New Business

A. Proposed Amendments to Village of Lake Orion 2002-2022 Master Plan - Strategic Action Plan Amendments

- B.** Site Plan Extension Approval of Constellation Bay
- C.** 48 and 52 Highland Ave – Lot Combination Application
- D.** Discussion on Accessory Mechanical Units Regulations Article 13.11.E
- E.** Monthly Planning and Zoning Report – March and April 2026

10. Commissioners' Comments Regarding Planning and Zoning Matters

11. Next Regular Meeting - June 1, 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: May 4, 2026

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

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



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, April 06, 2026

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The Monday, April 6, 2026 Regular Meeting of the Lake Orion Planning Commission was called to order by Commissioner Larry Dunn at 6:30 p.m.

2. Pledge of Allegiance

Commissioner Lamb moved, Commissioner Rutt seconded, to nominate Larry Dunn as the chairman for tonight’s meeting in the absence of the chairperson and vice chairperson.

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

NAYS: None

ABSENT: Zsenyuk, Sabol

MOTION: Carried

3. Roll Call and Determination of Quorum

PRESENT

- Secretary Henry Lorant
- Commissioner Teresa Rutt
- Commissioner Larry Dunn
- Commissioner James Barry
- Commissioner Michael Lamb
- Commissioner Matthew Craig
- Commissioner/Administrative Official Darwin McClary

ABSENT

- Chairperson James Zsenyuk

Vice Chairperson Edward Sabol

STAFF PRESENT

Planning and Zoning Coordinator Jake VanBoxel

Recording Secretary Danielle Smith

4. Approval of Agenda

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

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

NAYS: None

ABSENT: Zsenyuk, Sabol

MOTION: Carried

5. Approval of Minutes

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

Commissioner McClary moved, Commissioner Lorant seconded, to approve the March 2, 2026 Planning Commission Regular Meeting Minutes, as presented.

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

NAYS: None

ABSENT: Zsenyuk, Sabol

MOTION: Carried

6. Public Comments on Non-Agenda Items Only

None.

7. Public Hearing

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

Commissioner Rutt moved, Commissioner Lamb seconded, to open the public hearing for the proposed Zoning Ordinance amendments to Section 13.11 Accessory Buildings and Structures and Section 13.17 Parking and Storage of Mobile Homes, Travel Trailers, Motor Homes, Watercraft, Vessels, Trucks, and Other Items at 6:35 p.m.

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

NAYS: None

ABSENT: Zsenyuk, Sabol

MOTION: Carried

There being no public comment, Commissioner Rutt moved, Commissioner Lorant seconded, to close the public hearing for the proposed Zoning Ordinance amendments to Section 13.11 Accessory

Buildings and Structures and Section 13.17 Parking and Storage of Mobile Homes, Travel Trailers, Motor Homes, Watercraft, Vessels, Trucks, and Other Items at 6:36 p.m.

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

NAYS: None

ABSENT: Zsenyuk, Sabol

MOTION: Carried

8. Old Business

A. Discussion of Master Plan Amendment – Strategic Action Plan

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

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

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

Planner VanBoxel reviewed the Strategic Action Plan, discussed next steps and was available to answer any questions of the Commission.

Commissioner McClary moved, Commissioner Lorant seconded, to schedule a public hearing for Monday, May 4, 2026 at 6:30 p.m. on the proposed amendments to the Village of Lake Orion Master Plan 2002-2022 and to request that the required public notice be published.

Commissioner Lamb shared concerns regarding rental units and does not think it is desirable to village residents. He further shared that he does not want single-family communities to be disrupted.

Commissioner Rutt shared that she is in favor of including rental units in the Strategic Action Plan and would like to have further discussions about what accessory dwelling units could be permitted. Additionally, Commissioner Rutt shared that she believes item 2 in the Strategic Action Plan is referencing middle housing, such as duplexes and home ownership, as opposed to adding more apartments.

Commissioner Lamb stated that the village is fully developed and does not want to see ordinances or the Master Plan used for “nefarious purposes.” He further shared that he would like to see item 1 removed from the Strategic Action Plan.

Commissioner Lamb moved, Commissioner Lorant seconded, to remove item 1 and item 3 from the Master Plan.

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

NAYS: Rutt

ABSENT: Zsenyuk, Sabol

MOTION: Carried

Vote on original motion:

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

NAYS: None

ABSENT: Zsenyuk, Sabol

MOTION: Carried

9. New Business

A. Proposed Zoning Ordinance Amendments to Section 13.11 and 13.17

Sections 13.11 and 13.17 of the zoning ordinance regulate the placement, size, use and storage of accessory buildings and certain vehicles or recreational equipment on residential and non-residential properties. Questions regarding interpretation, enforcement consistency and alignment with current property use trends and community expectations have been identified as follows:

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

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

Commissioner McClary moved, Commissioner Rutt seconded, to recommend that the Village Council approve the proposed Zoning Ordinance amendments to Section 13.11 Accessory Buildings and Structures and Section 13.17 Parking and Storage of Mobile Homes, Travel Trailers, Motor Homes, Watercraft, Vessels, Trucks, and Other Items.

Commissioner Lamb asked if the text amendments preclude someone from storing their trailer in their lakefront rear yard setback. Planner VanBoxel said there has to be a primary dwelling on the property in order to store certain items.

Commissioner Rutt provided clarification regarding the number and type of items that can be stored on a property, per the proposed text amendments.

Commissioner Lamb asked for confirmation that the proposed text amendments are to help prevent vacant lots from becoming storage facilities. Commissioner McClary confirmed that was the case.

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

NAYS: None

ABSENT: Zsenyuk, Sabol

MOTION: Carried

B. Planning Commission 2025 Annual Report and 2026 Work Plan

Commissioner McClary moved, Commissioner Barry seconded, to approve the Planning Commission 2025 Annual Report and 2026 Work Plan with the one change on page 1: the reference to 2024 should be 2025, and to submit the same to the Village Council.

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

NAYS: None

ABSENT: Zsenyuk, Sabol

MOTION: Carried

10. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Craig stated that he did not see the monthly planning and zoning report in this month's packet. Planner VanBoxel stated that he would have Planner Nafal put together a report and send it to the Commission.

Commissioner McClary shared that village administration will be submitting a draft of the Capital Improvement Plan 2026-2032 to the Planning Commission, which will be included in the May 4, 2026 packet.

Commissioner Lamb stated that new homes are being constructed rapidly throughout the Village and reiterated that he supports the development of single-family housing in the Village. Additionally, Commissioner Lamb shared that he thinks the Village should focus on increasing its tax base.

Commissioner Lorant asked how many single-family homes are currently being constructed. Commissioner Lamb stated he believes there are six homes currently being constructed in the Village.

11. Next Regular Meeting – May 4, 2026

12. Adjournment

Commissioner Lamb moved, Commissioner Lorant seconded, to adjourn the meeting at 7:00 p.m.

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

NAYS: None

ABSENT: Zsenyuk, Sabol

MOTION: Carried

Henry Lorant
Secretary

Sonja Stout
Clerk/Treasurer

Danielle Smith
Recording Secretary

Date Approved:



BOARD ACTION SUMMARY SHEET

MEETING DATE: May 4, 2026

TOPIC Public Hearing: Proposed Amendments to Master Plan

BACKGROUND BRIEF:

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

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

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

The Planning Commission reviewed the final draft and recommended approval to the Village Council, which subsequently approved distribution for the 42-day public review on April 14, 2025. On April 14, 2025, Village Council approved the distribution of the Draft Strategic Action Plan (Master Plan Amendment #3), as presented.

After the comment period for all entities ends, the planning commission must hold at least one public hearing on the proposed plan. The next steps are required public hearing, final review, and adoption.

RECOMMENDED MOTION(s):

1. **To open** the public hearing concerning the Proposed Amendments to Village of Lake Orion 2002-2022 Master Plan - Strategic Action Plan Amendments.
2. **To close** the public hearing concerning the Proposed Amendments to Village of Lake Orion 2002-2022 Master Plan - Strategic Action Plan Amendments.



BOARD ACTION SUMMARY SHEET

MEETING DATE: May 4, 2026

TOPIC Proposed Amendments to Master Plan

BACKGROUND BRIEF:

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After the comment period for all entities ends, the planning commission must hold at least one public hearing on the proposed plan. The next steps are required public hearing, final review, and adoption.

RECOMMENDED MOTION(s):

To adopt the Proposed Amendments to Village of Lake Orion 2002-2022 Master Plan - Strategic Action Plan Amendments.



Lake Orion Master Plan 2025 Amendment

Village of Lake Orion, Oakland County, Michigan

DRAFT 04.10.25





Lake Orion Master Plan 2025 Amendment

Village of Lake Orion, Oakland County, Michigan

Month Day, 2025: Approved by the Village Planning Commission

Month Day, 2025: Adopted by the Village Council

Prepared with the assistance of:



235 E. Main Street, Suite 105

Northville, MI 48167

T: 248.596.0920

F: 248.596.0930

www.mcka.com

Resolution of Adoption - to be added

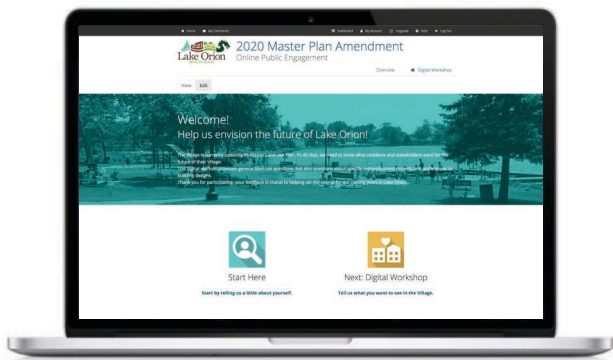
Part I: Introduction and Background

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

PURPOSE AND RELATIONSHIP TO THE VILLAGE’S 2002 MASTER PLAN

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

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



On-line Web Platform and the Hard Copy Engagement Packet



PUBLIC ENGAGEMENT SUMMARY

Following review by the Village Planning Commission, the Lake Orion community was invited to participate in the amendment process during the spring of 2025 through an interactive website, including an opinion survey to refine and prioritize the drafted “Goals and Objectives,” which was disseminated by the Commission, staff, and consultants - a paper version was available at Village Hall - and received over 120 responses. Results of the survey are included as an Appendix to this document. Comments were also received during the required 42-day public review period that occurred during the second quarter of 2025.

Findings were presented at several public meetings, including the required public hearing held on Month Day, 2025.



Part II: Goals and Objectives

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

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

SMALL ACTIONS ACHIEVE BIG GOALS...



Goal 1 : Neighborhoods

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

OBJECTIVES

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

Goal 2 : Economic Development

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

OBJECTIVES

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

Goal 3 : Environment

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

OBJECTIVES

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

Goal 4 : Community Facilities

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

OBJECTIVES

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

Goal 5 : General Planning Efforts

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

OBJECTIVES

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



Part III: Strategic Action Plan

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

GUIDE TO USING THE PLAN

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

PRIORITY LEVEL

- High
- Medium
- Low

TIME FRAME

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

LEAD

Village Government

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

Other Government

- GLWA** Great Lakes Water Authority
- MDOT** Michigan Dept. of Transportation
- NJ** Neighboring Jurisdictions
- SEMCOG** Southeast MI Council of Governments
- SOM** State of Michigan
- OC** Oakland County
- OT** Orion Township
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Private / Non-Profit

- BO** Business Owners
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- HO** Homeowners
- NP** Non-Profits

Goal 1 : Neighborhoods

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

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DEV Developers
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Goal 2 : Economic Development

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

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Goal 3 : Environment

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

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Goal 4 : Community Facilities

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

Goal 5: General Planning Efforts

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

PRIORITY LEVEL

- High
- Medium
- Low

TIME FRAME

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

LEAD

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

Other Government

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

Private/Non-Profit

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





BOARD ACTION SUMMARY SHEET

MEETING DATE: May 4, 2026

TOPIC Site Plan Extension Approval of Constellation Bay

BACKGROUND BRIEF:

The Site Plan Approval for Constellation Bay, owned by Mocerri Companies, LLC., is expiring on June 18, 2026.

The reason for expiration is that within 12 months after the date of final plan approval, *building permits must be obtained encompassing a minimum of 25 percent of the gross floor area and site improvements shown on the site plan or the site plan shall be deemed null and void without any further action by the Village. (Z.O. Sec. 19.02.C(8)).*

This provision states *The Planning Commission may, upon application in writing stating the reasons therefore, extend the 12-month period for one (1) additional period of up to 12 months.*

RECOMMENDED MOTION(s):

To approve the request for site plan approval extension for Constellation Bay by 12 months, for an expiration date of June 18, 2027.



Michigan's Legendary Dream Builder

April 24, 2026

Zoning and Planning; Village of Lake Orion
RE: Constellation Bay site plan extension

To whom it may concern. Constellation Bay Orion LLC is requesting a site plan extension for its previously approved submittal.

Reason for this request is we have just finished Mystic Cove and are in process of Peninsula. The "Queen Anne" home has been moved and is currently undergoing significant renovations in accordance with Constellation Bays site plan approval. We are in process of extending/renewing infrastructure permitting through the State of Michigan. Mystic Cove is leasing very well. Our financing is due for refinance in Arril of 2027. Once that happens we will be prepared to move forward with construction.

Best,

Dominic F. Mocer
Constellation Bay Orion LLC

MCKENNA

May 4, 2026

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

Subject: Constellation Bay - Site Plan Extension

Location: Parcel 09-11-226-065 (Southwest of the intersection of M-24 and S Broadway)

Applicant: Dominic F. Mocerri on behalf of Mocerri Companies, LLC.

Dear Planning Commissioners:

We have reviewed the application to extend the validity of the site plan approval for Constellation Bay. The request to extend the site plan was received by the Village prior to the expiration of the site plan, so we believe it is within the letter of the ordinance to consider an extension.

The Site Plan Approval for Constellation Bay is expiring on June 18, 2026. This date is when the most recent engineering changes were reviewed and approved by the Village Engineer, Nowak & Fraus.

The reason for expiration is that within 12 months after the date of final plan approval, *building permits must be obtained encompassing a minimum of 25 percent of the gross floor area and site improvements shown on the site plan or the site plan shall be deemed null and void without any further action by the Village. (Z.O. Sec. 19.02.C(8)).* This provision states *The Planning Commission may, upon application in writing stating the reasons therefore, extend the 12-month period for one (1) additional period of up to 12 months.* Therefore, if building permits or an approved extension is not received by this date, the approval will expire.

Consideration of site plan extension should be based on conditions on the site and in surrounding developments. The adjacent and surrounding properties have not had major changes since the approval. The northern site, Waterside Social, has had structural updates, though they do not impact the development.

We also look for progress demonstrated by an applicant to complete the conditions of approval. The Queen Anne historic home has been moved on the site and is to undergo major restoration. The applicant also states that they are in the process of extending/renewing infrastructure permitting through the State of Michigan. The applicant is also undergoing renewal of engineering permits, particularly water and sanitary sewer.

It is apparent the development team continues to make progress on bringing this project to construction.

In summary, we find the project is still appropriate in terms of nearby development and the applicants have made tangible progress toward construction. Therefore, we recommend approval of an extension of one year, extending the validity to June 18, 2027.

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

Sincerely,

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

○ 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

McKENNA



Jake VanBoxel, MSA
Principal Planner



Sommer Nafal, NCI
Assistant Planner

C: Mocer Companies, LLC., Applicant



BOARD ACTION SUMMARY SHEET

MEETING DATE: May 4, 2026

TOPIC 48 and 52 Highland Ave – Lot Combination Application

BACKGROUND BRIEF:

The applicant, Edward Sabol, on behalf of the property owner, John Gehrke, is applying for a lot combination at the properties of 48 and 52 Highland Avenue.

Parcel #09-03-484-012, which is 48 Highland, is occupied by a single-family structure with a lot size of 4,677.4 sq ft.

Parcel #09-03-484-013, which is 52 Highland, is occupied by a single-family structure with a lot size of 4,185.9 sq ft.

The application was reviewed for conformance to the provisions of the Lake Orion Dividing and Partitioning of Land Ordinance (Code of Ordinances: Chapter 157).

RECOMMENDED MOTION(s):

To recommend conditional approval to Village Council for the proposed land combination, contingent upon the payment of all outstanding utility bills.



RECEIVED
 MAR 31 2026
 VILLAGE OF LAKE ORION

**DIVIDE OR PARTITION
 LAND
 APPLICATION**

Section 9, Item C.

Applicant hereby requests: XXX Lot(s) Division or Partitioning _____ Acreage Division or Partitioning

→ John Gehrke 48 Highland Ave., Lake Orion, MI 48362

Applicant / Agent Name Street Address, City, State, Zip

Phone # Cell # Fax# Email

John F. Gehrke 48 Highland Ave. Lake Orion, MI 48362

Title/Deed Holder's Name(s) Street Address, City, State, Zip

Phone # Cell # Fax # Email

Kennedy Surveying 105 N Washington St. Oxford MI 48371

Surveyor Street Address, City, State, Zip

248.628.4241 kennedysurveying@sbcglobal.net

Phone # Cell # Fax # Email

48 Highland Ave. and 52 Highland Ave. Lake Orion, MI 48362 09-03-484-012 and 09-03-484-013

Site Address (if none, provide cross streets) Parcel ID No.(s)

Subdivision Name Lot No(s) Block Zoning District

Lots being combined to add a garage to 48 Highland Ave. and improve access to the dwelling.

Reason for Division or Partitioning of Land

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

3-31-2026

3-31-2026

Signature of Applicant

Date

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

Date

OFFICE USE ONLY

DO NOT WRITE BELOW

Date Received: Village Fee: Planning Escrow: Attorney Escrow: Receipt No. Case No.

Date to PC Action: Date to VC Action: Village Clerk Signature Date

- Fee Paid _____
- Evidence of title and/or ownership _____
- Previous division of less than 10 acres _____
- Is property eligible to be split at this time _____
- Number of parcels proposed _____
- Proposed frontage adequate _____
- Conformance to Zoning Ordinance _____
- Conformance of existing structures _____
- Paved Road _____
- Water available _____
- Sanitary sewer available _____
- Requirement for additional sewer house leads _____
- Status of sanitary sewer permit report _____
- Status of tax payments (Township & Village) _____
- Status of utility payments _____
- Status of other obligations to Village _____
- Is separation of water and/or sewer required for existing structure(s) _____

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

OAKLAND COUNTY TREASURERS CERTIFICATE

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

12/08/2025

ROBERT WITTENBERG, County Treasurer
Sec. 135, Act 206, 1893 as amended

5.00

LIBER: 60786 PAGE: 515

DOC #20250157

RECORDED - 12/15/2025 0

Section 9, Item C.

PAGE 1 of 2 RECORDING FEE: \$ 30.00

LISA BROWN, CLERK/REGISTER OF DEEDS
OAKLAND COUNTY, MI Receipt #: 40016290

ARRIVAL TIME: 12/08/2025 03:20:14 PM
ELECTRONICALLY RECORDED

STATE OF MICHIGAN



REAL ESTATE TRANSFER TAX

OAKLAND COUNTY
12/15/2025
20250157100

412.50 CO
2,812.50 ST
TX # 40016290

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS: Suzanne Claire Meyers, Personal Representative for The Estate of Gayle Lynn Moore, Oakland County Michigan Probate File No. 2025-426,344 whose address is 43666 Vivian Drive, Sterling Heights, MI 48313,

Grants and conveys to John F. Gehrke, Trustee of The John F. Gehrke Trust dated January 8, 1992

whose address is 48 Highland Avenue, Lake Orion, MI 48362;

The fee simple interest in the following described premises situated in the Village of Lake Orion, County of Oakland, and State of Michigan, to wit:

Lot(s) 6, Block 14 of ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1 according to the plat thereof recorded in Liber 4 of Plats, Page 19 of Oakland County Records.

Commonly known as: 52 Highland Avenue, Lake Orion, MI
Tax Parcel I.D. 09-03-484-013

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Three Hundred Seventy Five Dollars (\$375,000.000).

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Suzanne Claire Meyers, in her capacity as Personal Representative for the Estate of Gayle Lynn Moore, deceased, covenants with said grantee, their heirs and assigns, that the Estate is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the estate has good right and title to sell and convey the same as aforesaid; that the personal representative in her representative capacity covenants and agrees that she has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the premises or any part of them to be charged or encumbered in title, estate, or otherwise.

1041258 RO

First American Title

✓

Signature and Notary Block Appear on page 2

ok lb

Dated this 3rd day of December 2025

Suzanne Claire Meyers
Suzanne Claire Meyers, Personal Representative
for the Estate of Gayle Lynn Moore, deceased

STATE OF MICHIGAN }
COUNTY OF OAKLAND }

The foregoing instrument was acknowledged before me this the 3rd day of December 2025, by Suzanne Claire Meyers, Personal Representative for the Estate of Gayle Lynn Moore, deceased.

[Signature]

SONDRA L WIGH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires November 26, 2027
Acting in the County of Oakland 11-25-2027

When Recorded Return To: The John F. Gehrke Trust John F. Gehrke, Trustee 48 Highland Avenue Lake Orion, MI 48362	Send Subsequent Tax Bills To: The John F. Gehrke Trust John F. Gehrke, Trustee 48 Highland Avenue Lake Orion, MI 48362	Drafted By: Thomas J. Murphy 445 S Livernois Road, Ste 309 Rochester Hills, MI 48307
Tax Parcel # 09-03-484-013	Recording Fee \$30.00	State Transfer Tax - 3812.50 41250 County Transfer Tax - Exempt

11/28/2022 2:04:55 PM Rec

Section 9, Item C.

\$21.00 Misc Recording
\$4.00 Remonumentation
\$5.00 Automation
\$0.00 Transfer Tax

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

STATE OF MICHIGAN
Oakland
11/28/2022
000374700



REAL ESTATE TRANSFER TAX
\$0.00 :CO
\$0.00 :ST
1373062

QUITCLAIM DEED

THIS QUITCLAIM DEED Executed this 18 day of November, 2022

By first party, Grantor, John F. Gehrke Trust, John F. Gehrke - Trustee

Whose post office address: 48 Highland Avenue, Lake Orion, MI 48362

To second party, Grantee, John F. Gehrke

Whose post office address is: 48 Highland Avenue, Lake Orion, MI 48362

WITNESSETH, That the said first party, for the sum One Dollar (\$1.00) paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest, and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the to wit:

Land Situated in the State of Michigan, County of Oakland, City of Lake Orion.

Lot 7 Block 14 "Orions Improvement Company's Subdivision No. 1 as recorded in liber 4, Page 15, of plats Oakland County Records

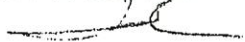
Commonly Known as 48 Highland Avenue, Lake Orion, MI 48362
Tax ID# OL-09-03-484-012

THIS DEED IS EXEMPT PERSUANT TO MCL 207.526 (6) (a) & MCL 207.505 (5) (a)

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Dated: November 18, 2022

John F. Gehrke, Trust




John F. Gehrke, Trustee

State of Michigan
County of Macomb

On this 18 day of November 2022, before me Appeared, John F. Gehrke Trustee, of the John F. Gehrke Trust personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

My Commission Expires: April 9, 2023
WITNESS my hand and official seal.


(Notary Public)

Return to and Prepared By:
John Gehrke

KATIE M. BILLIET
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Apr 9, 2023
ACTING IN COUNTY OF Macomb

KENNEDY SURVEYING, INC.

105 N. Washington St.
Oxford, Michigan 48371

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

STAKED SURVEY CURRENT CONDITIONS

Certified Exclusively To: John Gehrke

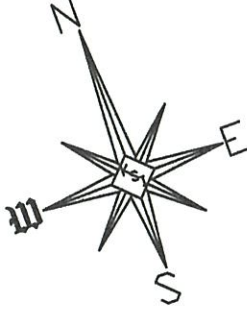
Date: March 30, 2026

Address: 48 Highland Avenue, Lake Orion, Michigan 48362

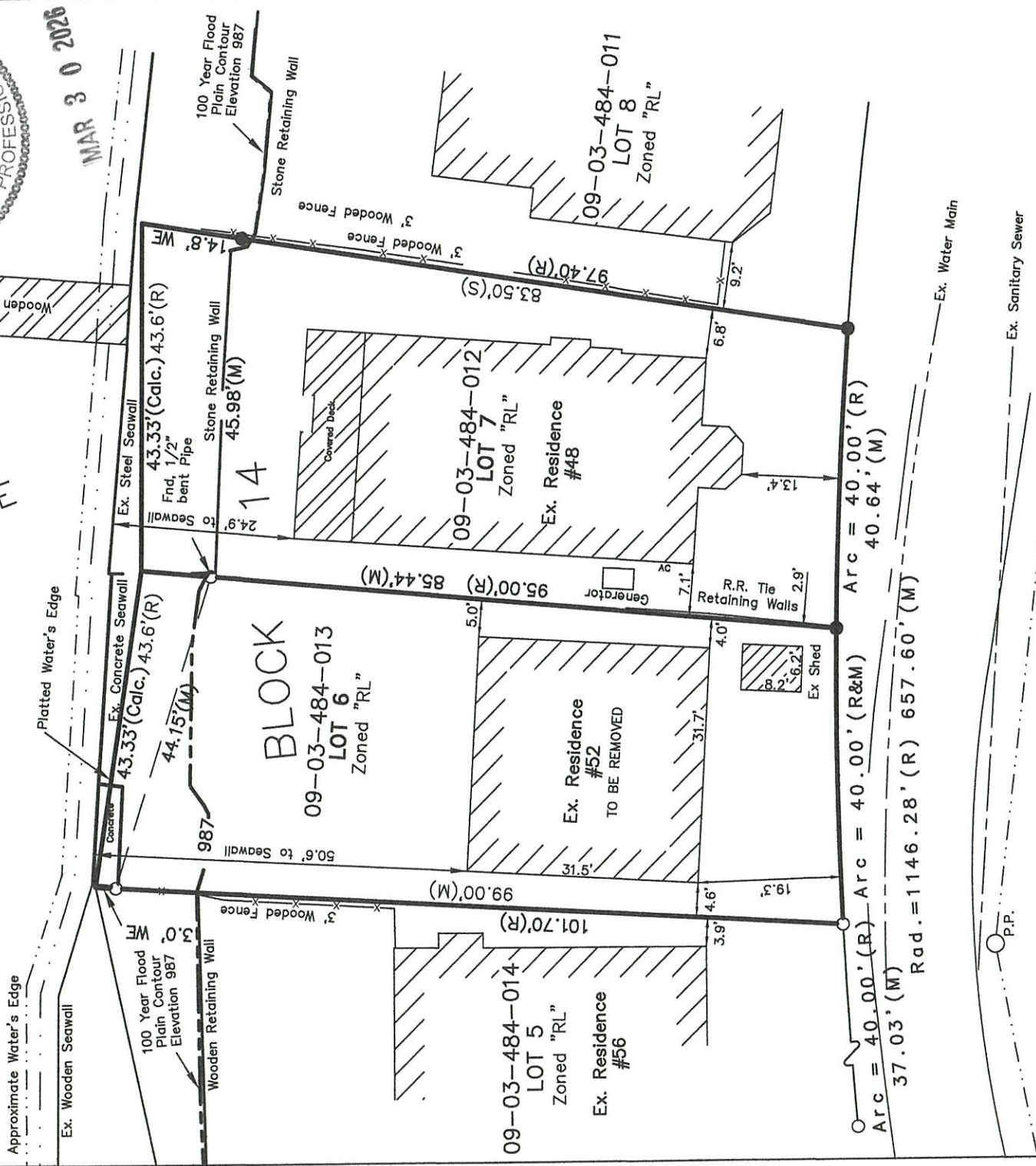
Job No. 25-9573, Page 1 of 2

This is to certify that I, John Gehrke, Licensed Professional Surveyor, 4001017623, on this date have surveyed and mapped the land plat~~ed~~ below, and that all of the requirements of P.A. 152 of 1970, as amended, have been complied with and are described as follows:

See Page 2 of 2 for Property Descriptions.

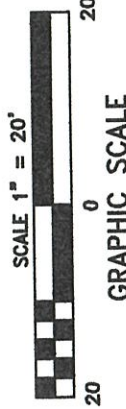


LAKE ORION



HIGHLAND AVENUE 30 FT. WD. (Public)

Bituminous Surface



LEGEND	
R = Recorded Distance	○ = Found 1/2" Iron Rod Unless Otherwise Noted
S = Set Distance	● = Set 1/2" Iron Rod w/Cap
P.O.B. = Point of Beginning	⊙ = Found Concrete Monument
--- = Ex. Fence Line	M = Measured Distance
NG No. 25-95732	Drawn By: SST

P.O.L. = Point On Line

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 Return Original to Kennedy Surveying 105 N. Washington Oxford, Michigan

March 30, 2026


John Gehrke
48 Highland Road
Lake Orion, Michigan 48362
Job No. 10-6667, Page 2 of 2

PROPERTY DESCRIPTION FOR PARCEL #09-03-484-012

Lot 7, Block 14 of "ORION IMPROVEMENT COMPANY SUBDIVISION NO. 1" being a subdivision of part of the Section 2, 3, 10 and 11, Town 4 North, Range 10 East, Village of Lake Orion (formerly Orion Township), Oakland County, Michigan. As recorded in Liber 4 of Plats, on page 19 of Oakland County, Michigan. Containing 4,373.6 Square Feet (to the seawall) or 4,677.4 Square Feet (to the platted water's edge). Reserved therefrom all easements and right of ways of record.

PROPERTY DESCRIPTION FOR PARCEL #09-03-484-013

Lot 6, Block 14 of "ORION IMPROVEMENT COMPANY SUBDIVISION NO. 1" being a subdivision of part of the Section 2, 3, 10 and 11, Town 4 North, Range 10 East, Village of Lake Orion (formerly Orion Township), Oakland County, Michigan. As recorded in Liber 4 of Plats, on page 19 of Oakland County, Michigan. Containing 4,308.1 Square Feet (to the seawall) or 4,185.9 Square Feet (to the platted water's edge). Reserved therefrom all easements and right of ways of record.


Huston K. Kennedy, PS
Kennedy Surveying, Inc.

HKK/clk



MAR 30 2026

KENNEDY SURVEYING, INC.

105 N. Washington St.
Oxford, Michigan 48371

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

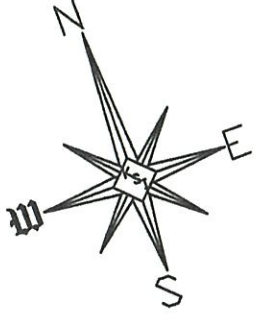
PROPOSED CONDITIONS

Certified Exclusively To: John Gehrke

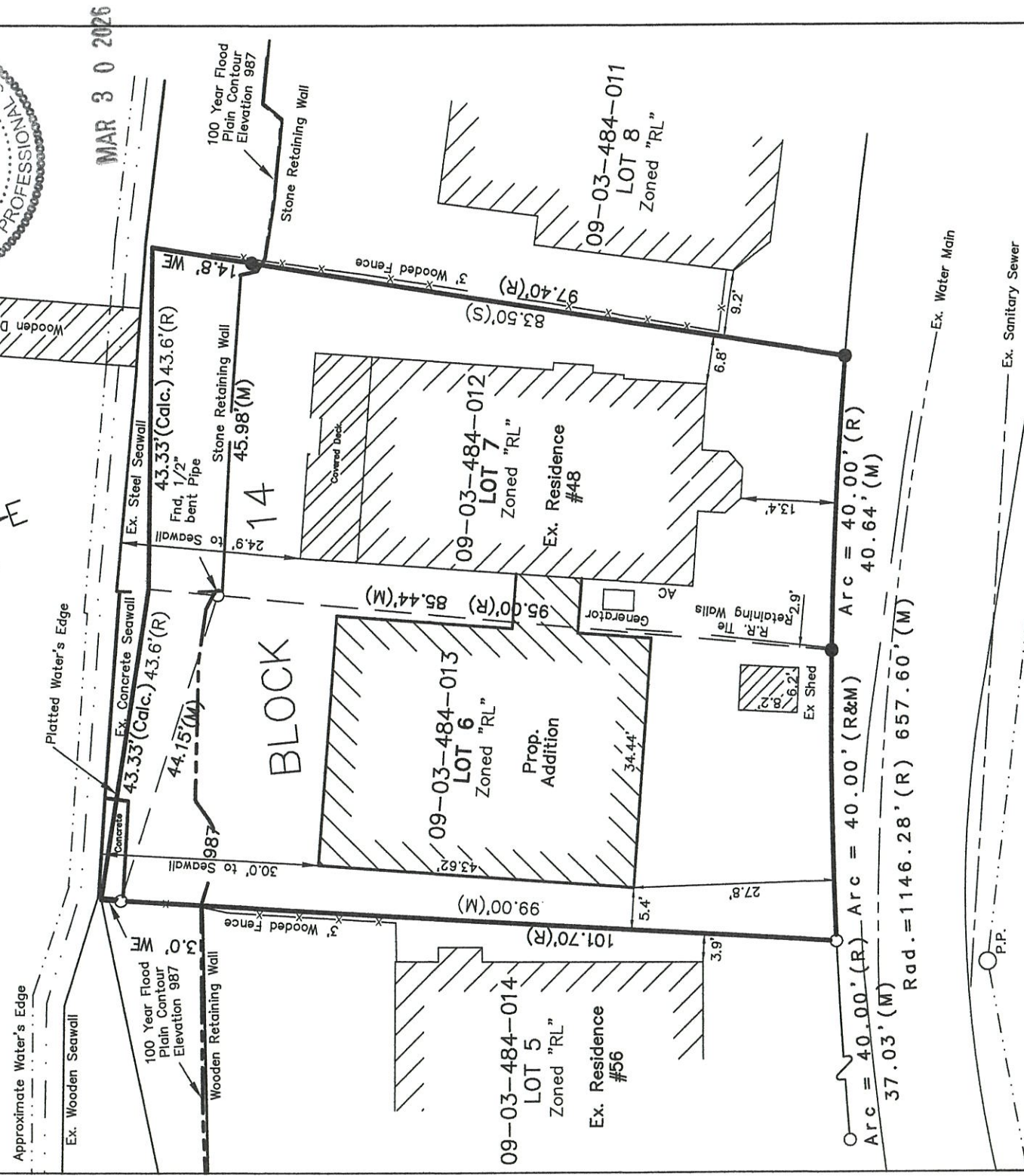
Date: March 30, 2026
Job No. 25-9573, Page 1 of 2

This is to certify that I, John Gehrke, 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 Descriptions.



LAKE ORION



HIGHLAND AVENUE 30 FT. WD. (Public)

Bituminous Surface



LEGEND	
R = Recorded Distance	○ = Found 1/2" Iron Rod Unless Otherwise Noted
S = Set Distance	● = Set 1/2" Iron Rod W/Cap
P.O.B. = Point of Beginning	⊙ = Found Concrete Monument
-*- = Ex. Fence Line	M = Measured Distance
Drawn By: SST	

P.O.L. = Point On Line
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 P
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

March 30, 2026

John Gehrke
48 Highland Road
Lake Orion, Michigan 48362
Job No. 10-6667, Page 2 of 2

PROPERTY DESCRIPTIONS TO COMBINE PARCEL #S 09-03-484-012 & -013

Lots 6 & 7, Block 14 of "ORION IMPROVEMENT COMPANY SUBDIVISION NO. 1" being a subdivision of part of the Section 2,3, 10 and 11, Town 4 North, Range 10 East, Village of Lake Orion (formerly Orion Township), Oakland County, Michigan. As recorded in Liber 4 of Plats, on page 19 of Oakland County, Michigan. Containing 8,681.7 Square Feet (to the seawall) or 8,863.3 Square Feet (to the platted water's edge). Reserved therefrom all easements and right of ways of record.



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

HKK/clk



MAR 30 2026

MCKENNA

April 16, 2026

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

Subject: Gehrke - Land Combination Review #1 (Application Received March 31, 2026)

Location: 48 and 52 Highland Avenue – Parcel #s 09-03-484-012 and 09-03-484-013 (northwest side of the peninsula)

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 Edward Sabol, applicant, on behalf of John Gehrke, 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

Parcel 09-03-484-012, which is 48 Highland, is occupied by a single-family structure with a lot size of 4,677.4 sq ft.

Parcel 09-03-484-013, which is 52 Highland, is occupied by a single-family structure with a lot size of 4,185.9 sq ft.

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

The applicant has submitted a Demolition Permit Application to the Village and Orion Township for the house and storage shed at 52 Highland.



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 48 Highland Avenue (Parcel 09-03-484-012) with 54 Highland Avenue (Parcel 09-03-484-013). The existing and proposed lot areas are summarized below.

<i>Lot Address and Parcel ID #</i>	<i>Existing Lot Area</i>	<i>Proposed Lot Area</i>
48 Highland Ave (PIN 09-03-484-012)	4,677.4 SF	8,863.3 SF
52 Highland Ave (PIN 09-03-484-013)	4,185.9 SF	-

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.*

Complies. In the RL District, the required minimum lot width is 60 feet, and the minimum lot area is 7,200 square feet. Currently, 52 Highland has a legally nonconforming lot width and area, and 48 Highland has a legally nonconforming lot area. The lot of 52 Highland has a lot width of 37.03 ft and a lot area of 4,185.9 sq ft. The lot of 48 Highland has an area of 4,677.4 sq ft and a lot width of 40.64 ft.

The proposed combined lot will have a lot width of 77.67 ft and a lot area of 8,863.3 sq ft. With this proposed division and combination of land, 52 Highland will comply with the lot width and area minimum requirements. The combination with 48 Highland will reduce the degree of existing legal nonconforming lot area 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.*

Does not comply. As of April 15, 2026, 48 Highland has an outstanding utility bill of \$562.09. The amounts due shall be paid before the division or partitioning of land is given final approval.

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

Complies. The combined property does 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 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.*

Not applicable.

- 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 has submitted the lot combination application on behalf of the property owner of both 48 and 52 Highland. 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. The combination will remove the nonconforming status of the two lots.

- 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. When a new principal structure is constructed on the combined lot, it will have to adhere to the parking requirements of the Zoning Ordinance.

- 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. The proposed combined lot will have direct frontage upon Highland Ave.

- 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 48 and 52 Highland 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 lots, contingent on the payment of all outstanding utility bills and the issuance of a Demolition Permit for 52 Highland Ave.

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

Respectfully submitted,

McKENNA



Sommer Nafal, NCI
Assistant Planner



BOARD ACTION SUMMARY SHEET

MEETING DATE: May 4, 2026

TOPIC Discussion on Accessory Mechanical Units Regulations Article 13.11.E

BACKGROUND BRIEF:

The Planning Commission has requested that McKenna consultants evaluate Zoning Ordinance Section 13.11.E, which has provisions on Accessory Mechanical Units within the Village.

RECOMMENDED MOTION(s):

No motion. Discussion only.

Memorandum

TO: Village of Lake Orion Planning Commission

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

SUBJECT: **Accessory Mechanical Units**

DATE: April 29, 2026

BACKGROUND

Recently, the Village has received complaints regarding the placement of Accessory Mechanical Units (standby generators). Village staff and members of the Planning Commission have asked to be provided with information regarding the current regulations, along with how other similar communities are regulating these items.

INTRODUCTION

The Village's current zoning ordinance language pertaining to standby generators is located in Article 13 General Provisions, Section 13.11 Accessory Buildings and Structures.

Standby generators are identified as "Accessory Mechanical Units" under section 13.11(E) and the section specifies regulations for both *single family residential* and *non-single family residential* uses.

The Village's current Zoning Ordinance language is provided below in [blue](#):

E. Accessory Mechanical Units

1. **Single Family Residential.** Freestanding heating, ventilation, standby generators, and air conditioning equipment may be located in any yard other than the required front yard of the principal structure, subject to the following requirements (window-mounted room air-conditioners are exempt from these requirements):
 - a) Placement of accessory mechanical equipment shall not be permitted within 10 feet of a window on an adjacent dwelling.
 - b) Accessory mechanical equipment shall be screened in a manner which will reduce the noise output of the unit and to shield the equipment from view of any road, adjacent residence, or the Lake. The maximum noise output from any such unit shall not exceed 55 decibels, measured at a distance of ten (10) feet from the unit.
2. **Non-Single Family Residential.** Freestanding, roof or building mounted equipment (including air conditioning units, transformers, generators and similar) for all non-single family residential buildings and uses, and those on sites zoned non-single family residential districts shall be located in accordance with the following:
 - a) **Front Yards.** Equipment shall not be located in a front yard except the Planning Commission may permit equipment to be located in the front yard upon finding that such location will meet the spirit and

intent of the zoning district in which the building is located provided such equipment is not located closer than ten (10) feet from an adjacent residential dwelling or district.

- b) Side and Rear Yards. Equipment shall be permitted in a side or rear yard provided such equipment is not located closer than ten (10) feet from an adjacent residential dwelling or district.
- c) Screening. Equipment shall be screened from public rights-of-way and adjacent uses by evergreen trees or shrubs, walls, or berming. Alternative methods of screening may be approved by the Planning Commission.
- d) The Planning Commission shall have the authority to waive or modify the above requirements upon the determination that such waiver or modification meets the spirit and intent of the district in which the equipment is located.

SUMMARY OF REGULATIONS

Section 13.11(E) provides regulation requirements for the following:

- Permitted locations
 - Prohibits front yard placement for residential use
- Minimum separation from adjacent dwellings
 - 10 feet from neighboring windows
- Required screening
 - To reduce noise and;
 - Prevent view from neighboring residence, street, and the lake.
- Maximum noise output
 - 55 dB at 10 feet
- Grants the Planning Commission authority to modify requirements in non-single-family districts

Supporting Provisions:

- Article 20 Violations and Penalties (enforcement)
- Building/Electrical Codes incorporated by reference

SUMMARY OF CHANGES

During review, McKenna staff reviewed a number of other nearby communities’ Zoning Ordinances for comparison and to provide insight for the discussion at the May 4th meeting. These communities include The City of Orchard Lake Village, the City of Birmingham, the City of Northville, and Bloomfield Charter Township.

Sections of their ordinances have been attached with this memo, which include all matters related to “Power Generators”, “Standby Generators”, “Emergency Electrical Generators”, and “Ground-Mounted Mechanical Equipment”. Additionally, a table that can be used for comparing how each community is regulating these items has been provided below:

Municipality	How Generators Are Classified	Location Limits	Setback Standards	Noise Controls	Screening Requirements	Operational Limits
Village of Lake Orion	"Accessory mechanical unit". Accessory Buildings and Structures.	Prohibited in required front yard (SF); limited front-yard allowance for non-SF	>10 ft from adjacent dwelling or residential district	55 dB at 10 ft (residential)	Required to reduce noise and shield from roads, residences, and lake	No expressed time limits
City of Orchard Lake Village	"HVAC Equipment/Power Generators". Accessory Buildings, Structures, and Uses.	Rear or side yard	Must comply with minimum setbacks for primary buildings.	May require insulated cabinet to conform to nuisance standards	Required screening (non-deciduous plantings) from neighbors, street, and lake.	Not identified
City of Birmingham	"Standby Generators". Accessory Structure.	Rear yard required.	5 feet from principal or habitable building.	Not identified	Not identified.	Maintenance testing limited to 15 minutes, once a week, M-F 7am-5pm
City of Northville	"Emergency Electrical Generators". Stand-alone section in General Provisions	Rear yard preferred. Side yard with conditions.	Within 12 feet of principal structure and cannot encroach setbacks	No more than 75 dB(a) measured 6 feet above ground level at property lines	Landscaping, fencing, or masonry. Screening to be 12 inches higher than equipment.	Testing required to be conducted M-F 10am-4pm. No testing on weekends.
Charter Township of Bloomfield	"Ground-mounted mechanical equipment". Stand-alone section within Site Standards. Not an accessory use or structure.	Must be immediately adjacent to building served	No closer than 10 feet from lot line	Not exceeding 70 dB(a). Cross-referenced to another section	Evergreens or screen wall. Optional enclosure within compliant accessory structure	No expressed time limits

NEXT STEPS

We are requesting the Planning Commission review the materials provided and discuss this topic during the May 4th meeting. Following the discussion, if consensus from the Planning Commission is reached to move forward with proposed revisions, we will present the item at the next Planning Commission meeting.

Please feel free to contact us with any questions.

Respectfully submitted,

McKENNA



Jake VanBoxel, MSA
Principal Planner



Sommer Nafal, NCI
Assistant Planner

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42-5.17 GROUND MOUNTED MECHANICALS

Ground mounted mechanical equipment may be placed on the site or lot as noted below. The terms "ground mounted mechanical equipment" means air conditioner units, generators, transformers, pool equipment or other related equipment. For purposes of this Section, ground mounted mechanicals shall not be considered an accessory use nor be subject to Section 42-5.1 Accessory Structures. Ground mounted mechanical equipment shall be located immediately adjacent to the residential or nonresidential building and have a clearance of no more than 5 ft. from the building intended to be served.

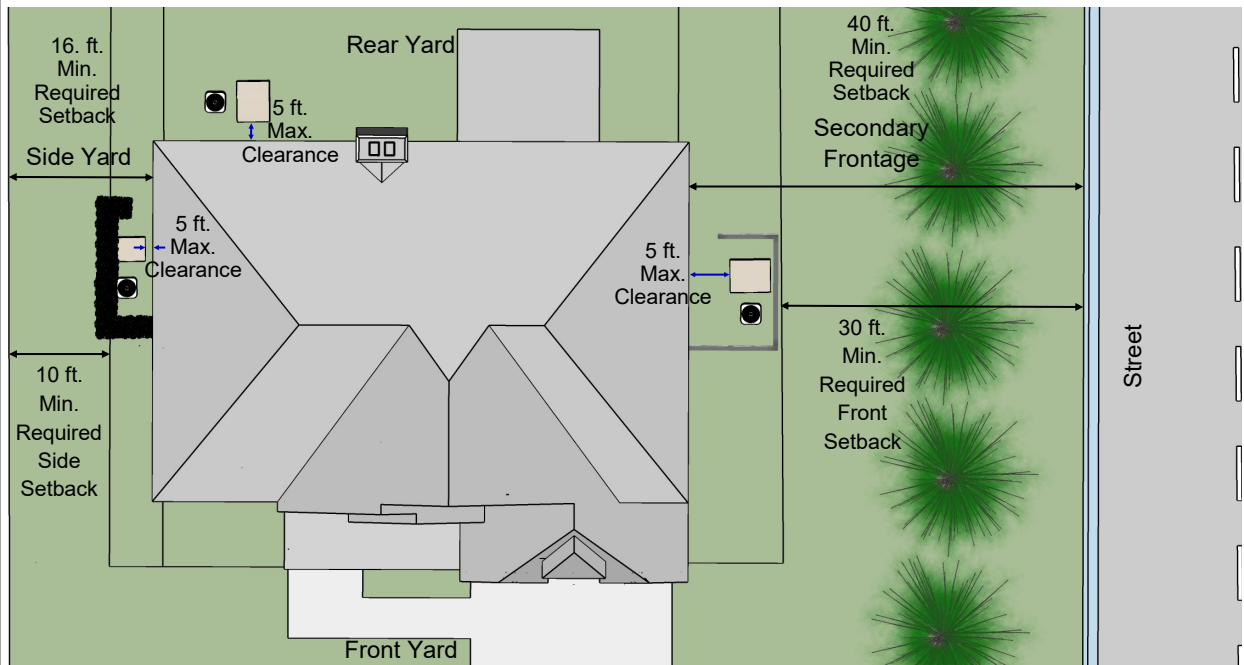
- 1. One-family residential districts. Ground mounted mechanical equipment shall be permitted in a rear yard when placed immediately adjacent to the residential building. Said equipment may be permitted in any side yard or secondary frontage subject to all of the following:
 - A. For placement of said equipment in a side yard:
 - i. The equipment shall be placed immediately adjacent to the residential building.
 - ii. The equipment may project up to six (6) feet into the required sixteen (16) foot side yard setback as measured from the residential building.
 - iii. Said equipment in side yards shall be screened from view through the use of evergreen plant material at least the height of the unit at the point of placement of the equipment, or by a screen wall consisting of materials compatible with those used on the main building and shall be no closer than ten (10) feet to the side lot line.
 - B. For placement of said equipment in a secondary frontage:
 - i. The equipment shall be placed immediately adjacent to the residential building.
 - ii. The equipment may project ten (10) feet into the required secondary front yard setback as measured from the residential building.
 - iii. Said equipment in secondary front yards shall be screened from public view through the use of evergreen plant material at least the height of the unit at the point of placement of the equipment, or by a screen wall consisting of materials compatible with

- those used on the main building and shall be no more than ten (10) feet as measured from the residential building.
 - C. Evergreen plant material utilized in vegetative screen walls shall be maintained in a healthy condition. Dead or diseased plant materials shall be replaced with healthy materials of like size and kind.
- 2. One-family cluster, planned unit developments and multiple-family residential districts.
 - A. Ground mounted mechanical equipment shall be permitted in any side yard, rear yard or secondary frontage when placed immediately adjacent to the residential building.
 - B. Ground mounted mechanical equipment shall be screened from an adjacent public or private street. Said equipment shall be obscured from public view through the use of evergreen plant material at least height of the equipment and located at the point of placement, or by a screen wall at least the height of the equipment and consisting of materials compatible with those used on the main building they are to serve.
 - C. Evergreen plant material utilized in vegetative screen walls shall be maintained in a healthy condition. Dead or diseased plant materials shall be replaced with healthy materials of like size and kind.

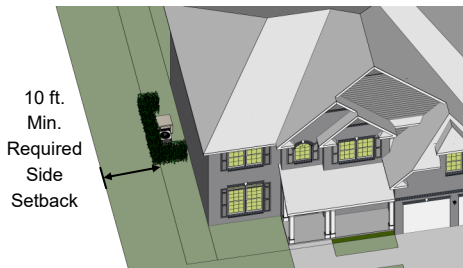


GROUND MOUNTED MECHANICAL OR ELECTRICAL EQUIPMENT SCREENING

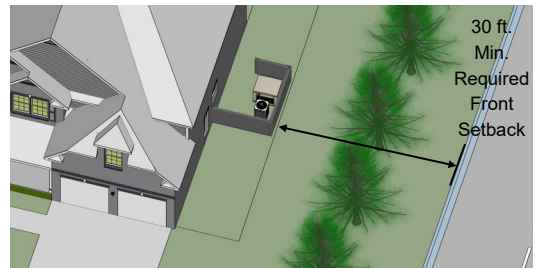
PLAN VIEW



EVERGREEN SCREENING



MATCHED MATERIAL SCREENING



©clearzoning

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- 3. Nonresidential districts. Ground mounted mechanical equipment shall be located immediately adjacent to the main building intended to be served and in all instances be placed in a rear yard when side yards are less than twenty (20) feet in width. When placed in side yards of greater than twenty (20) feet in width, they shall be placed immediately adjacent to the building intended to be served. They shall be screened from view through the use of materials identical to those used in the building at least the height of the equipment and at the point of placement of the equipment, or obscured from public view by evergreen plant material at least the height of the equipment and located at the point of placement.
- 4. When placed on the roof of the structure, they shall be fully obscured from public view meeting all the requirements of height, bulk, setback and materials as set forth in Section 42-3.10.10.
- 5. Ground mounted mechanical equipment shall comply with the decibel requirements of not exceeding seventy (70) dB(a) in compliance with Chapter 14 Environment, Sections 14-22 and 14-23.
- 6. Ground mounted mechanical equipment may be located inside an accessory structure that complies with the requirements of Section 42-5.1 Accessory Structures.

(Amended by Ord. No. 676, Ord. No. 678)

42-5.18 WALL MOUNTED MECHANICALS

Wall mounted mechanical equipment may be placed on the site or lot as noted below. The terms "wall mounted mechanical equipment" means air conditioner units, generators, transformers, pool equipment or other related equipment. For purposes of this Section, wall mounted mechanical equipment shall not be considered an accessory use nor be subject to Section 42-5.1 Accessory Structures.

- 1. One-family residential districts including one family cluster, planned unit developments, and multiple family residential districts. When mounted on the wall, mechanical equipment may be placed on the side, rear or secondary frontage wall of the residence and shall be fully obscured from public view through the use of evergreen plant material at least the height of the equipment and located at the point of placement.
 - A. Evergreen plant material utilized in vegetative screen walls shall be maintained in a healthy condition. Dead or diseased plant materials shall be replaced with healthy materials of like size and kind.
- 2. Nonresidential districts. When mounted on the wall, mechanical equipment may be placed on the rear wall of the building and shall be fully obscured from public view through the use of evergreen plant material at least the height of the equipment and located at the point of placement.
 - A. Evergreen plant material utilized in vegetative screen walls shall be maintained in a healthy condition. Dead or diseased plant materials shall be replaced with healthy materials of like size and kind.
- 2. Wall mounted mechanical equipment shall comply with the decibel requirements of not exceeding seventy (70) dB(a) in compliance with Chapter 14 Environment, Sections 14-22 and 14-23.

(Amended by Ord. No. 676)



4.03 AS-02

This Accessory Structure Standards section applies to the following districts:

R1 R1A R2 R3 R4 R5 R6 R7 R8 TZ1

The following accessory structure standards apply:

- A. **Front and Side Open Space Limitations:** No accessory buildings or structures shall be erected in the required front open space or side open space, except as may otherwise be provided in this section.
- B. **Rear Open Space Limitations:** Accessory buildings or structures may occupy a portion of the rear open space. They shall be at least 3 feet from any lot line, except as otherwise provided in this Article. If a lot has frontage on 2 streets so that the rear lot line abuts the street, accessory buildings or structures shall be set back from the rear lot line the same distance required in each two-page layout in Article 2, as a front setback for lots fronting on the street. An accessory building is not permitted closer to a principal building on an adjoining lot than the sum of the minimum required side setbacks as determined in Section 4.74(C).
- C. **Corner Lots:** On corner lots where a rear open space abuts a front or side open space, accessory buildings or structures on a corner lot shall have a minimum setback of 5 feet from the rear lot line.
- D. **Setback from Principal Building:** An accessory building or a swimming pool shall not be closer than 10 feet to the principal building located on the same lot.
- E. **Satellite Antennas:** Satellite antennas are permitted only in the rear open space. They are prohibited on the roof of any principal building or accessory building. They are limited to a maximum of 15 feet in height above grade and a minimum of 3 feet from the rear and side lot lines.
- F. **Basketball Apparatus:** A basketball apparatus may be placed within the required front open space and side open space of a single-family residential lot and only in conformance with the following conditions:
1. No more than 1 basketball backboard, either garage or pole-mounted, may be located in the required front or side open space.
 2. A single basketball backboard may be mounted directly on the garage.
 3. A single, pole-mounted backboard may be located only within the one-third of the required front open space or side open space nearest the dwelling and contiguous to the driveway.
- G. **Maximum Building Height:** The maximum eave height on all accessory structures shall not exceed 12 feet. The maximum building heights for accessory structures are as follows:
1. Gable, hip, gambrel, barrel or shed roofs:
 - a. R1A, R1: 15.5 feet to midpoint
 - b. R2: 15 feet to midpoint
 - c. R3: 14.5 feet to midpoint
 - d. The roof line on gambrel and barrel roofs may not project more than 2 feet past an imaginary plane drawn from the eave to the highest point on the roof. The highest point on an accessory structure with a shed roof must face the interior of the lot on which it is located.
 2. Flat roofs:
 - a. R1A, R1: 12 feet
 - b. R2: 12 feet
 - c. R3: 12 feet
 3. Mansard roofs:
 - a. R1A, R1: 15.5 feet to deck line
 - b. R2: 15 feet to deck line
 - c. R3 14.5 feet to deck line
- H. **Area:** The maximum area of the first floor of any accessory structure or accessory structures in combination shall not exceed 10% of the lot area or 600 square feet in R1 and R1A, 550 square feet in R2, or 500 square feet in R3, whichever is less. Outdoor living area is prohibited above the first story on any accessory structure.
- I. **Proportionality Between Accessory Structures and Principal Structures:** The height of an accessory structure must be lower than the height of the principal structure on the same lot. The total area of habitable space in an accessory structure must not exceed 75% of the total area of habitable space in the principal structure on the same lot.
- J. **Dormers:** Dormers on accessory structures are limited to 50% or less of the width of the roof per elevation or a 10 foot interior dimension, whichever is greater. Dormers may not exceed the height of the roofline from which they are projecting. Dormers are not permitted on accessory structures with gambrel, barrel, flat or mansard roofs.
- K. **Windows:** On elevations adjacent to abutting property lines, a maximum of 8 square feet of glazing area is permitted per elevation on the second level of an accessory structure if located less than 6 feet above the floor of the second level of the accessory structure. Unlimited glazing is permitted if located at least 6 feet above the floor of the second level of the accessory structure.
- L. **Exterior Staircases:** Above grade exterior staircases are prohibited on accessory structures.
- M. **Air Conditioning Units:** All new and existing air conditioning units shall not count against lot coverage calculations. Non-conforming air conditioning units located within required side yard setbacks may be continued, maintained and replaced provided:
1. The area occupied or devoted to such use is of similar size and location;

2. The nonconforming unit(s) must be screened from street view and the abutting property by privacy fence, landscaping or landscape fence.

N. Standby Generators: All new and replacement standby generators are subject to the following requirements:

1. The placement of standby generators shall be limited to the rear open space only at a location that is at least 5 feet from any principal building or accessory building with habitable space as defined in the Michigan Residential Code in effect at the date of the application including any overhang or projection and subject to the requirements of the open space limitations of subsections A and B of this section.
2. Standby generator exhaust outlets:
 - a. Shall be directed into the rear open space; and
 - b. Shall not be directed towards any principal building or accessory building with habitable space as defined in the current Michigan Residential Code located within 20 feet.
3. Standby generators shall be used only when the normal power source of the residence has been disrupted. As soon as normal power has been restored, the owner must cease operation of the generator.
4. A permit must be obtained for the installation of any standby generator on such forms as required by the Community Development Department.
5. All standby generators shall be maintained in good working order. Property owners are responsible for maintaining and operating the standby generator and complying with all applicable code requirements. Automatic maintenance exercise testing is limited to not more than 15 minutes once a week, Monday-Friday, between the hours of 7:00 a.m. to 5:00 p.m.
6. Non-conforming standby generators may be continued and maintained provided:
 - a. The non-conforming standby generator shall meet the requirements of subsection 5 of this section;
 - b. In the event a generator is determined to be unsafe by the Fire Department due to carbon monoxide readings measured in a dwelling, the Fire Department may issue a cease and desist order for the usage of the generator unit and issue an order for the generator to be relocated to the rear yard in accordance with the standards in this section.

(Ord. No. [2370](#), 10/24/2022; Ord. No. [2512](#), 03/24/2025)

Effective on: 4/6/2025

- 2) A condition of every approval of a wireless communication facility shall be adequate provision for removal of all or part of the facility by users and owners upon cessation of operation.

SECTION 18.24 AIR CONDITIONING CONDENSERS, HEAT PUMP UNITS, AND EMERGENCY ELECTRICAL GENERATORS

In the R-1A, R-1B and R2 Districts, air conditioning condensers, heat pump units, and emergency electrical generators are permitted subject to the following:

a. Permanent Installation and Location of Equipment.

- 1) Air conditioning condensers, heat pump units, and emergency electrical generators shall be permanently located on a concrete slab or prefabricated base specifically designed to support the equipment and reduce vibration transmission. Mechanical, electrical, and energy standards for equipment selection and installation shall comply with all current State of Michigan codes, City of Northville ordinances, and recommended manufacturer instructions. If conflicts occur between codes and manufacturer installation recommendations, the most stringent shall apply.
- 2) Air conditioning condensers, heat pump units, and emergency electrical generators shall be located in the rear yard, within 12 feet of the principal structure, except as noted in the following Subsection 3.
- 3) Air conditioning condensers, heat pump units, and emergency electrical generators may be permitted in a side yard under the following conditions:
 - (a) The side yard placement of a condenser unit, heat pump unit, or generator shall not encroach into the required side yard setback and shall be within 12 feet of the principal structure.
- 4) Air conditioning condensers, heat pump units, and emergency electrical generators shall not be located in the front yard.
- 5) Equipment shall be screened from view of neighboring properties. The screening shall be a minimum of 12 inches higher than the equipment. Screening materials and methods shall be submitted with permit applications.
- 6) Placement of air conditioning condensers, heat pump units, and emergency electrical generators in existing nonconforming side yards shall be prohibited.

b. Enclosure, Production of Sounds and Exhaust Gases.

- 1) Regardless of installation location, air conditioning condensers and heat pump units shall be required to maintain an operational noise generation level of no more than 65 dBA, as measured six (6) feet above ground level at property lines.
- 2) Emergency electrical generator sounds produced at full load shall be no more than 75 dBA, as measured six (6) feet above ground level at property lines. Permit inspection approval is contingent upon a dBA sound test conducted by the Community Development Department with both the permit holder and a Community Development Department representative present. Note inverter type generators shall be tested at full load.
- 3) In order to comply with the maximum noise level, generators may be enclosed within a sound attenuated cabinet or enclosure if the sound attenuated elements do not conflict with the manufacturer specifications of the unit.
- 4) Necessary generator testing shall be conducted Monday through Friday between the hours of 10:00 a.m. and 4:00 p.m., local prevailing time. No testing is permitted on weekends.
- 5) Any and all exhaust gases must be in compliance with any applicable emission regulations. Additionally, emergency electrical generator installations shall adhere to current National Fire Protection Association (NFPA) standards, including minimum clearance from combustible and non-combustible surfaces, and prevention of carbon monoxide accumulation and infiltration into habitable spaces.
- 6) Generators shall be adequately screened from adjacent properties with appropriate landscaping, fencing, or other appropriate means as approved by the Community Development Department. Screening materials may be masonry, wood, landscaped hedges or other opaque material. Color and texture of a masonry screen wall shall be compatible with the color and texture of the principal building on the site.

c. Portable Generators.

- 1) Portable generator sounds produced at full load shall be no more than 75 dBA, as measured six (6) feet above ground level at property lines. Portable generators that exceed this level will be required to take measures to limit the sound at property lines by changing the location of the portable generator and/or providing additional acoustic treatments to comply with the maximum noise level.

(Rev. 06/25)

Accessory buildings, structures, and uses (as defined in Article II, [Section 2.02](#)), except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

- A. **Permitted Accessory Buildings and Structures.** Excepts as otherwise specifically permitted in this Ordinance, accessory, accessory buildings and structures shall be permitted only in Zones 1, 2, 3 and 4; except that signs shall be permitted Zones 5 and 6 in accordance with Article IV-A. Permitted accessory buildings and structures in Zones 1, 2, 3 and 4 are limited to those specified in the following table; except that the Zoning Board of Appeals may permit other accessory buildings and structures, but only if the proposed buildings or structures are not specifically "non-permitted" by [Section 4.15](#), sub-section B.

In deciding whether a proposed accessory building or structure should be permitted, the Zoning Board of Appeals shall consider whether the building or structure will alter the essential character of an area, the Zoning Board of Appeals shall consider the established type and pattern of land uses, buildings, and structures in the area, the natural characteristics of the site and would be screened from view off the site.

Permitted Accessory Buildings	(Max. of Two (2) per residence, per Section 4.14)
Detached Garage	No more than one (1) per residence. See Section 7.02B , 8.02B , 9.02B , and 10.02B
Storage Shed	No more than one (1) per residence
Gazebo	No more than one (1) per residence
Pump House	A pump house shall be counted as one of the two (2) Permitted Accessory Buildings only if it is greater than 16 sq. ft. or taller than 18 inches.
Dog House	A dog house shall be counted as one of the two (2) Permitted Accessory Buildings only if it is greater than 16 sq. ft. or taller than 48 inches.
Boat House	New boat houses are not permitted.

Permitted Accessory Structures	(number of permitted structures is not specified but is determined by achieving compliance with other zoning requirements)
Swimming Pool	See <u>Section 7.02B</u> , <u>8.02B</u> , <u>9.02B</u> , <u>10.02B</u> , and 4.09E
Play Structures	See Section 4.091
Fences	See <u>Section 4.38</u>
HVAC Equipment, Power Projections	See <u>Section 4.15</u> , subsection D.2
Sports Courts (for example, Tennis Courts, Basketball Courts, Handball Courts, etc.)	See illumination Control Ordinance (Ordinance <u>5.10</u>) regarding lighting standards
Ground Level Unenclosed Projections	See Section 4.09B
Decks	See Section 4.09B
Lakeside Stairs	See Section 4.09C
Manufactured Landscape Features	See Section 4.09F
Retaining and Landscaping Walls	See Section 4.09G
Antenna Facilities	See Section 4.15G
Trash Dumpsters in Zones 5 and 6	See <u>Section 4.31</u>
Signs	See Article IV-A

<p>Permanent Barbecues, Outdoor Kitchens</p>	<p>See Section 4.15H</p>
<p>Roof-Mounted Solar Energy Systems</p>	<p>Roof-mounted solar energy systems are permitted provided that the solar panels are mounted flush to the surface of the roof and do not project above the peak of the roof or beyond any roof edge. A building permit shall be required for installation of roof mounted systems. Solar panels shall not be mounted on any roof that is steeper than a 12/12 pitch or on the face of any building.</p>

B. **Non-Permitted Accessory Buildings and Structures.** The following accessory buildings and structures are not permitted in Zones 1, 2, 3 and 4:

Non-Permitted Accessory Buildings and Structures

Detached Car Ports

Plastic Wrap Greenhouses

New Boat Houses

Summer Houses (only one (1) principal is on each lot)

Detached Greenhouses

Ground-Mounted Solar Energy Systems Permanent Docks

C. **Applicability of Other Codes and [Ordinances].** Accessory buildings and structures shall be subject to all other applicable codes and [ordinances] regarding construction, installation and operations.

D. **Setback and Location Requirements.** Except as otherwise specified in this Ordinance (for example, in Section 4.09), accessory building and structures shall comply with the following setback and location requirements:

1. **General Setback and Location Requirements.**

a. **Detached Accessory Buildings and Structures.** Detached accessory buildings and structures shall comply with applicable setback regulations in Article XIII, the Schedule of Regulations, subject to the following conditions:

- (i) On non-waterfront parcels, detached accessory buildings and structures shall be located to the rear or side of the principal structure.
- (ii) On waterfront parcels, detached accessory buildings and structures shall be located on the side of the principal structure, provided that any such accessory building or structure shall be landscaped with a combination of deciduous and/or evergreen trees and shrubs to, at minimum, partially screen the building or structure from the road and integrate the accessory building or structure into the overall site.

b. **Attached Accessory Buildings and Structures.** Except as otherwise noted in this Section, accessory buildings and structures that are an integral part of the principal building or structure (such as an attached garage, a porte-cochere, or a garage that is attached to the principal building by a covered walkway) shall be considered a part of the principal building or structure for the purposes of determining conformance with area, setback, height, and lot coverage requirements. An accessory building or structure is considered an integral part of the principal building if interior access exists or if there is a roof connection between the two. An attached garage shall be considered an integral part of the principal building.

2. **Exceptions to the General Setback and Location Requirements.**

- a. **Sheds.** The minimum side and rear yard setback for sheds shall be three (3) feet. Any such structure shall be screened. Any such structure shall be screened on all encroaching sides with evergreen shrubs or other planting. The screening shall be subject to administrative review and approval.
- b. **HVAC Equipment.** Freestanding heating, ventilation, and air-conditioning (HVAC) equipment and power generators may be located on any side of the principal structure, subject to the following conditions:
 - (i) HVAC Equipment and power generators shall comply with the minimum setback requirements applicable to the principal building. However, there shall be no setback requirement between the principal building and the HVAC equipment and power generators.
 - (ii) HVAC Equipment, power generators and swimming pool equipment shall be screened with non-deciduous plantings so that HVAC equipment, power generators and swimming pool equipment are not visible from the road, adjacent residences, or any lake.
 - (iii) Power generators shall use natural gas as their fuel and shall be enclosed within a cabinet that is sufficiently insulated so that such devices comply with the noise standards in the Nuisance Ordinance and Noise Control Ordinance (Ordinance

E. **Lot Coverage.** The total ground floor area of attached and detached accessory buildings and structures, excluding attached garages, shall occupy no more than ten percent (10%) of the total area, subject to the following provisions:

1. **Detached buildings and structures.** The total ground area coverage of all detached accessory buildings and structures shall not exceed seventy-five percent (75%) of the ground floor area of the principal building.
2. **Attached Garages.** The total ground floor area of all attached garages on a parcel shall not exceed fifty percent (50%) of the ground floor area of the principal building. Notwithstanding this provision, each house shall be permitted at least a 3-car garage.

F. **Maximum Height of Accessory Buildings that Are Not an Integral Part of the [Principal] Building are subject to the following provisions:**

1. Except as noted in Section 4.15(D)(1)(b), accessory buildings shall comply with the following height regulations:
 - (i) Accessory buildings shall not exceed one (1) story, provided that the height of the accessory building or structure shall not exceed the height of the principle building or structure.
 - (ii) The maximum exterior wall height (measured from ground level to the underside of the eaves) shall not exceed fifteen (15) feet.
 - (iii) The roof pitch shall be compatible with the roof pitch on the principal building.
2. Accessory structures, other than buildings, shall not exceed fifteen (15) feet in overall height.

G. **Reception antenna facilities.** In all zoning districts the installation of reception antenna facilities shall be permitted as an accessory use, subject to the provisions in this sub-section.

1. **Purposes:** The purposes of this sub-section are as follows:
 - i. To provide reasonable regulations for the placement of reception antenna facilities.
 - ii. To promote safety and prevent dangers to persons and property resulting from accidents involving improperly installed antenna facilities.
 - iii. To maintain the high architectural and aesthetics standards of the City, so as to preserve property values.
2. **General Requirements.**
 - i. Permits required by the adopted electrical code, if required, shall be obtained prior to installation of an antenna.
 - ii. All wiring to the antenna shall be installed underground.
 - iii.

iv. There shall be no restriction on the number of antennas on each parcel.

3. Ground and Building-Mounted Antennas.

- i. To the maximum extent feasible, ground-and-tower-mounted antennas shall be screened from view from adjacent properties, from any public or private road, and from any lake by a screen wall, fence, evergreen plantings, or a combination thereof, provided that such screening does not prevent reception of an acceptable quality signal.
- ii. Antennas mounted on a building or roof shall not extend higher than twelve (12) feet above the highest point of the roof within a ten (10) foot radius.
- iii. Building or roof-mounted antennas shall be permitted on the front of a building only when no other option is available to provide acceptable quality signal reception.

4. Antennas Equal to or Greater than One Meter in Diameter.

- i. Antennas that are equal to or greater than one meter in diameter shall be permitted only on the side or in the rear of non-lakefront properties. Such antennas shall be permitted in the front yard or lakefront only when documentation is presented to demonstrate there is no other option available to provide acceptable quality signal reception, subject to Zoning Board of Appeals approval.
- ii. Such antennas shall be screened from view from the road, from the lake and from adjacent residences with evergreen screening.

H. Permanent Barbecues and Outdoor Kitchens:

- 1. **Definitions:** For the purposes of this Section, the following terms have the meaning as listed below:
 - a. **Permanent Barbecue.** A permanent, immovable structure that is attached to the ground and is typically used for grilling or smoking food in preparation for consumption. A permanent barbecue is sometimes called a "built-in island barbecue." This definition of permanent barbecue is not intended to include portable barbecues that are not permanently attached to the ground, in-ground post barbecues, fire pits, or chimneys.
 - b. **Outdoor Kitchen.** An outdoor food preparation workspace, consisting of permanent barbecue and other features associated with a kitchen, such as counter tops, a sink, and cupboard space.
- 2. **Dimensional Requirements.** Permanent barbecues and outdoor kitchens shall comply with the following regulations:

Dimensional Requirement	Waterfront Properties	Non-Waterfront Properties
Maximum Height	5 ft.	5 ft.
Maximum Lot Coverage	32 sq./ft.	32 sq./ft.
Permitted Locations	Side Yards, Waterfront Yard	Side Yards, Rear Yards
Minimum Setbacks		
Side Yards	Must comply with Minimum side yard setback in Article XIII, footnote n	
Rear Yard	Not Applicable	Must comply with Ordinance standards
Waterfront Yard	May encroach up to 18 ft. into the required waterfront setback	Not applicable
Minimum distance between structure and house	Barbecue and Outdoor Kitchen: 5 ft.	Barbecue and Outdoor Kitchen: 5 ft.

I. **Roof Mounted Solar Energy Systems in Zones 5 and 6.** Roof mounted solar energy systems in Zones 5 and 6 shall comply with the following regulations.

1. **Permit Required.** A building permit shall be required for installation of roof mounted systems.
2. **Mounting and Projection.**

Pitched Roofs:

- a. For the purpose of Section 4.15(l) only, a pitched roof is defined as roof that has a slope greater than one-inch (1") vertical to four feet (4') horizontal.
- b. Solar panels shall be mounted flush (within 6" of the roof line) and shall not project above the peak of the roof or beyond any roof edge.

- c. Solar panels shall not be mounted on any roof that is steeper than 12/12 the face of any building.
- d. Solar panels shall be setback a minimum of two (2) feet from any roof edge.

Flat Roofs:

- a. For the purpose of Section 4.15(l) only, a flat roof is defined as a roof that has no greater slope than one inch (1") vertical to four feet (4') horizontal.
 - b. Solar panels shall not project more than two (2) feet above the roof plane at its highest point and not more than six (6) inches at its lowest point.
 - c. Solar panel installation shall require site plan approval from the Planning Commission when angled mounted.
 - d. Solar panels shall be setback a minimum of two (2) feet from any roof edge.
3. **Height.** In no case is a roof mounted solar energy system in Zones 5 or 6 permitted to be installed in a manner which would exceed the maximum height restrictions applicable for the property.
4. **Screening.** Architectural screening may be required if, in the determination of the Director of City Services, the roof mounted solar energy system is proposed in a location or manner that is reasonably expected to have a negative impact in terms of glare, noise, or visual impact to adjacent property owners and the effects can be mitigated by such means. Flush mounted solar panels shall not be subject to the screening requirements.

(Ord. of 9-21-2020(1), Ord. of 9-21-2020(2); Ord. of 7-18-2022(1); Ord. of 12-18-2023(2))



BOARD ACTION SUMMARY SHEET

MEETING DATE: May 4, 2026

TOPIC Monthly Planning and Zoning Report – March and April 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 March and April 2026 Monthly Planning and Zoning Report.



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Monthly Planning & Zoning Report

MARCH 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

Updated Coordination with Township:

The Planning and Zoning Coordinator, Sommer Nafal, will begin working part time at Orion Township Hall in efforts to streamline the permitting process. On March 14, the Township made the shift to BS&A cloud, allowing easier access and efficiency. Sommer’s first day working at the Township Hall is March 17.

Sommer’s office hours will be performed at the Township Hall Office from 10:00am-3:00pm and is available for assisting Village residents, whether remotely or in person. The later portion of the day, 3:00pm-5:00pm, will be conducted at Village Hall Offices. This will ensure maximum coordination between all departments and entities.

(Time sensitive note: Sommer will be out of office on Tuesday, March 24th. She will conduct office hours with the location and times mentioned above on Wednesday, March 25th. The following week will resume with the usual schedule.)

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 is to be submitted for Village review shortly. The Village may discuss next steps of action, including whether the report and next courses of action should be handled administratively or by adoption.

Master Plan – Strategic Action Plan: The Planning Commission reviewed the final draft and recommended approval to the Village Council, which subsequently approved distribution for the 42-day public review on April 14, 2025.

The 42-day period ended on May 26, 2025. Responses have been collected from the necessary reviewers. The next steps in this process are for the required public hearing, final review, and adoption.

PERMIT DETAILS

PERMIT TYPE	ADDRESS / PROJECT	DESCRIPTION	SUBMITTED	APPROVED
ZONING COMPLIANCE				
C1D-QGZ	356 OAK LN	Installation of a generator, single-family residential in front yard	Feb 11, 2026	On April BZA agenda
Z-26-02	226 CEDAR BEND DR	Residential Detached Deck Installation in the Rear Yard	Mar 2, 2026	Under Review
TEMPORARY USE OF RIGHT OF WAY				
R-26-07	330 N ANDERSON ST	DTE load transfer	Mar 9, 2026	Under Review
R-26-08	315 N LAPEER ST	Consumers Energy service replacement	Mar 3, 2026	Under Review
SIGNAGE				
No permits applications have been submitted since the date of the last meeting.				
FENCES / WALLS				
No permits applications have been submitted since the date of the last meeting.				
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.				

VARIANCE REQUESTS

NAME / LOCATION	REQUESTED VARIANCES	MEETINGS / STATUS
Elyse Berry - 356 Oak Lane	Installation of a standby generator in the street-front yard.	Planned for April 2 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>Construction: Nearing Completion. Awaiting stormwater management agreement.</u>
WEST VILLAGE 55 W. Elizabeth	VLO-23-04 Former Ehman Center PUD for mixed-use, multiple-family	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

	residential flats and lofts at the former Ehman Center property.	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: Waiting on revised plans based on discussion.</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: Will meet with developer to obtain update</u>
SNUG HARBOR <i>160 Heights</i>	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: Grading has begun. Need to determine permit status and extent of work.</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>
146 S. Broadway	VLO-23-06 Commercial site plan 3-unit "white box", interior & exterior modifications	Planning Commission Approval: October 2, 2023 Final Zoning Approval: November 22, 2023 Construction: Complete Change of Use / Signage Approval: Suite 160 (Robotic Relief); <u>Suite 154 granted approval/determining final compliance</u>
CLOUD RETAIL <i>494 S. Broadway</i>	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 <u>Status: Review was sent 12/16/2025 to applicant. Awaiting resubmittal.</u>
WEST HARBOR ORION <i>225 Lake Street</i>	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. <u>Pre-Construction Meeting: Pending Final Engineering – Status: Awaiting 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 <u>STATUS: Awaiting site plan application submittal</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: Awaiting applicant submittal of revised plans to address conditions of approval.</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
13.11	Parking or Storage of Recreational Vehicles on a parcel without a principal building or primary dwelling unit	<p><u>Section 13.11 ACCESSORY BUILDINGS, AND STRUCTURES, AND USES</u></p> <p>A. 2. Accessory buildings, <u>structures, and uses</u> are permitted only in conjunction with, incidental to and on the same zoning lot as a principal building that is permitted in the particular zoning district.</p> <p>H. <u>Outdoor parking or storage of recreational vehicles, boats, trailers, and similar items constitutes an accessory use and shall comply with Article 13.17 of this Ordinance.</u></p>
13.17		<p>D. Accessory Use Limitation.</p> <ol style="list-style-type: none"> 1. <u>The outdoor parking or storage of recreational vehicles, watercraft, vessel trailers, or similar items shall be permitted only on lots containing a lawful principal building used for residential purposes.</u> 2. <u>Storage or parking of such items on vacant lots in residential districts is prohibited.</u>

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, 9:00am-1:00pm, Available by Appointment

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



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Monthly Planning & Zoning Report

APRIL 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

Updated Coordination with Township:

The McKenna staff, Sommer Nafal and Jake VanBoxel, have begun working part time at Orion Township Hall in efforts to streamline the permitting process. In-person office hours are performed at the Township Hall Office from 10:00am-3:00pm. The later portion of the day, 3:00pm-5:00pm, will be conducted at Village Hall Offices. This will ensure maximum coordination between all departments and entities.

Village permits that require both Village and Township review are now accepted directly by Orion Township and are combined into a singular process.

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 is to be submitted for Village review shortly. The Village may discuss next steps of action, including whether the report and next courses of action should be handled administratively or by adoption.

Master Plan – Strategic Action Plan: The Planning Commission reviewed the final draft and recommended approval to the Village Council, which subsequently approved distribution for the 42-day public review on April 14, 2025. The 42-day period ended on May 26, 2025. Responses have been collected from the necessary reviewers. The next steps in this process are for the required public hearing, final review, and adoption.

The discussion of the plan was on the agenda for the April 6, 2026, Planning Commission meeting. The public hearing has been scheduled for the May 4, 2026, Planning Commission meeting.

PERMIT DETAILS

PERMIT TYPE	ADDRESS / PROJECT	DESCRIPTION	SUBMITTED	APPROVED
ZONING COMPLIANCE				
RCQ-L4C	465 N PARK BLVD	Installation of a standby generator in existing fenced area at Eva's Dairy Café.	Apr 14, 2026	Under Review
GEZ-IWN	424 ALGENE DR	Addition and complete renovation to home.	Apr 14, 2026	Under Review
UPJ-Y5C	354 N NORTH SHORE DR	Sun room addition/ renovation to existing home.	Apr 14, 2026	Under Review
TEMPORARY USE OF RIGHT OF WAY				
0U7-VXH	204 LAKE ST	Install approx. 35 LF 2" med-pressure plastic gas main by directional bore across Lake St ROW to serve development.	Apr 20, 2026	Under Review
35B-ZCY	215 S BROADWAY ST	Cutting trench and asphalt, installing water service, refilling asphalt.	Apr 15, 2026	Under Review
R-26-11	55 ELIZABETH ST	Use of right-of-way for Consumers Energy utility retirement and work.	Apr 14, 2026	Apr 15, 2026
R-26-09	45 W FLINT ST	Temporary placement of a dumpster in the two parallel parking spaces in front of building.	Apr 14, 2026	Apr 14, 2026
R-26-10	52 HIGHLAND AVE	Temporary use of right-of-way during demolition to the new construction build.	Apr 7, 2026	Apr 15, 2026
10Z-18S	51 S ANDERSON ST	Temporary Right-of-way use for Verizon cable installation.	Apr 1, 2026	Under Review
NC4-UPH	197 S BROADWAY ST	Use of right-of-way for pavers installation.	Mar 24, 2026	Under Review
SIGNAGE				
XVC-010	215 S BROADWAY ST	Temporary banners and A-frame signs for DDA Event, Spring Clean Up event.	Apr 9, 2026	Under Review
P1L-PRN	Right-of-Way by Autozone and M24, Lumberyard	Two Temporary Banner Signs for DDA Event, Fashion for a Cause.	Apr 9, 2026	Under Review
S-26-02	18 S BROADWAY ST #100	One (1) Permanent wall sign of 2.5 sq.ft. in surface area.	Mar 31, 2026	Apr 14, 2026
QR2-GRD	214 S BROADWAY ST #5	One permanent wall sign. <i>Awaiting materials.</i>	Mar 17, 2026	Under Review
DEMOLITION				
D-26-01	52 HIGHLAND AVE	Demolition of house and storage shed at property. <i>Parcel is involved in an active lot combination application.</i>	Mar 31, 2026	Under Review
CHANGE OF USE				
No permits applications have been submitted since the date of the last meeting.				
SPECIAL EVENT				
LWQ-P37	Streets of Lake Orion (Florence Street, Flint Street, Broadway Street, Elizabeth Street)	Lake Orion High School Homecoming Parade <i>Date of Event: October 4, 2026</i>	Apr 16, 2026	Under Review

7WH-1P2	Children's Park green space and gazebo. Rain location is 20 Front Street.	LOLive! Summer Concert Series <i>Date of Events: July 8, 15, 22, 29 and Aug. 5, 12, 19, 26 of 2026</i>	Apr 9, 2026	Under Review
NGN-MJZ	The east side of Lake Orion, Next to Squaw Island	Lake Orion Fire Works <i>Date of Event: 7/4/26</i>	Mar 26, 2026	Under Review
SE-2026-010	Downtown Sidewalks	Downtown Lake Orion Cornhole League <i>Dates of Event: Thursday's, 6/4/26-9/10/26</i>	Mar 23, 2026	Under Review
SE-2026-009	Downtown Streets, Parking lots P3, P4	Dragon on the Lake - 17th annual festival in downtown Lake Orion <i>Dates of Event: 8/27/26 – 8/30/26</i>	Mar 18, 2026	Under Review

VARIANCE REQUESTS

NAME / LOCATION	REQUESTED VARIANCES	MEETINGS / STATUS
Jon Hurford, Applicant/Property Owner 471 Algene	Dimensional Variance for Water Front Yard Setback for addition on existing home.	Planned for May 7 BZA Meeting.

LOT COMBINATION/DIVISION REQUESTS

NAME / LOCATION	REQUEST	MEETINGS / STATUS
Ed Sabol, Applicant John Gehrke, Property Owner 48 and 52 Highland Ave	Lot Combination of two residential parcels.	Planned for May 4 Planning Commission 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 <i>597 E. Flint</i>	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. Awaiting stormwater management agreement. St & Det As-builts Approved.</u>
WEST VILLAGE <i>55 W. Elizabeth</i>	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: Waiting on revised plans based on discussion.</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: Will meet with developer to obtain update</u>
SNUG HARBOR <i>160 Heights</i>	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: Grading has begun. Need to determine permit status and extent of work.</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>
146 S. Broadway	VLO-23-06 Commercial site plan 3-unit "white box", interior & exterior modifications	Planning Commission Approval: October 2, 2023 Final Zoning Approval: November 22, 2023 Construction: Complete Change of Use / Signage Approval: Suite 160 (Robotic Relief); <u>Suite 154 granted approval/determining final compliance</u>
CLOUD RETAIL <i>494 S. Broadway</i>	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 <u>Status: Resubmittal received 4/6/2026.</u>
WEST HARBOR ORION <i>225 Lake Street</i>	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. <u>Pre-Construction Meeting: Pending Final Engineering – Status: Awaiting 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 <u>STATUS: Awaiting site plan application submittal</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: Awaiting applicant submittal of revised plans to address conditions of approval.</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
None at this time.		

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)**
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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!*