



AGENDA

SPECIAL MEETING OF THE BOARD OF ZONING APPEALS

Thursday, December 12, 2024

6:30 PM

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

(248) 693-8391 ext. 102

ADDRESSING THE BZA: Each person wishing to address the BZA shall be afforded an opportunity to do so. Anyone that would like to make a public comment must first sign the "Sign In" sheet located near the main entrance door. If you wish to comment, please stand or raise a hand to indicate that you wish to speak. When recognized, give your name and address and direct your comments to the Chair.

1. **Call to Order**
2. **Roll Call and Determination of Quorum**
3. **Approval of Agenda**
4. **First Hearing of the Public** (*for items not scheduled for a public hearing*)
5. **Approval of Minutes**
 - A. Approval of BZA Minutes October 3rd, 2024
6. **BZA Preface**
7. **Public Hearing**
8. **New Business**
 - A. Adopt the 2025 Board of Zoning Appeals Meeting Schedule
9. **Unfinished Business**
10. **Second Hearing of the Public** (*for items not scheduled for a public hearing*)
11. **Board Member Comments**
12. **Next Regular Meeting - January 9, 2025**

13. Adjournment



BOARD ACTION SUMMARY SHEET

MEETING DATE: December 12th, 2024

TOPIC Approval of BZA Minutes October 3rd, 2024

RECOMMENDED MOTION: To approve the October 3rd, 2024 regular meeting minutes of Board of Zoning Appeals regular meeting, as presented.



MINUTES

REGULAR MEETING OF THE BOARD OF ZONING APPEALS

Thursday, October 3, 2024

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The Thursday, October 3, 2024 Regular Meeting of the Lake Orion Board of Zoning Appeals was called to order by Chairperson Mathisen at 6:31 p.m.

2. Roll Call and Determination of Quorum

PRESENT

Chairperson Brad Mathisen

Vice Chairperson Raymond Putz

Board Member Mary Chayka-Crawford

Board Member Henry Lorant

ABSENT

Secretary Brenton Bailo

STAFF PRESENT

Village Clerk/Treasurer Sonja Stout

Recording Secretary Danielle Smith

Village Planning and Zoning Coordinator Laura Haw

3. Approval of Agenda

Chairperson Mathisen moved, Board Member Chayka-Crawford seconded, to approve the October 3, 2024 Regular Meeting Agenda of the Board of Zoning Appeals, as amended, to move item 7a Public Hearing: A-24-05 (44 E. Flint St.) Variance Request to be included in item 8b A-24-25 (44 E. Flint St.) Variance Request.

AYES: Mathisen, Putz, Lorant, Chayka-Crawford

NAYS: None

ABSENT: Bailo

MOTION: Carried

4. First Hearing of the Public – Public Comment on Non – Agenda Items Only

None.

5. Approval of Minutes

A. Approval of BZA Minutes – July 11, 2024

Board Member Chayka-Crawford moved, Board Member Lorant seconded, to approve the July 11, 2024 Special Meeting Minutes of the Board of Zoning Appeals, as presented.

AYES: Mathisen, Putz, Lorant, Chayka-Crawford

NAYS: None

ABSENT: Bailo

MOTION: Carried

6. BZA Preface

Chairperson Mathisen reviewed the meeting procedures.

7. Public Hearing

A. Public Hearing: A-24-05 (44 E. Flint St.) Variance Request

(This item was moved and incorporated into item 8b as referenced in the motion to approve the agenda.)

8. New Business

A. Election of Officers

Vice Chairperson Putz nominated Chairperson Mathisen to be Chairperson for the upcoming year. Board Member Chayka-Crawford seconded the nomination. The vote was unanimous to elect Chairperson Mathisen as Chairperson.

Board Member Chayka-Crawford nominated Vice Chairperson Putz to be Vice Chairperson for the upcoming year. Chairperson Mathisen seconded the nomination. The vote was unanimous to elect Vice Chairperson Putz as Vice Chairperson.

Chairperson Mathisen nominated Secretary Bailo to be Secretary for the upcoming year. Board Member Chayka-Crawford seconded the nomination. The vote was unanimous to elect Secretary Bailo as Secretary.

B. A-24-05 (44 E. Flint St.) Variance Request

The applicant proposes the construction of a four-story mixed use building. The property is located at the southwest corner of E. Flint and S. Anderson Streets and is zoned Downtown Center (DC) in

the Height Overlay district. To build the proposed mixed use building, the applicant is requesting one (1) variance from the Zoning Ordinance:

ARTICLE 10, HD-HEIGHT OVERLAY DISTRICT, SECTION 10.05 DEVELOPMENT STANDARDS

Fourth Story (North) Setback: 10.0 feet minimum required
0.0 feet existing/8.25 feet proposed
1.75-foot variance requested

Laura Haw, representing McKenna, gave a synopsis of the variance request and discussed the review letter from McKenna dated 09/25/2024.

Public Hearing: A-24-05 (44 E. Flint St.) Variance Request

Board Member Lorant moved, Chairperson Mathisen seconded, to open the public hearing at 6:46 p.m.

- AYES:** Mathisen, Putz, Lorant, Chayka-Crawford
- NAYS:** None
- ABSENT:** Bailo
- MOTION:** Carried

Jeff Klatt, Krieger Klatt Architects Inc., 400 E. Lincoln Ave. Ste. A, Royal Oak, presented the request and was available to answer any questions of the Board.

Board Member Lorant moved, Chairperson Mathisen seconded, to close the public hearing at 6:54 p.m.

- AYES:** Mathisen, Putz, Lorant, Chayka-Crawford
- NAYS:** None
- ABSENT:** Bailo
- MOTION:** Carried

The Board referenced the letter from Krieger Klatt Architects dated 09/03/2024.

Discussion was had amongst the Board members.

Chairperson Mathisen moved, Board Member Lorant seconded, to approve the requested variance for 44 E. Flint St. based on the following Findings of Fact as listed on page three of the McKenna letter with items one through five:

FINDINGS OF FACT

- 1.Compliance with the ordinance standards would be unnecessarily burdensome given that the proposed building configuration and architectural details achieves the intent of the standard in the zoning ordinance.

2. Substantial justice would be provided to the applicant that has been afforded to other similarly designed developments in the Village.

3. The variance requested is the minimum possible, as compliance with the intent of the standard has been achieved by the setback provided and the design of the building.

4. The property is unique in lot area and depth when compared to other properties in the height overlay district.

5. The need for the variance is partially self-created.

- AYES:** Putz, Mathisen, Lorant, Chayka-Crawford
- NAYS:** None
- ABSENT:** Bailo
- MOTION:** Carried

9. Unfinished Business

None.

10. Second Hearing of the Public – Public Comment on Non-Agenda Items Only

None.

11. Board Member Comments

Board Member Lorant believes the future building at 44 E. Flint St. will look nice.

Chairperson Mathisen agreed with Board Member Lorant that the building will look nice once completed.

12. Next Regular Meeting – November 7, 2024

13. Adjournment

Board Member Lorant moved, Board Member Chayka-Crawford seconded, to adjourn the meeting at 6:58 p.m.

- AYES:** Mathisen, Putz, Lorant, Chayka-Crawford
- NAYS:** None
- ABSENT:** Bailo
- MOTION:** Carried

Dr. Brenton Bailo
Secretary

Sonja Stout
Village Clerk/Treasurer

Danielle Smith
Recording Secretary

Date Approved: as presented on December 12th, 2024.



BOARD ACTION SUMMARY SHEET

MEETING DATE: December 12th, 2024

TOPIC: Adopt the 2025 Board of Zoning Appeals Meeting Schedule

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

RECOMMENDED MOTION: To adopt the meeting schedule establishing the 2025 meeting dates for the Board of Zoning Appeals for the Village of Lake Orion and authorize the Clerk to post the schedule pursuant to the Open Meetings Act.



**Board of Zoning Appeals
2025 Meeting Schedule**

By Member _____

RESOLVED: To adopt the 2025 regular meeting schedule of the Lake Orion Zoning Board of Appeals as follows:

- THURSDAY, JANUARY 9, 2025
Village offices closed Jan 2, 2025
- THURSDAY, FEBRUARY 6, 2025
- THURSDAY, MARCH 6, 2025
- THURSDAY, APRIL 3, 2025
- THURSDAY, MAY 1, 2025
- THURSDAY, JUNE 5, 2025
- THURSDAY, JULY 10, 2025
Village offices closed July 3, 2025
- THURSDAY, AUGUST 7, 2025
- THURSDAY, SEPTEMBER 4, 2025
- THURSDAY, OCTOBER 2, 2025
- THURSDAY, NOVEMBER 6, 2025
- THURSDAY, DECEMBER 4, 2025

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

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

Seconded by Member _____ and adopted. AYES: NAYS: ABSENT: