



## **AGENDA**

### **REGULAR MEETING OF THE PLANNING COMMISSION**

**Monday, February 03, 2025**

**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 January 6, 2025 Planning Commission Regular Meeting Minutes

**6. Public Comments on Non-Agenda Items Only**

**7. Public Hearing**

**8. Old Business**

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

**9. New Business**

A. Draft FY 2024-2030 Capital Improvement Plan for Planning Commission to Review and Comment

B. Monthly Planning and Zoning Report – January 2025

**10. Commissioners' Comments Regarding Planning and Zoning Matters**

**11. Next Regular Meeting - March 3, 2025**

**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.*



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## BOARD ACTION SUMMARY SHEET

**MEETING DATE:** February 3, 2025

**TOPIC:** Approval of January 6, 2025 Planning Commission Regular Meeting Minutes

**RECOMMENDED MOTION:** To approve the of January 6, 2025 Planning Commission Regular Meeting Minutes, as presented.



# MINUTES

## REGULAR MEETING OF THE PLANNING COMMISSION

Monday, January 6, 2025

6:30 PM

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

(248) 693-8391 ext. 102

### 1. Call to Order

The Monday, January 6, 2025 Regular Meeting of the Lake Orion Planning Commission was called to order by Secretary Lorant at 6:45 p.m.

### 2. Pledge of Allegiance

### 3. Roll Call and Determination of Quorum

#### PRESENT

Secretary Henry Lorant  
Commissioner Teresa Rutt  
Commissioner Larry Dunn  
Commissioner Edward Sabol  
Commissioner/Administrative Official Darwin McClary

#### ABSENT

Chairperson James Zsenyuk  
Commissioner Michael Lamb

#### STAFF PRESENT

Planning and Zoning Coordinator Gage Belko  
Recording Secretary Danielle Smith

### 4. Approval of Agenda

Commissioner Rutt moved, Commissioner Dunn seconded, to approve the agenda for the January 6, 2025 Planning Commission Regular Meeting.

**AYES:** Rutt, Dunn, Lorant, McClary, Sabol

**NAYS:** None

**ABSENT:** Zsenyuk, Lamb

**MOTION:** Carried

**5. Approval of Minutes**

**A. Approval of December 2, 2024 Planning Commission Regular Meeting Minutes**

Commissioner Sabol moved, Commissioner McClary seconded, to approve the December 2, 2024 Planning Commission Regular Meeting Minutes as presented.

**AYES:** Rutt, Dunn, Lorant, McClary, Sabol

**NAYS:** None

**ABSENT:** Zsenyuk, Lamb

**MOTION:** Carried

**6. Public Comments on Non-Agenda Items Only**

None.

**7. Public Hearing**

None.

**8. Old Business**

None.

**9. New Business**

**A. Special Election for Planning Commission Vice Chairperson**

According to the bylaws and rules of procedure, the Planning Commission is responsible for electing its officers (chairperson, vice chairperson and secretary) from among its members. The Commission may also create and fill other offices as deemed necessary. With the former vice chairperson, George Dandalides, now serving on the Village Council, the vice chairperson position is vacant.

The current officers of the Planning Commission are:

- Chairperson: James Zsenyuk
- Vice Chairperson: Vacant
- Secretary: Henry Lorant

Commissioner McClary moved, Commissioner Rutt seconded, to elect Commissioner Sabol as vice chairperson of the Planning Commission, with a term expiring on April 30, 2025, with the opportunity for re-election, and the position to be elected annually at the first regular meeting in May, with the vice chairperson holding office until a successor is elected and assumes office.

**AYES:** Rutt, Dunn, Lorant, McClary, Sabol

**NAYS:** None

**ABSENT:** Zsenyuk, Lamb

**MOTION:** Carried

**B. 225 Lake Street Lot Split Review**

West Harbor Orion, LLC – a subsidiary of Mocerri Companies – is the applicant for the proposed lot split for an anticipated site condominium project, which is expected to consist of two (2) detached single-family units on a site that currently contains a single parcel. The applicant is taking the first step to split the lot into two (2) roughly equal parcels. The Planning Commission must review and submit a recommendation to the Village Council, which has the final authority

to approve all lot splits, including subdivisions and condominiums. All condominium projects require site plan review. For West Harbor Orion, this will occur separately from the lot split once development plans are in place.

Planner Belko reviewed the following:

- Letter dated 12/30/2024 from McKenna
- Letter dated 12/23/2024 from Nowak & Fraus Engineers
- Letter dated 12/16/2024 from Giffels – Webster

Dominic Mocerri, Mocerri Homes, was available to answer questions from the Commission.

After Planner Belko’s review, Mr. Mocerri clarified that the proposed lot split would be for two single-family homes, not a site condominium as mentioned during the review.

Commissioner McClary asked for confirmation that the type of ownership for the property in question does not matter since the lot split would meet zoning requirements. Planner Belko confirmed that is correct.

Commissioner McClary moved, Commissioner Dunn seconded, to recommend to Village Council approval of the proposed lot split of Parcel 09-02-458-014, also known as 225 Lake St., with the conditions listed in the Village Planner’s report dated December 30, 2024.

**AYES:** Rutt, Dunn, Lorant, McClary, Sabol

**NAYS:** None

**ABSENT:** Zsenyuk, Lamb

**MOTION:** Carried

**C. Master Plan Amendment – Strategic Action Plan Update and Draft Review**

In early 2024, McKenna was authorized to prepare an amendment to the Village Master Plan (2002-2022), as amended, to incorporate a strategic action plan, including updated goals and objectives and an implementation matrix. The project was proposed in three phases:

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

McKenna has provided a status update and a draft of the strategic action plan for review and discussion.

Planner Belko was available to answer any questions from the Commission.

Commissioner McClary asked Planner Belko if it would be beneficial to have the commissioners submit their feedback to Planner Belko, so he can consolidate and present the Commission’s feedback at a later meeting. Planner Belko asked the Commission to please submit their feedback to him in the next two weeks.

Commissioner McClary asked Planner Belko if he was going to consult with Village and DDA staff when updating certain items in the strategic action plan. Planner Belko confirmed he would consult with others within the Village government.

Commissioner Dunn agreed with Commissioner McClary regarding sending feedback to Planner Belko.

Commissioner Dunn believes enforcement is one of the community's weaknesses. He stated the standards and guidelines dictating how the community should be maintained need to be upheld in order to reduce the amount of deterioration and maintain the integrity of properties.

Commissioner McClary shared that some of the concerns Commissioner Dunn mentioned regarding an email the Commission received related to gentrification were already addressed via the goals and objectives outlined in the portion of the strategic action plan draft addressing affordable housing concerns.

Commissioner McClary requested that the color and font be changed under the public engagement summary in the master plan. Planner Belko stated the public engagement summary hasn't happened yet, which is why that section isn't readable.

Commissioner McClary stated Objective 1D discussing reinvestment in single-family residential housing was part of the 2002 Master Plan. He believes that particular objective is no longer relevant.

Commissioner Dunn asked if Objective 2B -- an incentive program to aid in preserving and enhancing the facades of buildings in the downtown area -- should read "continue and communicate." Commissioner Dunn asked if it was widely known that there is an incentive program.

Commissioner Rutt stated there are facade grants through the DDA and three were recently awarded.

Commissioner McClary shared that Objective 2F discusses establishing a Brownfield redevelopment authority. He inquired as to why a local authority would need to be created when Oakland County's Brownfield redevelopment authority could be utilized. He believes it would be more efficient to utilize Oakland County as opposed to creating a local authority.

Commissioner McClary stated that the Village works with the Clinton River Watershed Council regarding Objective 3C -- adopting and implementing a stormwater management plan.

Commissioner McClary pointed out a typographical error in item 4D.

Commissioner Dunn would like to see a focus on accessibility included in Objective 4A.

Commissioner Rutt inquired as to whether there is any consideration for sustainability regarding building practices, designs, land energy or parking when planning for the future. Planner Belko said that could be explored.

Commissioner McClary shared there was no mention of solar energy development. He would like to see this subject incorporated in the zoning code, so residents could install solar panels on their homes. Commissioner McClary encourages the Village to explore the possibility of having solar energy power public facilities.

Commissioner McClary moved, Commissioner Rutt seconded, to direct the Village Planning Consultant to incorporate feedback received at tonight’s meeting of the Planning Commission into a revised draft of the Master Plan Strategic Action Plan and to place the revised draft on the agenda of the next regular meeting of the Planning Commission.

- AYES:** Rutt, Dunn, Lorant, McClary, Sabol
- NAYS:** None
- ABSENT:** Zsenyuk, Lamb
- MOTION:** Carried

**D. Planning Commission 2024 Annual Report and 2025 Work Plan**

Pursuant to Section 19 of the Michigan Planning Enabling Act, the Planning Commission is required to prepare and submit a summary of the previous year’s activities and anticipated work plan to the Village Council. McKenna has compiled this report on behalf of the Planning Commission, which is attached for review and discussion.

Planner Belko reviewed the projects and cases that came before the Planning Commission and Board of Zoning Appeals in 2024.

Commissioner Rutt pointed out an error on page 72 under Zoning Ordinance/Map Amendments. The description for 315 N. Lapeer did not match what Planner Belko was discussing. Planner Belko thanked Commissioner Rutt for identifying the error and said he would make the correction before the report is sent to Village Council.

Commissioner McClary moved, Commissioner Rutt seconded, to approve the Planning Commission 2024 Annual Report and 2025 Work Plan with the changes recommended tonight and submit to the Village Council.

- AYES:** Rutt, Dunn, Lorant, McClary, Sabol
- NAYS:** None
- ABSENT:** Zsenyuk, Lamb
- MOTION:** Carried

**10. Commissioners' Comments Regarding Planning and Zoning Matters**

Commissioner Dunn said Planner Belko did a nice job with his presentations this evening. Mr. Dunn also wished everyone a Happy New Year and congratulated Commissioner Sabol on his appointment as vice chairperson.

Commissioner McClary shared Village Council is holding a series of work sessions this month. Those sessions include development and adoption of the capital improvement plan and development of the comprehensive sidewalk improvement program. Mr. McClary also congratulated Commissioner Rutt and the rest of the Village Council members for their hard work.

Commissioner Sabol thanked everyone for their support in appointing him as vice chairperson.

Secretary Lorant stated Planner Belko did a great job and provided great feedback regarding tonight’s agenda items.

**11. Next Regular Meeting – February 3, 2025**

**12. Adjournment**

Commissioner Sabol moved, Commissioner Rutt seconded, to adjourn the meeting at 7:48 p.m.

- AYES:** Rutt, Dunn, Lorant, McClary, Sabol
- NAYS:** None
- ABSENT:** Zsenyuk, Lamb
- MOTION:** Carried

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Henry Lorant  
Secretary

\_\_\_\_\_  
Sonja Stout  
Clerk/Treasurer

\_\_\_\_\_  
Danielle Smith  
Recording Secretary

Date Approved:



## BOARD ACTION SUMMARY SHEET

**MEETING DATE:** February 3, 2025

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

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

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

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

**RECOMMENDED MOTION:** To direct the Village Planning Consultant to incorporate feedback received at this February 3, 2025 regular meeting of the Planning Commission into a revised draft of the Master Plan Strategic Action Plan and to place the revised draft on the agenda of the next regular meeting of the Planning Commission.

**ATTACHMENTS:**

MEMO – Strategic Action Plan Project Update

IMPLEMENTATION MATRIC V2 - 01302025

DRAFT – Strategic Action Plan 11202024

**MCKENNA**

January 30, 2025

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

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

Dear Chair and Commissioners:

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

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

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

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

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

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

Respectfully,

**McKENNA**



Gage Belko, AICP  
Associate Planner

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**MCKA.COM**

**Communities for real life.**

**REMAINING TASKS**

TASKS	DEC	JAN	FEB	MAR	APR	MAY
0. Project Kickoff w/ MCKA Team						
1. Notice of Intent to Plan						
2. Analysis of Ex. Plans and Data						
3. Prepare Draft Matrix						
4. PC Review Draft & Provide Feedback		20	3			
5. Public Survey						
5. Refine Draft	→	→	→			TBD
6. PC Review & Send to Council				3		
7. VC Review / Approve Draft Dist. (63 Days)				10	→	12
8. PC Public Hearing Notice (Due / Publication)					7 / 14	
9. PC Spec. Mtg. Public Hearing & Approval						12
9. VC Review and Adoption (anticipated)						27

**NEXT STEPS – WE NEED YOUR HELP!**

Commissioners, **please take some time to review the revised Draft with Village Staff and Official comments prior to the February 3 meeting, where we will be discussing further revisions. All changes/comments are shown in red.** I will coordinate a discussion and finalize revisions for the March 3 meeting.

We will be releasing the **Public Opinion Survey** focused on the Goals and Objectives the first week of February which will ask participants to rank the Goals and Objectives and recommend changes. Specific Actions (currently under review and revision by the Commission) will be reorganized as necessary, giving the Commission a better idea of community priorities while also reflecting the Commission’s timelines and priorities. I will be following up with the Commission and Village Staff to assist in distribution of a link (to be hosted on the platform Social Pinpoint), PDF files, and hard copies, along with sample communication language and flyer.

Once the Survey concludes and revisions are made to render a 98% complete Draft, the Planning Commission will **review the Draft at the March 3 meeting and consider a recommendation of public distribution to the Village Council**, which will review and authorize the State-mandated 63-day public review period. Feedback derived from this period and/or the following public hearing will be analyzed and incorporated into a Final Draft for review/approval and adoption by the Planning Commission and Village Council, respectively.

OBJECTIVES AND ACTIONS	Time Frame	Lead	Priority	Additional Comments
<b>NEIGHBORHOODS</b>				
<b>Objective 1-A: Increase housing diversity.</b>				
1. Permit accessory dwelling units (ADUs) in the RV, Village Single Family District. <b>PROGRESS? NOT STARTED</b>	OG, 3-6	PC, VC, AS	L	PREVENT PRIVATE RESIDENCES FROM BECOMING RENTAL OR AIR BNB PROPERTIES.
2. Create a new Mixed-Use Transition zoning district to allow for “missing middle” housing and small-scale commercial / live-work spaces. <b>NOT NECESSARY. NEEDED: DIVERSE &amp; SUSTAINABLE STOCK &amp; PRICE POINTS TO SUPPORT WIDE RANGE OF HOME OWNERSHIP OPTIONS</b>	0-2	PC/VC, AS/PC	H, M, L	
3. Create opportunities for single-unit housing redevelopment, in the form of cluster housing and condominium options, while maintaining current single-unit residential densities. <b>COMPLETE? PARTIAL - CONSIDER CLUSTER HOUSING BY-RIGHT WITH APPROPRIATE DENSITY REGULATIONS</b>	OG	DEV, PC/VC, AS	H, L	
<b>Objective 1-B: Establish effective infrastructure.</b>				
1. Expand paths, bike lanes, and other non-motorized infrastructure to promote mobility and connectivity. <b>ADD: WALKABILITY/ACCESSIBILITY GAP ANALYSIS</b>	OG	PR, AS/VC,	M, H, L	SIDEWALK IMPROVEMENT PROGRAM (REVOLVING PROGRAM). ENG DESIGN STANDARDS BEING UPDATED, INCLUDING DRIVEWAY PERMIT PROCESS, SINGLE-FAMILY GRADING REVIEW, AND LIMITS ON IMPERVIOUS SURFACES
2. Administer engineering and design standards for single-unit grading and paving permit approval, including driveway approaches.	OG	AS/PC	M,H	
3. In areas where multiple unit dwellings are permitted, require appropriate investment in site improvements, provision of off-street parking and adequate infrastructure with sensitivity to natural features and the need to create a stable and secure living environment. <b>INCLUDE: MULTI-FAM &amp; HIGH-DENSITY NEIGHBORHOOD PLANNING FOR ADEQAUTE/ATTRACTIVE WALKABILITY</b>	OG	PC, VC	H, M	
<b>Objective 1-C: Enhance neighborhood design</b>				
1. Develop residential design guidelines or pre-approved plans/elevations for new development or substantial redevelopment.	OG, 0-2	AS/PC	M, L	
2. Develop coordinated streetscape designs unique to the various neighborhoods in the Village. <b>NOT NECESSARY. ONLY FOR NEW DEVELOPMENT OR I CONJUNCTION WITH OTHER IMPROVEMENTS.</b>	OG	PC, VC	L, M	
<b>Objective 1-D: Preserve the Village’s high quality residential areas.</b>				
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	H, M	
2. Discourage the conversion of single-family dwellings into multiple family housing.	OG, NT	PC, VC	L, H	

3. Address neighborhood blight in single-family areas, such as parking on lawns, litter, and dilapidated houses via code enforcement.	OG, NT	CE, AS, VC	H, M	
4. Maintain the quality of multiple family developments through strict enforcement of Village Ordinances regarding security, housing inspections, and beautification. <b>REWORD/INCLUDE: COORDINATE WITH TWP. RE:ESTABLISHMENT OF ANNUAL RENTAL INSPECTIONS</b>	OG, NT	CE, AS/VC	H, M	
5. Encourage reinvestment in single family residential areas, especially in areas that experience blight; establish a small rehabilitation fund or incentive program. <b>FUNDING? DELETE.</b>			L	
<b>ECONOMIC DEVELOPMENT</b>				
<b>Objective 2-A: Revitalize the Village's Historic Character</b>				
1. Promote the restoration, reuse, and renovation of historic buildings.	OG, NT	PC/DEV, VC/DDA	M	<b>SET LIMITS ON NUMBER OF CBD BUSINESSES WITHIN THE VILLAGE. ADD: PUBLISH/LINK HISTORIC DISTRICT INFORMATION (APPROVED IN 2006, PRESENTED BY DDA) NATIONAL REGISTER OF HISTORIC PLACES - NT. AS</b>
2. Establish a historic district for the DDA and historic neighborhoods. <b>NOT NECESSARY, SEE COMMENTS</b>	3-6	DDA	L	
3. Obtain official designation of historic buildings and sites.	NT, 7-10	DDA	M, L	
<b>Objective 2-B: Encourage high-quality design.</b>				
1. Develop design guidelines for existing and new buildings.	NT, OG	PC	M, L	
2. Maintain the quality of multiple family developments through strict enforcement of Village Ordinances, security, housing inspections, and beautification. <b>REDUNDANT (1-D.4)</b>	OG, NT	CE, VC/AS	H, M	
3. Develop a unified streetscape plan for the M-24 corridor. <b>INCLUDE NEW ZONING DISTRICTS? MAP &amp; TEXT AMENDMENTS.</b>	3-6, NT	PC	M	
4. Extend the boulevard on M-24 to Flint Street (and beyond as applicable). <b>COMPLETE?</b>	7-10	VC/AS	M	
5. Ensure quality design is an essential component of future development by creating and employing comprehensive urban design criteria to guide future commercial development which respects the realities of small town sites, including setbacks, building height, massing, scale, and detail. <b>POLICY: URBAN DESIGN GUIDELINES</b>	OG, NT	PC, AS	M, H	
6. Continue the established incentive program to aid in preserving and enhancing the facades of buildings in the downtown area. <b>REWORD: PROMOTE AVAILABILITY OF DOWNTOWN FAÇADE GRANTS</b>	OG, NT	DDA	H	
<b>Objective 2-C: Encourage local businesses to come to the Village.</b>				
1. Complete a downtown market analysis.	MT, 0-2	DDA	M, H	

2. Promote and encourage the downtown as the preferred location for future retail, office, restaurant, and entertainment development and as a key element to the community's small town character.	OG, NT	DDA, VC/PC	M, H
3. Create a business recruitment program and continue to develop marketing materials and brochures.	NT, 0-2	DDA	M, H
4. Actively market and educate property owners on permitted uses in each district. <b>FOCUS ON MULTI-LEVEL MIXED USES</b>	OG	PC, DDA	M, H
<b>Objective 2-D: Maximize the potential of the land and future businesses by ensuring uses are properly placed.</b>			
1. Concentrate general commercial uses on the M-24 thoroughfare for maximum access to the trade area population. <b>VAGUE: ESTABLISH MIXED-USE M-24 CORRIDOR ZONING DISTRICT</b>	MT	PC/VC, AS	M
2. Discourage commercial development along the lakefront, particularly commercial uses that do not permit the public to view and enjoy the lakefront. <b>NO SPACE FOR IT. NOT NECESSARY/REMOVE?</b>	OG	PC	M
3. Enforce sound land use and zoning practices, which control the expansion of strip commercial and the unplanned location of isolated commercial activities. <b>INCLUDE IN URBAN DESIGN GUIDELINES</b>	OG	PC/VC	H
<b>Objective 2-E: Ensure high-quality infrastructure that promotes and improves quality of life in commercial areas.</b>			
1. Develop a way-finding (signage) program. <b>SHOULD READ DEVELOP, MAINTAIN &amp; UPDATE AS NECESSARY</b>	OG	DDA, PC/VC	H
2. Promote adequate off-street parking for commercial uses, including joint-use parking and additional off-street parking uses in the downtown. <b>CONSOLIDATE WITH OTHER PARKING INITIATIVES 4-E. LUMBERYARD.</b>	OG	PC/VC	H
3. Purchase and provide LED lighting to illuminate all the doorways in the downtown to add consistency, creating a more inviting appearance, and raising awareness for business offerings and hours to visitors. <b>OPPOSED</b>	OG, NT	PC/VC, DDA	H
<b>Objective 2-F: Introduce economic vitality projects</b>			
1. Establish a Brownfield Redevelopment authority. <b>NOT NECESSARY. WHY NOT USE COUNTY?</b>	OG	DDA	M
2. Create, design, and establish a seasonal or yearly farmers market venue with the potential for year-round activity space for the entire community. <b>LUMBERYARD. SEE 2-F</b>	MT, OG	DDA, VC/PC	M, H
3. Purchase key parcels that play a vital role in redevelopment. <b>LUMBERYARD</b>	OG, 3-6	DDA	M, L
<b>ENVIRONMENT</b>			
<b>Objective 3-A: Encourage plant species diversity and quality.</b>			
1. Regularly inventory, protect, maintain, and plant Village street trees.	OG	PW, VC/AS	H

2. Adopt a tree ordinance for private properties to protect existing trees or provide for their replacement.	OG, 0-2	VC	H, M	
3. Increase landscaping standards for new development and redevelopment; <b>LIMIT IMPERVIOUS SURFACES, PRESERVE GREENSPACE THROUGH ZONING AMENDMENTS; ENCOURAGE/REQUIRE NATIVE PLANTINGS FOR NEW DEVELOPMENT</b>	OG, 0-2	PC, VC	H	
<b>Objective 3-B: Preserve and enhance the Village's environment</b>				
1. Maintain and enhance the scenic view of the Village's lakefront by preserving viewsheds and limiting nonresidential development along the lake.	OG	PC/VC	H	ADD: RECOGNIZE, ENCOURAGE, AND REGULATE RENEWABLE ENERGY. PRIORITIZE RENWABLES (SOLAR) ON PUBLIC BUILDINGS. RAIN GARDENS. RESIDENTIAL VEGETABLE/COMMUNITY GARDENS (MEEK'S PARK)
2. Develop and maintain residential development and density patterns which relate to the Lake's natural and manmade environmental features.	OG	PC, VC	M, H	
3. Coordinate planning efforts with the Township to minimize environmental impacts of development on the lake and other sites which may negatively impact environmental quality of the village. <b>RECOMMEND REMOVAL. INCLUDE: PROMOTE SUSTAINABLE BUILDING PRACTICES; INCENTIVES FOR MEETING CERTAIN STANDARDS FOR NEW DEVELOPMENNT</b>	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. <b>COMPOSTING!</b>	OG	VC, AS	M, H	
5. Develop a Residential Tree Planting Program that focuses on select block(s) each year to increase the neighborhood tree canopy and improve environmental quality and stormwater management. <b>RECOMMEND REMOVAL</b>	OG	VC/AS	H	
<b>Objective 3-C: Protect lake and water quality.</b>				
1. Conduct periodic testings to identify possible degradation and remedial steps.	OG	LOLA, AS	H	1. LOWER LAKE LEVEL EVERY 3 VS. 5 YEARS TO ALLOW RESTORATION OF ERODING SEAWALLS MORE OFTEN (CAUSED BY INCREASED BOAT TRAFFIC AND WAKE BOATS). 2. REVIEW AND UPDATE LAKE ORDINANCES FOR BOAT TRAFFIC, SPEED, AND TYPE OF BOAT UTILIZED. 3. AGGRESSIVELY ENFORCE "KEY-HOLE" LAWS TO LIMIT NUMBER OF BOATS ON LAKE. 4. MORE AGGRESSIVE ACTION TO KEEP LAKE HEALTHY AND CLEAN THROUGH EDUCATION AND ENFORCEMENT.
2. Adopt Zoning Ordinance standards for maximum impervious surface area on residential lots; encourage pervious surfaces and natural alternatives. <b>ZO Current 25-ft setback does not take into account surrounding residences (EFS)</b>	ST, 0-2	PC, VC	M	
3. Adopt and implement a Stormwater Management Plan. <b>Current 25 ft set back is not enough for runoff. Reference e coli issues at Union Lake. CONSOLIDATE WITH 3.C.9. DO WE ALREADY HAVE?</b>	MT, 0-2	VC, AS	M, H	
4. Maintain and promote the use of open space to create a buffer between development and waterbodies. <b>Current 25 ft setback does not promote open space and does not take into account surrounding residence.</b>	OG	PC/VC	M, L	

5. Consider requiring administrative engineering review for single-family developments. <b>IN PROGRESS - ENG DESIGN GUIDELINES BEING UPDATED</b>	NT, 00-2	AS, VC	M, H	5. ACTIVELY CONTROL GEESE AND DUCK POPULATION FOR PREVENTING POLLUTION. 6. FURTHER DEVELOP AND CLEAN UP GREENS PARK TO PROVIDE MULTIPLE USES OF LAND.
6. Work with local community groups which specialize in water quality	?, OG	AS	M	
7. Review sites for minimization of erosion, runoff control, and buffering between the lake front and development. <b>Current 25 ft set back is not enough for runoff. Reference e coli issues at Union Lake.</b>	OG	CE, PC/VC/AS	H	
8. 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.	NT, OG	VC, AS/PC	M	
9. Collaborate with Orion Township and other municipalities to address stormwater drainage, runoff, and Lake issues. <b>CONSOLIDATE WITH 3.C.3.</b>	OG	AS/CE	L, H	
<b>Objective 3-D: Educate residents and visitors about the Village's unique environment</b>				
1. Increase awareness and education of the natural resources through interpretive signage on public property. <b>COMBINE WITH ANOTHER OBJECTIVE</b>	ST, OG, NT	PR, AS, PARKS	M, L	
<b>COMMUNITY FACILITIES</b>				
<b>Objective 4-A: Improve the overall design and function of the Village through public spaces.</b>				
1. Locate public buildings in a manner that define the Village's public spaces. <b>IMPROVE LOOK AND FEEL OF VILLAGE HALL, REFLECT HISTORICAL SIGNIFICANCE, ENHANCE CONNECTIONS TO DOWNTOWN AND SURROUNDING NEIGHBORHOODS.</b>	OG, LT	VC, DDA	M, L	ACUIRE ADDITIONAL WATERFRONT LAND FOR A VARIETY OF PUBLIC RECREATIONAL USES.
2. Encourage architectural features such as height, mass, and high quality materials that enhance the appeal of public space.	OG	PC, DDA/VC	H, M	
3. Add village-style lighting fixtures which align with the historic aesthetic of the village. <b>HAVE.</b>	OG	DDA	M, L	
4. Public buildings <b>AND RESOURCES</b> should be accessible to residents and visitors of all types regardless of transportation method or ability. <b>HAVE.</b>	OG	VC/DDA	H	
5. Survey the downtown streetscape and furniture zones for areas that might not meet ADA accessibility standards or could be obtrusive to pedestrian	0-2	DDA	H	
6. Gather funds and complete the future design projects listed in the DDA/TIF plan	OG	DDA	H	
7. Continue partnering and sponsoring public art opportunities, including but not limited to murals, rotating exhibits, and design competitions (ex: crosswalks).	OG, NT	DDA, ART CENTER	L, H	
<b>Objective 4-B: Provide adequate park and recreation opportunities for all village residents and visitors</b>				

1. Ensure barrier-free accessibility to all existing parks, recreation areas, and trail systems, including paths, transfer points, resilient surfacing, picnic tables, play equipment, curb cuts, parking, etc. <b>CONSOLIDATE WITH 4.A.4 AND 4.A.5. OR FOCUS EFFORT ON CHILDREN'S PARK &amp; ADA ACCESS FROM BROADWAY; COSTLY IMPROVEMENTS</b>	OG	PR/VC/AS	H
2. Improve the quality of parks with equipment updates and continued maintenance while continually considering new parks and open space as opportunities arise.	OG	PR, VC/AS	H
3. Develop linkages between Lake Orion's inland and waterfront parks to assure a cohesive and linear open space and recreation system accessible to residential neighborhoods. In particular, develop a safe pedestrian and non-motorized linkage across M-24 between the lake and downtown	OG	PR/VC/AS	M
4. Encourage the development of the Polly Ann - Paint Creek Link connecting the village to the Township and regional trail systems.	OG	PC/VC/AS, PR	M
5. 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	M
6. Research and apply for both the Trail Town and Water Town designations, a Pure Michigan program, to encourage eco-tourism and attract a wider audience to the Lake Orion downtown area. <b>REMOVE ELECTRIC BIKES/VEHICLES</b>	3-6	PR	L
7. Install decorative white, LED lighting in the trees for the entire winter season to create a welcoming look and environment. Provide a mix of cold weather activities and events to attract patrons to the downtown year-round. <b>DONE.</b>	OG	DDA	H, L
<b>Objective 4-C: Provide adequate circulation throughout the Village</b>			
1. Add missing links between existing Village sidewalks and connect existing paths to existing and planned bicycle and pedestrian infrastructure. - <b>NEBULOUS. DONE.</b>	OG	VC/AS	H
2. Encourage the development of a pedestrian crossing across M-24 near the intersection of M-24 and Broadway. <b>DELETE. DONE.</b>			
3. Ensure access to transit services for the citizens of Lake Orion. <b>DONE.</b>	OG, NOTA	AS	H
4. Require developments to provide greenways / trails and nontraditional paths, in addition to sidewalks, in new / modified developments to connect them with other community neighborhoods, amenities and destinations. <b>DON'T BELIEVE THIS MUST BE A REQUIREMENT</b>	OG	AC/VC	M
5. Promote the use of common entrances and shared parking facilities along M-24. <b>LUMBERYARD.</b>	OG	PC/VC	M, H
6. Consider enhancing the integrity of the Village road system with the completion of platted, incomplete streets and linkages with the existing road system.	OG	PC/VC	H
7. Develop a marketing program to encourage bicycle use as an alternative to driving. <b>NON MOTORIZED BIKES</b>	OG	DDA	H
8. Continue to review, maintain and enhance pedestrian crosswalks and sidewalks within the DDA district, including directional signage and make crosswalks steeper			

w/within the DDA district, including directional signage and zebra crosswalk striping. All improvements should follow the approved street and sidewalk design, with bump outs, brick lined sidewalks and lighting.	OG	VC/AS/DDA	H
9. Coordinate and develop a shuttle system with select stops within downtown Lake Orion with North Oakland Transportation Authority. <b>NOT NEEDED IN PLAN. DONE. WHAT ABOUT SMART?</b>	OG	DDA	M
<b>Objective 4-B: Provide all segments of the population with high quality and affordable services and facilities</b>			
1. Monitor the storm drainage system for problem areas and encourage maintenance of existing systems. <b>CONSOLIDATE WITH 3C</b>	OG	AS	H
2. Maximize the efficient use of existing community facilities and encourage the reuse of community facilities in the downtown which are consistent with the village's plan and appropriate. <b>VAGUE: I.D. FACILITIES AND POTENTIAL USES</b>	OG	PC/VC/DDA	
3. Encourage the development of underground utilities with new construction.	OG	AS/PC, VC	H
4. Establish a policy for downtown snow removal, including property owner responsibilities, locations for dumping and prioritize curbside and intersection snow removal	OG	AS, VC/DDA	H
<b>Objective 4-C: Develop an efficient parking system that increases public safety, efficiency, and convenience</b>			
1. Appoint a person to oversee the parking system.	NT, OG	VC/DDA	H, L
2. Discourage the development of new private parking lots within the downtown that are not for residential or public parking.	OG	PC/VC	M, H
3. Collaborate with owners of private lots to allow for public shared use of the private parking areas where possible.	OG	DDA/BO, PC/VC	M, H
4. Add barrier-free parking spaces where appropriate.	OG	DDA/VC/PW, PC/AS	H, M
5. Improve parking lots with restriping, landscaping, and other regular maintenance efforts noted in the 2020 Parking Study to increase the function, convenience, and safety of all lots.	OG	PW, PC/VC/DDA	H
6. Develop flyers that can be distributed to parking users that detail parking locations, overnight parking, and more. <b>NOT NECESSARY</b>	OG	DDA	L
7. Name all public lots and add introduction signs to all public lots to aid in marketing and wayfinding. <b>NOT NECESSARY, IN PROGRESS?</b>	OG	DDA	L
8. Install parking wayfinding signage across the downtown. <b>IN PROCESS?</b>	OG	DDA	H, M
9. Add and enforce parking limits to the most convenient spaces in parking lots, with the rest designated as long-term. <b>NECESSARY?</b>	OG	VC/AS/DDA	H
10. Develop a parking fee and fine schedule. <b>OPPOSED</b>	OG	VC	H
11. Create a sinking fund for maintenance and upgrades to the parking system.	NT, OG	VC, DDA	M, H
12. Develop a policy on valet parking and taxi/ride share loading areas. <b>NECESSARY?</b>	N/A, OG	DDA/VC	L

13. Keep educated with the progress of autonomous vehicles.	N/A, OG	PC/DDA/AS	M, L	
14. Develop a parking deck or structure that is carefully integrated into the community fabric and include liner buildings if located within the downtown core. FFASABILITY? REMOVE	N/A	PC/DDA	L	
<b>GENERAL PLANNING EFFORTS</b>				
<b>Objective 5-A: Review, create, and revise pertinent policy documents.</b>				
1. Review the Master Plan on an annual basis, inventorying accomplishments and areas in need of extra attention. ANNUAL REPORT, RRC REQUIREMENT	NT, OG	AS/PC/VC	H	1. DEVELOP AND DETAILED 5-YEAR CAPITAL EXPENDITURE PLAN AND SOURCE FUNDING. 2. MORE AGGRESSIVELY PURSUE STATE AND FEDERAL GRANTS FOR ALL STRUCTURAL AND RECREATIONAL IMPROVEMENTS.
2. Pursue a comprehensive update to the Master Plan to reflect current data and trends, gather community input, and fully integrate all existing amendments.	NT, 3-6	AS/PC/VC	H, M	
3. Update the Parks and Recreation Plan every 5 years to remain eligible for grant funding. UPDATE REQ'D END OF 2026	NT, 0-2	PR, VC/PC	H, M	
4. Adopt a revised Zoning Ordinance and pursue wholesale rezoning, including the implementation of new zoning districts identified in the 2022 Future Land Use and Zoning Plan. NOT NECESSARY	7-10	PC/VC	L	
5. Create a Capital Improvement Plan. IN PROGRESS; VC AUTHORITY	NT, 0-2	AS/VC	H	
<b>Objective 5-B: Communicate and coordinate with nearby municipalities and Village partners.</b>				
1. Build trust and relationships with the business community and property owners in the community, focusing on personal outreach and on-going educational programming and offerings. MORE ACTIONABLE - COMMUNITY	OG	DDA/AS	M, 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	M, L	



# Lake Orion Master Plan 2025 Amendment

*Village of Lake Orion, Oakland County, Michigan*

*DRAFT 11.20.24*



# Lake Orion Master Plan 2025 Amendment

*Village of Lake Orion, Oakland County, Michigan*

*Month Day, 2025: Approved by the Village Planning Commission*

*Month Day, 2025: Adopted by the Village Council*

Prepared with the assistance of:



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Resolution of Adoption - to be added

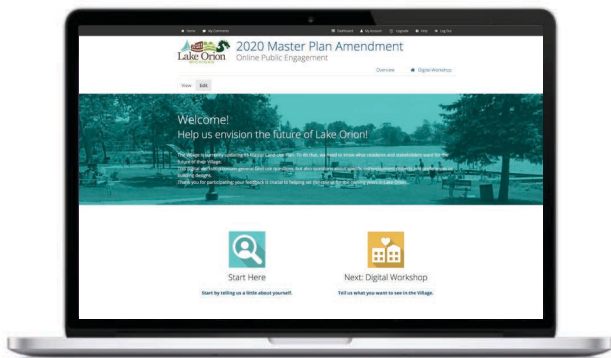
# Part I: Introduction and Background

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

## PURPOSE AND RELATIONSHIP TO THE VILLAGE’S 2002 MASTER PLAN

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

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



**On-line Web Platform and the Hard Copy Engagement Packet**



## PUBLIC ENGAGEMENT SUMMARY

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



## Part II: Goals and Objectives

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

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

SMALL ACTIONS ACHIEVE BIG GOALS...



## Goal 1 : Neighborhoods

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

### OBJECTIVES

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

## Goal 2 : Economic Development

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

### OBJECTIVES

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

## Goal 3 : Environment

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

### OBJECTIVES

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

## Goal 4 : Community Facilities

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

### OBJECTIVES

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

## Goal 5 : General Planning Efforts

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

### OBJECTIVES

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



## Part III: Strategic Action Plan

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

### GUIDE TO USING THE PLAN

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

#### PRIORITY LEVEL

- High
- Medium
- Low

#### TIME FRAME

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

#### LEAD

##### *Village Government*

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

##### *Other Government*

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

##### *Private / Non-Profit*

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

# Goal 1 : Neighborhoods

OBJECTIVES AND ACTIONS	Source	Time Frame	Lead	Priority	Status
<b>Objective 1-A: Increase housing diversity.</b>					
» Permit accessory dwelling units (ADUs) in the RV, Village Single Family District.	FLU/Zoning Plan 2022				
» Create a new Mixed-Use Transition zoning district to allow for “missing middle” housing and small-scale commercial / live-work spaces.	FLU/Zoning Plan 2022				
» Create opportunities for single-unit housing redevelopment, in the form of cluster housing and condominium options, while maintaining current single-unit residential densities.	Master Plan 2002				
<b>Objective 1-B: Establish effective infrastructure.</b>					
» Expand paths, bike lanes, and other non-motorized infrastructure to promote mobility and connectivity.	Master Plan 2002				
» Administer engineering and design standards for single-unit grading and paving permit approval, including driveway approaches.	Best Practice				
» In areas where multiple unit dwellings are permitted, require appropriate investment in site improvements, provision of off-street parking and adequate infrastructure with sensitivity to natural features and the need to create a stable and secure living environment.	Master Plan 2002				
<b>Objective 1-C: Enhance neighborhood design</b>					
» Develop residential design guidelines or pre-approved plans/elevations for new development or substantial redevelopment.	Best Practice				
» Develop coordinated streetscape designs unique to the various neighborhoods in the Village.	DDA Plan 2018				
<b>Objective 1-D: Preserve the Village’s high quality residential areas.</b>					
» 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.	Master Plan 2002				
» Discourage the conversion of single-family dwellings into multiple family housing.	Master Plan 2002				
» Address neighborhood blight in single-family areas, such as parking on lawns, litter, and dilapidated houses via code enforcement.	Master Plan 2002				
» Maintain the quality of multiple family developments through strict enforcement of Village Ordinances regarding security, housing inspections, and beautification.	Master Plan 2002				
» Encourage reinvestment in single family residential areas, especially in areas that experience blight; establish a small rehabilitation fund or incentive program.	Master Plan 2002				

**PRIORITY LEVEL**

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- Medium
- Low

**TIME FRAME**

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# Goal 2 : Economic Development

OBJECTIVES AND ACTIONS	Source	Time Frame	Lead	Priority	Status
<b>Objective 2-A: Revitalize the Village's Historic Character</b>					
» Promote the restoration, reuse, and renovation of historic buildings.	FLU/Zoning Plan 2022				
» Establish a historic district for the DDA and historic neighborhoods.	Best Practice				
» Obtain official designation of historic buildings and sites.	Best Practice				
<b>Objective 2-B: Encourage high-quality design.</b>					
» Develop design guidelines for existing and new buildings.	Master Plan 2002				
» Maintain the quality of multiple family developments through strict enforcement of Village Ordinances, security, housing inspections, and beautification.	Master Plan 2002				
» Develop a unified streetscape plan for the M-24 corridor.	Master Plan 2002				
» Extend the boulevard on M-24 to Flint Street (and beyond as applicable).	Best Practice				
» Ensure quality design is an essential component of future development by creating and employing comprehensive urban design criteria to guide future commercial development which respects the realities of small town sites, including setbacks, building height, massing, scale, and detail.	Master Plan 2002				
» Continue the established incentive program to aid in preserving and enhancing the facades of buildings in the downtown area.	DDA / TIF Plan 2020				
<b>Objective 2-C: Encourage local businesses to come to the Village.</b>					
» Complete a downtown market analysis.	DDA / TIF Plan 2020				
» Promote and encourage the downtown as the preferred location for future retail, office, restaurant, and entertainment development and as a key element to the community's small town character.	Master Plan 2002				
» Create a business recruitment program and continue to develop marketing materials and brochures.	DDA / TIF Plan 2020				
» Actively market and educate property owners on permitted uses in each district.	DDA / TIF Plan 2020				
<b>Objective 2-D: Maximize the potential of the land and future businesses by ensuring uses are properly placed.</b>					
» Concentrate general commercial uses on the M-24 thoroughfare for maximum access to the trade area population.	Master Plan 2002				
» Discourage commercial development along the lakefront, particularly commercial uses that do not permit the public to view and enjoy the lakefront.	Master Plan 2002				
» Enforce sound land use and zoning practices, which control the expansion of strip commercial and the unplanned location of isolated commercial activities.	Master Plan 2002				

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## Goal 2 : Economic Development (cont'd)

Objective 2-E: Ensure high-quality infrastructure that promotes and improves quality of life in commercial areas.					
» Develop a way-finding (signage) program.	DDA / TIF Plan 2020				
» Promote adequate off-street parking for commercial uses, including joint-use parking and additional off-street parking uses in the downtown.	Master Plan 2002				
» Purchase and provide LED lighting to illuminate all the doorways in the downtown to add consistency, creating a more inviting appearance, and raising awareness for business offerings and hours to visitors.	DDA / TIF Plan 2020				
Objective 2-F: Introduce economic vitality projects					
» Establish a Brownfield Redevelopment authority.	DDA / TIF Plan 2020				
» Create, design, and establish a seasonal or yearly farmers market venue with the potential for year-round activity space for the entire community.	DDA / TIF Plan 2020				
» Purchase key parcels that play a vital role in redevelopment.	DDA / TIF Plan 2020				

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# Goal 3 : Environment

OBJECTIVES AND ACTIONS	Source?	Time Frame	Lead	Priority	Status
<b>Objective 3-A: Encourage plant species diversity and quality.</b>					
» Regularly inventory, protect, maintain, and plant Village street trees.	Master Plan 2002				
» Adopt a tree ordinance for private properties to protect existing trees or provide for their replacement.	Best Practice				
» Increase landscaping standards for new development and redevelopment	Best Practice				
<b>Objective 3-B: Preserve and enhance the Village's environment</b>					
» Maintain and enhance the scenic view of the Village's lakefront by preserving viewsheds and limiting nonresidential development along the lake.	FLU/Zoning Plan 2022				
» Develop and maintain residential development and density patterns which relate to the Lake's natural and manmade environmental features.	Master Plan 2002				
» Coordinate planning efforts with the Township to minimize environmental impacts of development on the lake and other sites which may negatively impact environmental quality of the village.	Master Plan 2002				
» 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.	Master Plan 2002				
» Develop a Residential Tree Planting Program that focuses on select block(s) each year to increase the neighborhood tree canopy and improve environmental quality and stormwater management.	DDA / TIF Plan 2020				
<b>Objective 3-C: Protect lake and water quality.</b>					
» Conduct periodic testings to identify possible degradation and remedial steps.	Best Practice				
» Adopt Zoning Ordinance standards for maximum impervious surface area on residential lots; encourage pervious surfaces and natural alternatives.	Best Practice				
» Adopt and implement a Stormwater Management Plan	Best Practice				
» Maintain and promote the use of open space to create a buffer between development and waterbodies.	Best Practice				
» Consider requiring administrative engineering review for single-family developments	Best Practice				
» Work with local community groups which specialize in water quality	Master Plan 2002				
» Review sites for minimization of erosion, runoff control, and buffering between the lake front and development.	Master Plan 2002				
» 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.	Master Plan 2002				
» Collaborate with Orion Township and other municipalities to address stormwater drainage, runoff, and Lake issues.	Master Plan 2002				
<b>Objective 3-D: Educate residents and visitors about the Village's unique environment</b>					
» Increase awareness and education of the natural resources through interpretive signage on public property.	Parks & Rec Plan 2022				

# Goal 4 : Community Facilities

OBJECTIVES AND ACTIONS	Source?	Time Frame	Lead	Priority	Status
<b>Objective 4-A: Improve the overall design and function of the Village through public spaces.</b>					
» Locate public buildings in a manner that define the Village's public spaces.	Best Practice				
» Encourage architectural features such as height, mass, and high quality materials that enhance the appeal of public space.	Best Practice				
» Add village-style lighting fixtures which align with the historic aesthetic of the village.	Best Practice				
» Public buildings should be accessible to residents and visitors of all types regardless of transportation method or ability.	Best Practice				
» Survey the downtown streetscape and furniture zones for areas that might not meet ADA accessibility standards or could be obtrusive to pedestrian	DDA / TIF Plan 2020				
» Gather funds and complete the future design projects listed in the DDA/TIF plan	DDA / TIF Plan 2020				
» Continue partnering and sponsoring public art opportunities, including but not limited to murals, rotating exhibits, and design competitions (ex: crosswalks).	DDA / TIF Plan 2020				
<b>Objective 4-B: Provide adequate park and recreation opportunities for all village residents and visitors</b>					
» Ensure barrier-free accessibility to all existing parks, recreation areas, and trail systems, including paths, transfer points, resilient surfacing, picnic tables, play equipment, curb cuts, parking, etc.	Parks & Rec Plan 2022				
» Improve the quality of parks with equipment updates and continued maintenance while continually considering new parks and open space as opportunities arise.	Master Plan 2002				
» Develop linkages between Lake Orion's inland and waterfront parks to assure a cohesive and linear open space and recreation system accessible to residential neighborhoods. In particular, develop a safe pedestrian and non-motorized linkage across M-24 between the lake and downtown.	Master Plan 2002				
» Encourage the development of the Polly Ann - Paint Creek Link connecting the village to the Township and regional trail systems.	Master Plan 2002				
» Coordinate recreation program development and encourage cooperative use, development, and maintenance of parks and recreation opportunities between the village, township, and Lake Orion schools.	Master Plan 2002				
» Research and apply for both the Trail Town and Water Town designations, a Pure Michigan program, to encourage eco-tourism and attract a wider audience to the Lake Orion downtown area.	DDA / TIF Plan 2020				
» Install decorative white, LED lighting in the trees for the entire winter season to create a welcoming look and environment. Provide a mix of cold weather activities and events to attract patrons to the downtown year-round	DDA / TIF Plan 2020				
<b>Objective 4-C: Provide adequate circulation throughout the Village</b>					
» Add missing links between existing Village sidewalks and connect existing paths to existing and planned bicycle and pedestrian infrastructure.	Parks & Rec Plan 2022				
» Encourage the development of a pedestrian crossing across M-24 near the intersection of M-24 and Broadway.	Master Plan 2002				
» Ensure access to transit services for the citizens of Lake Orion	Master Plan 2002				
» Require developments to provide greenways / trails and nontraditional paths, in addition to sidewalks, in new / modified developments to connect them with other community neighborhoods, amenities and destinations.	Parks & Rec Plan 2022				
» Promote the use of common entrances and shared parking facilities along M-24.	Master Plan 2002				
» Consider enhancing the integrity of the Village road system with the completion of platted, incomplete streets and linkages with the existing road system.	Master Plan 2002				
» Develop a marketing program to encourage bicycle use as an alternative to driving.	Parking Study 2020				

## Goal 4 : Community Facilities (cont'd)

OBJECTIVES AND ACTIONS	Source?	Time Frame	Lead	Priority	Status
» 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, with bump outs, brick lined sidewalks and lighting.	DDA / TIF Plan 2020				
» Coordinate and develop a shuttle system with select stops within downtown Lake Orion with North Oakland Transportation Authority.	DDA / TIF Plan 2020				
<b>Objective 4-D: Provide all segments of the population with high quality and affordable services and facilities.</b>					
» Monitor the storm drainage system for problem areas and encourage maintenance of existing systems	Master Plan 2002				
» Maximize the efficient use of existing community facilities and encourage the reuse of community facilities in the downtown which are consistent with the village's plan and appropriate.	Master Plan 2002				
» Encourage the development of underground utilities with new construction.	Master Plan 2002				
» Establish a policy for downtown snow removal, including property owner responsibilities, locations for dumping and prioritize curbside and intersection snow removal.	DDA / TIF Plan 2020				
<b>Objective 4-E: Develop an efficient parking system that increases public safety, efficiency, and convenience.</b>					
» Appoint a person to oversee the parking system.	Parking Study 2020				
» Discourage the development of new private parking lots within the downtown that are not for residential or public parking.	Parking Study 2020				
» Collaborate with owners of private lots to allow for public shared use of the private parking areas where possible.	Parking Study 2020				
» Add barrier-free parking spaces where appropriate.	Parking Study 2020				
» Improve parking lots with restriping, landscaping, and other regular maintenance efforts noted in the 2020 Parking Study to increase the function, convenience, and safety of all lots.	Parking Study 2020				
» Develop flyers that can be distributed to parking users that detail parking locations, overnight parking, and more.	Parking Study 2020				
» Name all public lots and add introduction signs to all public lots to aid in marketing and wayfinding.	Parking Study 2020				
» Install parking wayfinding signage across the downtown.	Parking Study 2020				
» Add and enforce parking limits to the most convenient spaces in parking lots, with the rest designated as long-term.	Parking Study 2020				
» Develop a parking fee and fine schedule.	Parking Study 2020				
» Create a sinking fund for maintenance and upgrades to the parking system.	Parking Study 2020				
» Develop a policy on valet parking and taxi/ride share loading areas.	Parking Study 2020				
» Keep educated with the progress of autonomous vehicles.	Parking Study 2020				
» Develop a parking deck or structure that is carefully integrated into the community fabric and include liner buildings if located within the downtown core.	DDA / TIF Plan 2020				

# Goal 5: General Planning Efforts

OBJECTIVES AND ACTIONS	Source?	Time Frame	Lead	Priority	Status
<b>Objective 5-A: Review, create, and revise pertinent policy documents.</b>					
» Review the Master Plan on an annual basis, inventorying accomplishments and areas in need of extra attention.	Best Practice				
» Pursue a comprehensive update to the Master Plan to reflect current data and trends, gather community input, and fully integrate all existing amendments.	Master Plan 2002 / Best Practice				
» Update the Parks and Recreation Plan every 5 years to remain eligible for grant funding.	Parks & Rec Plan 2022				
» Adopt a revised Zoning Ordinance and pursue wholesale rezoning, including the implementation of new zoning districts.	FLU/Zoning Plan 2022				
» Create a Capital Improvement Plan	Best Practice				
<b>Objective 5-B: Communicate and coordinate with nearby municipalities and Village partners.</b>					
» Build trust and relationships with the business community and property owners in the community, focusing on personal outreach and on-going educational programming and offerings.	DDA / TIF Plan 2020				
» 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.	DDA / TIF Plan 2020				

**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:** February 3, 2025

**TOPIC:** Draft FY 2024-2030 Capital Improvement Plan for Planning Commission to Review and Comment

### BACKGROUND BRIEF:

The Administration requested that the Village Council refer the draft FY 2024-2030 Capital Improvement Plan to the Planning Commission for review and comment and schedule the plan for consideration for adoption at Village Council's February 10, 2025, regular meeting. The Village Code of Ordinances exempts the Planning Commission from the development of the CIP. However, the Michigan Planning Enabling Act does permit the Planning Commission to recommend to the appropriate public officials programs for public structures and improvements and for the financing thereof, regardless of whether the planning commission is exempted from the requirement to prepare a capital improvements program. Referring the plan to the Planning Commission for review and comment is a courtesy in keeping with state law.

The Village Council held work session meetings on January 8 and January 15 to review and discuss the draft plan for the current fiscal year as well as the subsequent five years in an effort to develop an initial comprehensive plan. An updated CIP will be presented to the Village Council for consideration during the FY 2025-26 budget preparation process that will remove the current fiscal year and add FY 2030-31.

Attached is the final draft plan for the information of the Council.

### SUMMARY OF PREVIOUS COUNCIL ACTION:

10/25/2023 - Council held a work session meeting to review the elements of a capital plan, the forms created to prepare the plan, and the initial draft plan. The Administration requested that the Village Council submit any projects by the end of November for inclusion in the plan.

02/26/2024 - Council members offered their input on the various projects that were already listed in the preliminary Capital Improvement Plan (CIP). The Village Manager stated this Capital Improvement Plan (CIP) is a preliminary report and stated funding options and projects will be further evaluated with upcoming budget sessions. Items that can't be funded accordingly can be moved to the next fiscal year or upcoming years to accommodate funding for select projects.

01/08/2025 – The Village Council reviewed and discussed the draft FY 2024-2030 CIP and recommended changes.

01/15/2025 – The Village Council continued its review and discussion of the draft plan and recommended final revisions.

**FINANCIAL IMPACT:**

The revised draft Capital Improvement Plan identifies approximately \$28 million in capital needs for the Village over the next six years to be funded from a variety of sources.

**RECOMMENDED MOTION:**

To gather feedback from the Planning Commission regarding the draft FY 2024-2030 Capital Improvement Plan and to schedule the plan for consideration for adoption at the Village Council’s February 10, 2025, Regular Meeting. The feedback is as follows: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_.



**CAPITAL IMPROVEMENT PROGRAM  
FY 2024-25 THROUGH FY 2029-30**

Approved by Village Council on \_\_\_\_\_, 2025

## ACKNOWLEDGMENTS

This Capital Improvement Program was developed and prepared by the Village of Lake Orion administration and Village Council with valuable contributions from Village boards and commissions, consultants, and partners.

### LAKE ORION VILLAGE COUNCIL

Honorable Teresa Rutt, President  
Stan Ford, President Pro-Tem  
Alex Comparoni, Jr.   Carl Cyrowski   George Dandalides   Michael Lamb   Nancy Moshier

### ADMINISTRATION

Darwin D. P. McClary, Village Manager  
Sonja Stout, Clerk/Treasurer  
Mark Amundson, Chief of Police   Wesley Sanchez, Public Works Director

### PLANNING COMMISSION

James Zsenyuk, Chair  
Larry Dunn   Henry Lorant  
Michael Lamb   Darwin McClary   Teresa Rutt   Edward Sabol

### PARKS AND RECREATION ADVISORY COMMITTEE

Rosemary Ford, Chair  
Alex Comparoni, Jr.   Erin Crane   Cristy Garbacik   Jody Hand

### DOWNTOWN DEVELOPMENT AUTHORITY

Debbie Burgess, Chair  
Chris Barnett   Alaina Campbell   Sam Caruso   Lloyd Coe  
Hank Lorant   Sally Medina   Teresa Rutt   Matt Shell  
Matthew Gibb, Executive Director

### CONSULTANTS AND PARTNERS

Beier Howlett, Legal Services  
McKenna, Planning and Zoning Services  
North Oakland Transportation Authority  
Nowak & Fraus Engineers, Engineering Services  
Oakland County Water Resources Commissioner  
Orion Township Building Department  
Orion Township Fire Department  
Orion Township Library  
VC3, Information Technology Services

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WORKING DRAFT

## INTRODUCTION

The Village of Lake Orion Capital Improvement Program (CIP) is a multi-year planning instrument used to identify needs and financial resources for significant public improvements; to facilitate the orderly planning of those improvements; to maintain, preserve, and protect Lake Orion’s existing infrastructure system; and to provide for the acquisition or scheduled replacement of assets to ensure the efficient delivery of services to the community. The CIP is also utilized to ensure that capital improvements are fiscally sound and consistent with the goals and policies of the Village Council, administration, and residents and business owners.

A comprehensive CIP is an essential tool for the planning and development of the social, physical, and economic wellbeing of the community. This process is a necessary step in an organized effort to strengthen the quality of public facilities and services; provide a framework for the realization of community goals and objectives; and provide a sound basis from which to build and maintain a healthy and vibrant community.

The CIP informs the Village of Lake Orion, residents, business owners, and stakeholders of the village’s plans to address significant capital needs over the next six (6) years. Thereafter, the CIP is reviewed annually and another year’s projects are added to the CIP. The CIP provides visual representations of the community’s needs and may include maps that detail the timing, sequence, and location of capital projects. The CIP may also influence growth as infrastructure projects often impact development patterns.

The benefits the CIP provides for residents, business owners, and stakeholders may include but are not limited to:

- Optimizing the use of revenue
- Focusing attention on community goals, needs, and capabilities

- Guiding future growth and development
- Encouraging efficient government
- Improving intergovernmental and regional cooperation
- Maintaining a sound and stable financial program
- Enhancing opportunities for participation in federal and/or state grant programs

Projects identified in the CIP represent the community's plan to serve both residents and businesses and anticipate the needs of a dynamic community. Projects are guided by various development plans and policies established by the Planning Commission, Village Administration, and Village Council. Plans and policies may include but are not limited to:

- Community master plan
- Redevelopment plans
- Downtown development plan
- Recreation master plan
- Transportation plans and nonmotorized transportation plans
- Asset management plans
- Intergovernmental, regional state, and federal plans
- Administrative plans and policies
- Goals and objectives of the Village Council

## CAPITAL IMPROVEMENT PROGRAM OVERVIEW

Preparation of the CIP is done under the authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended. The goal of the CIP is to implement the Community Master Plan and to assist in the community's financial planning for capital needs.

The CIP is dynamic. Each year, all projects included within the CIP are reviewed, a call for new projects is made, and adjustments are made to existing projects arising from changes in the amount of funding required, conditions, priorities, timelines, and other relevant considerations. A new year of programming is also added each year to replace the prior year funded in the annual operating budget.

The CIP should continue to develop over time by adding features to gradually improve quality and sophistication. Greater attention will be devoted to providing more detailed information about individual project requests, program planning, fiscal analyses, fiscal policies, and debt strategies.

## CAPITAL IMPROVEMENT PROGRAM AND THE BUDGET PROCESS

The CIP plays a significant role in the implementation of the Community Master Plan by providing the link between planning and budgeting for capital projects. The CIP process precedes the budget process and is used to develop the capital project portion of the annual budget. Approval of the CIP by the Village Council does not mean that the council is granting final approval of all projects contained within the plan. Rather, by approving the CIP, the Village Council acknowledges that these projects represent a reasonable interpretation of the upcoming needs for the community and that projects contained in the first year of the plan are suitable for inclusion in the upcoming budget.

Priority ranking of CIP projects does not necessarily correspond to funding sequence. For example, a street project that is ranked lower than a park project may be funded prior to the park project because the street project has access to a restricted revenue source, whereas a park project may have to compete for funding from other revenue sources. A project’s funding depends upon many factors—not only its merit but also its location, cost, funding source, logistics, relation to other projects, and other considerations.

Lake Orion strives to maximize resources by maintaining a balance between operating and capital budgets. A continuous relationship exists between the CIP and the annual budget as should be expected in a properly managed strategic planning environment. Budget appropriations lapse at the end of each fiscal year as the operating budget is funded with recurring annual revenues, such as taxes, licenses, fines, user fees, and interest income.

The Village adheres to a “pay-as-you-go” philosophy to the greatest extent possible in developing the budget for the CIP. However, this position does not preclude Village Council from authorizing utilization of other sources of funding to address emergency situations or to take advantage of economies of scale by accelerating completion of multiyear projects. There may be instances in which federal or state requirements may necessitate the Village to obtain debt funding to remain in compliance with regulations. In addition, the availability of grants or gifts to the Village may enable projects to be implemented earlier than planned or the scope of such projects to be expanded.

## PROCESS FOR THE CAPITAL IMPROVEMENT PROGRAM

**CIP ADMINISTRATIVE GROUP.** Responsibility for development of the CIP rests with Village Administration after consultation with Village Council, boards and commissions, and other key stakeholders. Administration’s development of the CIP includes review of the various plans, studies, and policies informing the capital needs of the village; development of project rating and weighting criteria; preparation of project requests and schedules; review of funding options; development of the draft CIP for discussion with the Village Council and other key stakeholders; and presentation of the final proposed CIP at a public hearing with the Village Council.

**GOVERNING BODY.** The Village Council is encouraged to use the CIP as a tool in the adoption of the annual budget in accordance with Village goals and objectives. Whenever funding for significant capital improvement projects is considered, Village Council should verify that the project has been included in the CIP and, if not, the reasons for circumventing the CIP process are appropriately documented. The Village Council retains final authority for the adoption of the multi-year CIP.

**RESIDENTS, BUSINESSES, AND OTHER KEY STAKEHOLDERS.** Residents, businesses, and other key stakeholders are encouraged to review the CIP (available online) and offer comments to, or participate in, discussion with the Village Council in the process of adopting the annual CIP and making subsequent annual amendments thereto. Village Council encourages open communication with residents and business owners by staff, boards and commissions, consultants and council members regarding the CIP.

## CAPITAL IMPROVEMENT PROGRAM CRITERIA

The Village of Lake Orion CIP defines a capital improvement project as a major nonrecurring expenditure that includes one or more of the following:

1. Construction of any new facility (e.g., public building, water or sanitary sewer mains, storm sewers, major and local roadways, recreational facilities, parking lots) or an addition to or extension of such facility, provided that the cost of such facility is at least \$2,500 and that the improvement will have a useful life of more than one (1) year.
2. Nonrecurring rehabilitation of all or a part of a Village-owned building, public grounds, or a facility, provided that the cost of such rehabilitation is at least \$2,500 and the improvement will have a useful life of more than one (1) year.
3. Purchase or replacement of vehicles, equipment, or tools to support community programs or services, provided that the cost of such vehicles, equipment, or tools is at least \$2,500, has a useful life of more than one (1) year, and will be coded to a capital asset account.
4. A planning, feasibility, engineering, or design study that **is** related to an individual capital improvement project, or to a program that is implemented through individual capital improvement projects, **regardless of the cost of the study**, provided the cost of such project for which the study relates is at least \$15,000 and will have a useful life of more than one (1) year.
5. A planning, feasibility, engineering, or design study that **is not** related to an individual capital improvement project, or program that is implemented through an individual capital improvement project, **regardless of the cost of the study**, provided the total cost of all projects intended to result from such study is at least \$15,000.

6. Acquisition of land for a public purpose that is not part of an individual capital improvement project, or a program that is implemented through individual capital improvement projects, provided that the cost of such land is at least \$2,500. Land purchased as part of an individual capital improvement project will be included in the cost of that particular project.

## CAPITAL IMPROVEMENT PROGRAM FUNDING

Capital improvement projects often involve the outlay of substantial funds necessitating access to numerous sources to provide financing for greater than one fiscal year and frequently for the life of the project. Capital funding sources are often earmarked for specific purposes and cannot be transferred from one capital program to another. For example, millage funds raised by the Village for streets must be used for the purposes that were stated when the voters approved the millage. The CIP must be prepared with some projections as to the amount of funding available. The following is a summary of the funding sources for projects included in the CIP.

**GENERAL FUND.** Equipment purchases or public improvement projects, the benefit of which is shared by the community generally, are considered general operating expenditures, or are expenditures that cannot be appropriately assigned to another funding source typically derive their funding from the Village of Lake Orion General Fund. The General Fund receives its revenue from the general operating tax levy set by the Village Council annually as well as other general sources of revenue.

**ENTERPRISE FUNDS.** In enterprise financing, funds are accumulated in advance for capital requirements. Enterprise funds not only pay for capital improvements but also for the day-to-day operations of community services and the debt payments on revenue bonds

and loans. The community can set levels for capital projects; however, increases in capital expenditures for water mains, for example, could result in increased rates. Enterprise fund dollars can only be used on projects related to that enterprise fund (e.g., water system funds can only be used for expenditures relating to the water system).

**BONDS.** When the Village of Lake Orion sells bonds, purchasers of those bonds are, in effect, lending money to the community. The money is repaid, with interest, from taxes or fees over several years. The logic behind issuing bonds (or “floating a bond issue”) for capital projects is that the citizens who benefit from the capital improvement should help the community pay for them. Lake Orion issues bonds in two (2) forms:

- **General Obligation Bonds.** Perhaps the most flexible of all capital funding sources, General Obligation Bonds can be used for the design or construction of any capital project. These bonds are financed through property taxes. In financing through this method, the taxing power of the community is pledged to pay interest and principal to retire the debt. Voter approval is required if the community wants to increase the taxes that it levies and the amount is within Lake Orion’s state-mandated debt limit. To minimize the need for property tax increases, the community makes every effort to coordinate new bond issues with the retirement of previous bonds. General Obligation Bonds are authorized by a variety of state statutes.
- **Revenue Bonds.** Revenue bonds are sold for projects that produce revenues, such as water and sewer system projects. Revenue bonds depend on user charges and other project-related income to cover their costs. Unlike General Obligation Bonds, revenue bonds are not included in the state-mandated debt limits because the full

faith and credit of the community do not back them. Revenue bonds are authorized by Public Act 94 of 1933.

**ACT 51 FUNDS.** Based on a formula set by the State of Michigan through Public Act 51 of 1951, as amended, the Village receives a portion of the tax placed on motor vehicle fuel sales, vehicle registration fees, and highway usage in the state. The restrictions placed on the expenditure of these funds ensure that they will be spent on transportation-related projects or operations and services, specifically through the Village’s Act 51 Major Street Fund or Local Street Fund.

**TAX INCREMENT FINANCING (TIF).** Tax increment financing is a municipal financing tool that may be used to renovate or redevelop declining areas while improving their tax base. TIF applies the growth in tax base over time within a TIF redevelopment area to pay for project-related public improvements. For purposes of financing activities within the Village’s downtown district, the Village Council established the Lake Orion Downtown Development Authority (DDA) and adopted its first TIF plan in 1985. In 2020, the council extended the DDA TIF Plan through 2039. The Recodified Tax Increment Financing Act, Public Act 57 of 2018, authorizes a number of TIF options, including downtown development authorities.

**TAX LEVIES.** The property tax levy is a millage rate imposed on the taxable value of real and personal property and is one of the most important sources of community revenue. The property tax rate is stated in mills (one dollar for each \$1,000 of taxable value). This rate is applied to a property’s taxable value, a concept established by Proposal “A” in 1994, after the application of all tax exemptions. Millages are either authorized by state statute or are voter-approved and are specifically earmarked for a particular purpose. For example,

a street millage provides funding dedicated to the maintenance of streets beyond the revenue received from the State of Michigan through Act 51. The community is authorized to utilize millages under the Michigan Home Rule Village Act, Public Act 278 of 1909, as amended.

**STATE AND FEDERAL GRANT FUNDS.** The state and federal governments make funds available to communities through specific grants and aid programs. Funds are often tied directly to a particular program while the community may have discretion in the expenditure of funds under other grant programs, within certain parameters. For the most part, the community has no direct control over the amount of money received under these programs.

**SPECIAL ASSESSMENTS.** Capital improvements that benefit particular properties, rather than the entire community, may be financed more equitably by special assessment (i.e., a charge against properties that benefit directly through an appropriate allocation formula). Local improvements most often financed by this method include street improvements, sidewalks, streetscape improvements, and parking lots.

**DEVELOPER CONTRIBUTIONS.** Occasionally, capital improvements are required to serve new development. Should funding not be forthcoming from the community to construct such improvements, developers may agree to voluntarily contribute their share or to install the facilities themselves so the development can proceed. It should be noted here that development impact fees (i.e., requiring developers to pay for public improvements) are not permitted in Michigan.

**FUND RESERVES.** A budgeted use of unencumbered fund reserves is permissible when fund expenditures prove to be less than anticipated and resulting fund reserves are available to reallocate to appropriate capital program purposes related to the contributing fund.

**OTHER REVENUE.** Other revenues include those that cannot be easily classified in the revenue centers list above. Other revenue may consist of bank or interfund installment loans, interest on investments, cost recovery or reimbursements, metered parking or other service or program fees or charges, insurance proceeds, court judgments, penalties, or other miscellaneous revenue.

## CAPITAL IMPROVEMENT PROGRAM FINANCIAL PLAN

The financial plan for the ensuing six-year Capital Improvement Program for the Village of Lake Orion is included on the following pages. It is the intent of the Village that the CIP will be reviewed annually and the program updated to reflect changes in the CIP projects as some projects are completed, others are amended or reprioritized, and new projects are added. The Village of Lake Orion Capital Projects Fund, Fund 401, accounts for all revenues and expenditures of the Capital Improvement Program anticipated to be received or expended during the current fiscal year.

## VILLAGE OF LAKE ORION CAPITAL IMPROVEMENT PROGRAM SUMMARY

	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	TOTAL
<b>BY DEPARTMENT OR ACTIVITY:</b>							
Council	0	0	0	0	0	0	0
Manager	2,500	0	0	3,000	0	0	5,500
Clerk	1,500	0	0	0	0	0	1,500
Finance/Treasury	6,000	0	0	0	0	0	6,000
General Activities	15,400	0	0	0	0	0	15,400
Building/Planning/Zoning	1,500	0	45,000	0	0	0	46,500
Police	86,596	116,000	126,800	61,800	127,800	59,400	578,396
Public Works	1,500	45,000	300,000	0	0	0	346,500
Parks & Recreation	26,000	176,000	36,000	0	0	0	238,000
DDA	0	0	0	0	0	0	0
DDA Bond & Property							
Redevelopment	0	0	0	0	0	0	0
DDA Public Infrastructure	0	100,000	0	0	0	0	100,000
Grounds/Parking/Structures	60,000	86,500	75,000	0	0	0	221,500
Major Streets	15,000	58,000	156,000	81,000	150,000	150,000	610,000
Local Streets	100,000	547,000	435,000	518,000	550,000	550,000	2,700,000
Sidewalks	9,000	39,000	39,000	39,000	39,000	39,000	204,000
Water	173,410	513,410	243,410	7,611,250	111,250	111,250	8,763,980
Sanitary Sewer	3,727,010	5,428,619	5,407,303	0	278,000	0	14,840,932
Storm Sewer	0	5,000	5,000	5,000	5,000	5,000	25,000
Cemetery	40,000	0	15,000	0	0	0	55,000
<b>TOTAL:</b>	<b>4,265,416</b>	<b>7,114,529</b>	<b>6,883,513</b>	<b>8,319,050</b>	<b>1,261,050</b>	<b>914,650</b>	<b>28,758,208</b>

	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	TOTAL
<b>BY FUNDING SOURCE:</b>							
Operating Revenue	0	0	0	0	0	0	0
General Fund	82,400	124,200	135,000	8,000	5,000	5,000	359,600
Public Works Fund	0	5,000	0	0	0	0	5,000
Major Streets	16,125	42,750	79,750	42,250	76,750	76,750	334,375
Local Streets	80,125	150,500	110,500	131,250	139,250	139,250	750,875
Police Fund	86,596	86,800	106,800	41,800	107,800	39,400	469,196
Solid Waste	0	0	0	0	0	0	0
DDA	1,500	0	0	0	0	0	1,500
Capital Improvement	0	0	0	0	0	0	0
DDA Bond & Property							
Redevelopment Fund	0	0	0	0	0	0	0
DDA Public Infrastructure	26,000	257,200	46,000	20,000	20,000	20,000	389,200
Motor Pool	0	0	0	0	0	0	0
Sidewalk Fund							
Water & Sewer Fund	404,660	525,410	243,410	111,250	389,250	111,250	1,785,230
Cemetery Fund	40,000	10,000	15,000	0	0	0	65,000
Bond Issue	1,313,010	4,678,619	4,657,303	6,000,000	0	0	16,648,932
Grant	2,194,000	768,300	759,000	1,509,000	9,000	9,000	5,248,300
Special Assessment	0	465,750	430,750	455,500	514,000	514,000	2,380,000
Millage	0	0	0	0	0	0	0
Other	21,000	0	300,000	0	0	0	321,000
<b>TOTAL:</b>	<b>4,265,416</b>	<b>7,114,529</b>	<b>6,883,513</b>	<b>8,319,050</b>	<b>1,261,050</b>	<b>914,650</b>	<b>28,758,208</b>













**POLICE CAPITAL IMPROVEMENT PROGRAM**

PROJECT NO.	CAPITAL ITEM	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	TOTALS
207-1	Desktop Computers (6) for Chief, Lt., Records Clerk, Officers, Reserves	15,653						15,653
207-2	Police Vehicle	56,000						56,000
207-3	Glock M45 9mm Handguns and Leather Gear (17)	14,943						14,943
	Taser Replacements (8)		4,000	4,000	4,000	4,000	4,000	20,000
	Public Radar Sign			5,000				5,000
	Police Vehicle Replacement			60,000		66,000		126,000
	Ford Maverick		35,000					35,000
	Lidar Unit		8,000					8,000
	Vehicle Camera Replacement (5)		8,000	8,000	8,000	8,000	8,000	40,000
	Body Camera Replacement (9)		4,800	4,800	4,800	4,800	2,400	21,600
	Special Event Safety Equipment		20,000	20,000	20,000	20,000	20,000	100,000
	Public Safety Technology		25,000	25,000	25,000	25,000	25,000	125,000
	Bicycle Patrol Equipment		11,200					11,200
<b>TOTALS:</b>		<b>86,596</b>	<b>116,000</b>	<b>126,800</b>	<b>61,800</b>	<b>127,800</b>	<b>59,400</b>	<b>578,396</b>

**FUNDING SOURCES:**

	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	TOTALS
Operating Revenue							0
General Fund							0
Major Streets							0
Local Streets							0
Police Fund	86,596	84,800	106,800	41,800	107,800	39,400	467,196
Solid Waste							0
DDA							0
Capital Improvement							0
DDA Bond & Property							0
Redevelopment Fund							0
DDA Public Infrastructure		31,200	20,000	20,000	20,000	20,000	111,200
Motor Pool							0
Water & Sewer Fund							0
Cemetery Fund							0
Bond Issue							0
Grant							0
Special Assessment							0
Millage							0
Other							0
<b>TOTALS:</b>	<b>86,596</b>	<b>116,000</b>	<b>126,800</b>	<b>61,800</b>	<b>127,800</b>	<b>59,400</b>	<b>578,396</b>





















**SANITARY SEWER SYSTEM CAPITAL IMPROVEMENT PROGRAM**

PROJECT NO.	CAPITAL ITEM	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	TOTALS
592-01	Pump Stations Upgrade Phase I and Force Mains	3,498,010						3,498,010
592-02	Pump Stations Upgrade Phase II		5,428,619					5,428,619
592-03	Pump Stations Upgrade Phase III			5,407,303				5,407,303
SAW Grant Report	Sewer Open Cut - 2 Locations, 40 LF	69,000						69,000
SAW Grant Report	Sewer Point Repair - 2 locations	30,000						30,000
SAW Grant Report	Sewer Spot Liner - 15 locations, 44 LF	46,000						46,000
SAW Grant Report	Sewer Pressure Test - 12 locations	16,000						16,000
SAW Grant Report	Sewer Seal Joints - 15 locations	10,000						10,000
SAW Grant Report	Sewer Tap Repair - 1 location	1,000						1,000
SAW Grant Report	Heavy Clean, Pre Post CCTV	32,000						32,000
SAW Grant Report	Manhole Repair	25,000						25,000
SAW Grant Report	Sewer Line Pipe - 3 locations, 744 LF					69,000		69,000
SAW Grant Report	Sewer Spot Liner - 21 locations, 56 LF					51,000		51,000
SAW Grant Report	Sewer Pressure Test - 29 locations, 1,150 LF					46,000		46,000
SAW Grant Report	Sewer Seal Joints - 32 locations					22,000		22,000
SAW Grant Report	Sewer Tap Repair - 4 locations					6,000		6,000
SAW Grant Report	Heavy Clean, Pre Post CCTV					84,000		84,000
								0
								0
								0
<b>TOTALS:</b>		<b>3,727,010</b>	<b>5,428,619</b>	<b>5,407,303</b>	<b>0</b>	<b>278,000</b>	<b>0</b>	<b>14,840,932</b>

**FUNDING SOURCES:**

	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	TOTALS	
Operating Revenue							0	
General Fund							0	
Major Streets							0	
Local Streets							0	
Police Fund							0	
Solid Waste							0	
DDA							0	
Capital Improvement							0	
DDA Bond & Property Redevelopment Fund							0	
DDA Public Infrastructure							0	
Motor Pool							0	
Water & Sewer Fund	229,000				278,000		507,000	
Cemetery Fund							0	
Bond Issue	1,313,010	4,678,619	4,657,303				10,648,932	
Grants	2,185,000	750,000	750,000				3,685,000	
Special Assessment							0	
Millage							0	
Other							0	
<b>TOTALS:</b>		<b>3,727,010</b>	<b>5,428,619</b>	<b>5,407,303</b>	<b>0</b>	<b>278,000</b>	<b>0</b>	<b>14,840,932</b>







## BOARD ACTION SUMMARY SHEET

**MEETING DATE:** February 3, 2025

**TOPIC:** Monthly Planning and Zoning Report – January 2025

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

**RECOMMENDED MOTION:** To receive and file the January 2025 Monthly Planning and Zoning Report.

**ATTACHMENTS:**  
Monthly Planning and Zoning Report – January 2025



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# Monthly Planning & Zoning Report

JANUARY 2025

Dear Commissioners:

I'd like to extend a warm welcome to our newest Commissioner, James Barry. Mr. Barry will be serving the remainder of Fmr. Commissioner, Nick Smith's term through April and will (ideally) be re-appointed in May.

Each month, the Village Planning Consultant, McKenna, assists in drafting a report on recent activity of the Planning & Development Department and Planning Commission. We welcome comments.

## INITIATIVES AND GENERAL UPDATES

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

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

**GoGov Permitting:** The Village Planning & Development Department has long been interested in online application, review, and approval processes for Zoning permits, as well as improved information-sharing with the Orion Township Building Department. This initiative will require Village Council review and approval to allocate funding for the software module hosted by GoGov, which already provided the Village with an Enforcement module. . have begun to use Township BS&A software for project tracking for major and minor developments. Additional revisions to the process are underway to improve communication with the Township.

**Tax-Exempt Parcels and Village ROW Inventory:** Planning staff were authorized by the Council to create a map of all tax-exempt parcels and rights-of-way within the Village with the assistance of the Dept. of Public Works and the Village engineering consultant. A sample of identified properties and rights-of-way were investigated and reported to Village Council with updated maps and photos. The Village Council approved additional funding to support Phase III of the project to carry out a full inventory, inspection, and mapping of Village-owned parcels and public rights-of-way.

**Master Plan – Strategic Action Plan:** McKenna was authorized to prepare a Master Plan amendment to develop a Strategic Action Plan. Analysis of past plans and engagement data was completed and a draft amendment has been reviewed by Village staff and Planning Commission. The Planning Commission requested additional feedback from staff, officials, and stakeholders be shown/incorporated into a revised draft for February (included in the agenda packet). Subsequent to additional Commission discussion, a public opinion survey will be released to gather data on community priorities to further refine and prioritize the Goals and Objectives.

**CIP & Fee Schedule –** The Village Council has completed a final draft of the 6-year Capital Improvements Plan; while the Planning Commission is exempt from preparation of this plan pursuant to the Village Charter, the Council is requesting the Commission's feedback and recommendation. Report included in agenda packet.

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

- Master Plan Implementation Matrix, Action Plan (In Development)
- 6-year CIP available online. (Drafted for Recommendation, Adoption)
- Public engagement activities within PC Annual Report. (Ongoing)
- Development Guide to be updated and uploaded to Village website. (In Development)
- Update board/commission applications. (Ongoing)
- Updated training strategy for all boards and commissions (25/26 Drafted, Ongoing)
- Public Participation Plan (Drafted, Approved by Council, future PC item)

**PERMIT DETAILS**

PERMIT TYPE	ADDRESS / PROJECT	DESCRIPTION	SUBMITTED	APPROVED
<b>ZONING COMPLIANCE</b>				
Z-24-39	90 Park Island	Residential, minor	11/19/24	12/18/24
Z-24-40	638 Buena Vista	Residential, major	02/28/24	12/03/24
Z-25-01	492 Algene	Residential, minor	01/16/25	01/28/25
<b>TEMPORARY USE OF RIGHT OF WAY</b>				
R-24-18	176 W Flint	Utility – gas service	7/11/2024	8/20/2024
R-24-19	21 E. Church	Utility – gas service	7/11/2024	8/20/2024
R-24-20	148 N Broadway	Utility – gas service	8/8/2024	8/20/2024
R-24-21	495 Hauxwell	Utility – gas service	8/8/2024	8/20/2024
R-24-22	409 E Flint St	Utility – gas service	9/3/2024	9/10/2024
R-24-23	512 Longpointe	Utility – gas service	9/23/2024	9/24/2024
R-24-24	217 O'Connor	Utility – gas service	9/23/2024	9/24/2024
<b>SIGNAGE</b>				
S-24-15	51 N Broadway	1 projecting sign, 1 awning sign	10/25/24	12/02/24
S-24-16	42 W Flint	1 wall sign < 2 sq. ft.	8/15/2024	8/20/2024
<b>WALLS / FENCES</b>				
F-25-xx	66 Crescent	Retro. remove/replace, picket > privacy	10/21/24	PENDING

**VARIANCE REQUESTS**

NAME / LOCATION	REQUESTED VARIANCES	MEETINGS / STATUS
No cases as of 10/02/24	-	-

**CODE ENFORCEMENT**

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

Recent enforcement activities regarding planning and zoning matters includes unpermitted and non-compliant signage, fences, and single-family home improvements, as well as one potential use violation. Code enforcement activities are now being tracked using the GoGov GoEnforce platform, launched September 2024.

## ACTIVE DEVELOPMENT PROJECTS

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
Lake Street Realignment and Improvements	Improvements to Lake & Flint intersection; license agreement w/Village.	Preliminary Council Approval: August 14, 2023; License Agreement Approval: November 27, 2023. Engineering Approval: August 29, 2024, as noted
VLO-24-01 Snug Harbor 160 Heights	Multifamily development; adjacent to Mystic Cove	Planning Commission Approval: May 6, 2024. Engineering Approval: September 25, 2024 Final Zoning Approval / Addressing: 01/07/25
VLO-24-02 44. E Flint	4-story, mixed-use, multi-family, retail, and office on existing parking lot.	Planning Commission Approval: August 5, 2024, variance required BZA Approval: October 2, 2024. Engineering & Fire marshal Approval: Awaiting revised plans
VLO-23-03 Orion Villas 597 E. Flint	Attached townhomes, 8-unit site condominiums.	Planning Commission Approval: June 5, 2023 Council Condo Docs Approval: April 8, 2024 Engineering Approval: January 10, 2024, as noted Final Zoning Approval: January 9, 2024 Construction: In Progress
VLO-23-04 West Village former Ehman Center 55 W. Elizabeth	PUD for mixed-use, multiple-family residential flats and lofts at the former Ehman Center property.	Planning Commission PUD Eligibility Approval: September 7, 2021 Council PUD Eligibility Approval: September 13, 2021 Planning Commission Preliminary PUD Approval: October 4, 2021 Council Preliminary PUD Approval: October 25, 2021 PUD Extension Approval: October 10, 2022 Planning Commission Final PUD Approval: September 5, 2023 Engineering & Fire Approval: Revise and Resubmit October 24, 2023 Council PUD Agreement Approval: December 11, 2023 Council Amended PUD Agreement Approval: June 10, 2024 Awaiting revised easements and plans to execute PUD Contract
VLO-24-04 315 N. Lapeer	Potential townhome development at LOCS Admin. parcel, adjacent to and controlled by West Village	Planning Commission Rezoning Approval: November 4, 2024 Village Council Rezoning Approval: November 25, 2024 Awaiting revised easements and plans to execute PUD Contract
VLO-22-05 Mystic Cove	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 Construction: In Progress
VLO-23-05 Starboard	Mixed-use, multifamily townhomes & marina improvements.	Planning Commission Approval: November 6, 2023. Council License Agreement Approval: November 27, 2023 Engineering Approval: January 28, 2025, as noted
VLO-23-02 Constellation Bay	Mixed-use residential, multi-family townhomes and apartments, shoreline improvements.	Planning Commission Approval: October 3, 2022. Planning Commission on April 3, 2023 (amended site plan) Engineering Approval: October 17, 2024, as noted Final Zoning Approval: November 26, 2024 Construction: Pre-con - December 3, 2024; building permits imminent
VLO-23-07 The Peninsula	Single-family site condominiums	Planning Commission Approval: February 5, 2024 Council Condo Doc Approval: April 8, 2024 Engineering Approval: January 28, 2025, as noted
VLO-23-06 146 S. Broadway	Commercial site plan 3-unit "white box", interior & exterior modifications	Planning Commission Approval: October 2, 2023 Final Zoning Approval: November 22, 2023 Construction: Complete Change of Use & Signage Approval: Required for new tenants

VLO-21-10 Cloud Retail 494 S. Broadway	Commercial (marijuana retail) site plan.	Council Lot Reconfiguration Approval: March 13, 2023 Planning Commission Approval: April 3, 2023. Engineering Approval: Revise & Resubmit July 12, 2024 Village Marijuana Permit Approval: Pending Application
VLO-21-04 Elizabeth St. Apts.\ 141 W. Elizabeth	Multi-family residential PUD for 16 units.	Planning Commission PUD Eligibility Approval: August 2, 2021 & Council PUD Eligibility Approval: August 9, 2021 Planning Commission Preliminary PUD Approval: March 7, 2022 Council Preliminary PUD Approval: March 14, 2023 Planning Commission Final Dev. Plan Approval: August 1, 2022 Engineering & Fire Marshal Approval: Revise and resubmit <b>Project Withdrawn: October 2024.</b>

**ANTICIPATED DEVELOPMENT PROJECTS**

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

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
Jacobsen’s Flowers	Possible redevelopment into multiple-family, mixed use.	This site is primarily within Orion Township; discussion is ongoing as to coordinate joint meetings of the Village and Township Planning Commissions to facilitate review and approvals. Concept meeting held December 2024. Recommend Planning Commission pre-application meeting proposing joint process and consider concept.
33-47 S. Broadway	Potential mixed-use development with high-end restaurant.	The site is zoned DC, Downtown Center District and is located within the Height Overlay District, where mixed uses are encouraged; the applicant is in preliminary discussion with Planning Dept.
West Harbor Orion Lake Street	Residential	225 Lake St. lot split currently being processed, requiring reviews and approval by the Planning Commission and Village Council. Redevelopment unknown at this time, plans not yet submitted.
Orion Lumberyard	Mixed-use redevelopment and public parking lot/pavilion	The DDA will be implementing public amenities and improvements in 2025. Environmental remediation is underway. Site cleanup (dangerous debris and equipment removal) is ongoing. Application for complete demolition of obsolete structures anticipated (re-bid process ongoing). Material salvaging ongoing. Prelim. site plan application anticipated March.

Prepared by:



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

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

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

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

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