



MCKENNA

PLANNING, ZONING, & DEVELOPMENT

Village Council Orientation

Village of Lake Orion, Michigan

December 16, 2024

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AGENDA

1. Introduction to Planning and Zoning
2. Roles and Responsibilities
3. Current Projects and Initiatives



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Associate Planner
Project Manager



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INTRODUCTION TO PLANNING & ZONING

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WHY DO WE PLAN?



Anticipate
change



Ensure
wide use
of resources



Implement
a vision
for the future



Protect
our
environment



Preserve
our
quality of life

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STATUTORY BASIS



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Michigan Planning Enabling Act (P.A. of 2008)

Master Plans

- Community data, trends
- Policies and objectives – focus areas and analyses
- Future Land Use Map and Zoning Plan

Planning Commissions

- Establishment
- Membership, terms, etc.



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MASTER PLAN



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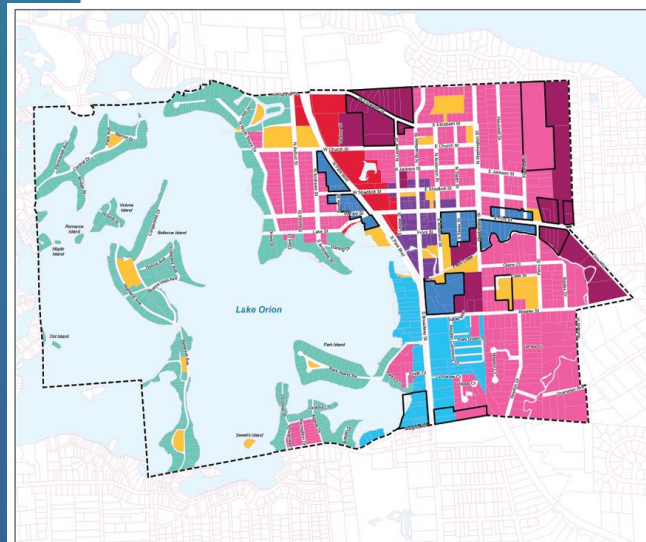
Purpose

- Basis for zoning and other land use regulation
- Balances community rights and landowner rights
- Provide mix of land uses for a good tax base
- Protect key natural and historic resources
- Identifies existing conditions & trends
- Sets goals with public input
- Considers alternatives
- Provides recommendations for future development, including a **Future Land Use Map**
- Must review at least every five years



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FUTURE LAND USE MAP



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WHAT IS ZONING?

- Public regulation of use of the land
- Primary tool to implement Master Plan
- Adopted by Village Council = LAW
- Divides the Village into districts
- Regulates use, buildings, and structures
- Includes procedures for permits, amendments, appeals, variances, and conditional uses



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STATUTORY BASIS

Michigan Zoning Enabling Act (P.A. 110 of 2006)

Zoning Ordinances

- Uses, structures, densities, and development alternatives
- Amendments
- Variances & Appeals
- Conditional Use
- Zoning Map
- Planned Unit Developments

Board of Zoning Appeals

Case Law = Additional Guidance/Clarification



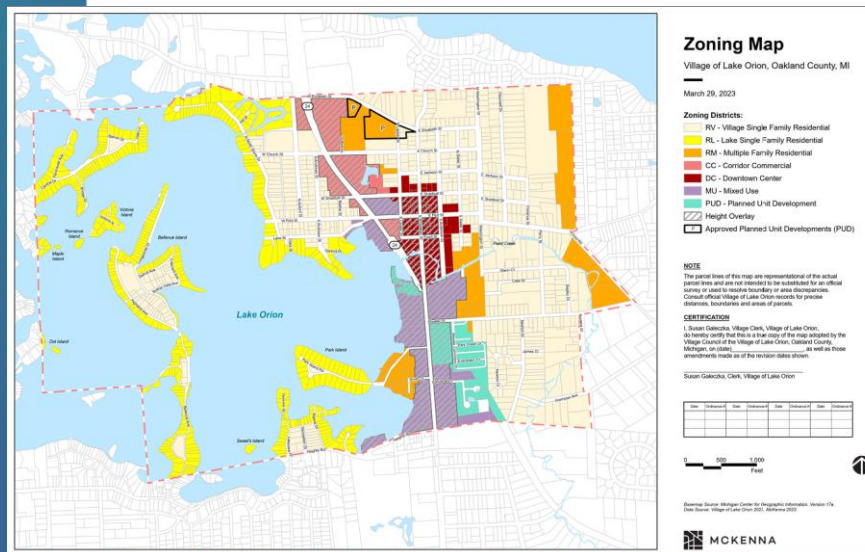
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ZONING MAP

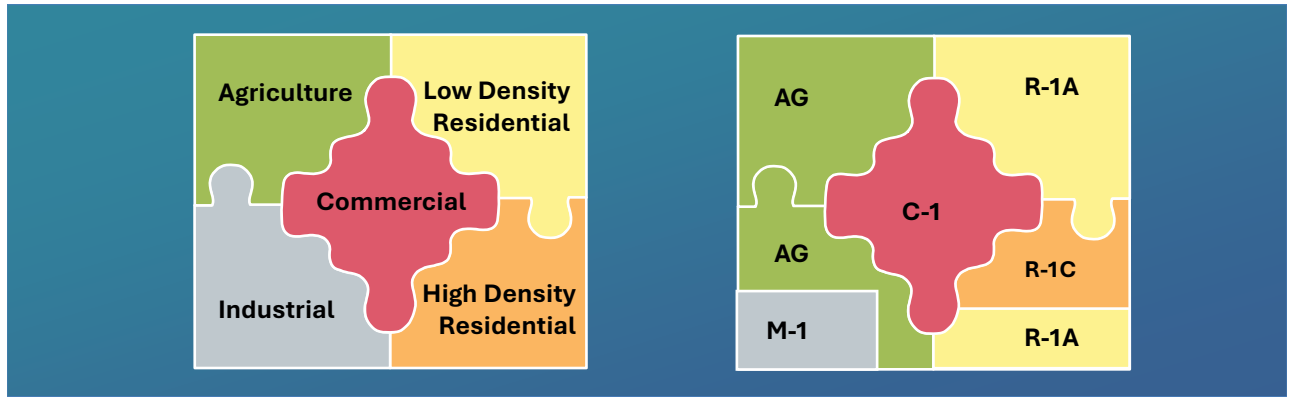


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Master Plan

Future Land Use Districts

Character Areas

Flexible / Discretionary

Policy

Zoning Ordinance

Zoning Districts

Lot Standards

Rigid / Compulsory

Law

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DEPARTMENT SUPPORT

- Zoning Administrator
- Planning and Zoning Coordinator
- Clerk/Deputy Clerk
- Office Staff
- Code Enforcement
- Department of Public Works
- Engineering & Legal Professionals



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Responsibilities

- Interface with residents, applicants, contractors, consultants, and supporting agencies - offer pre-application consultation
- Process applications, provide reports and recommendations, and administer the Planning Commission and Board of Zoning Appeals
- Issue permits, conduct inspections, and enforce the Zoning Ordinance; Sign Ordinance; and Engineering, Design, and Construction Guidelines



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OTHER AGENCIES

- Orion Township
- Downtown Development Authority
- Parks and Recreation Commission
- Oakland County
- SEMCOG
- EGLE, LARA, MEDC, and other State agencies



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Responsibilities

- Building and Fire Department administration
 - Provide reports and recommendations, issue permits, conduct inspections, and enforce relevant Codes
- Coordinate economic development and recreation initiatives
- Assessing, Road Commission, WRC
- Regional planning and trends analysis
- Environmental and regulated use reviews and permits



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PLANNING COMMISSION

- Nine (9) member reviewing, approving, and recommending body appointed by Village Council



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Responsibilities

- Develop Zoning Ordinance and Zoning Map, and make recommendations to the Village Council
- Hold public hearings on Special Land Uses, Zoning Ordinance amendments, and PUDs and make recommendations to the Village Council
- Approve Special Land Uses and Site Plans
- Review matters referred by the Council
- Make reports on the viability of the Zoning Ordinance
- Develop, review, and update Master Plan; recommend adoption to Village Council



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BOARD OF ZONING APPEALS

- Five (5) member quasi-judicial body appointed by Village Council



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Responsibilities

- Hear and decide appeals of administrative decisions
- Hear and decide requests for interpretation of the Zoning Ordinance, including the Zoning Map
- Authorize variances from the Ordinance
- Authorize a variation, modification or exception to Article 14, Parking
- Permit temporary buildings and uses for periods not more than one year
- Permit temporary uses of land



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VILLAGE COUNCIL

- Seven (7) member legislative body established by Charter



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Responsibilities

- Adopt Zoning Ordinance and Master Plan (and amendments thereof)
- Set permit and application fees for budget year
- Appoint Planning Commission and BZA members
- Approve proposed development and rezoning for Planned Unit Developments
- Approve Capital Improvement Plans



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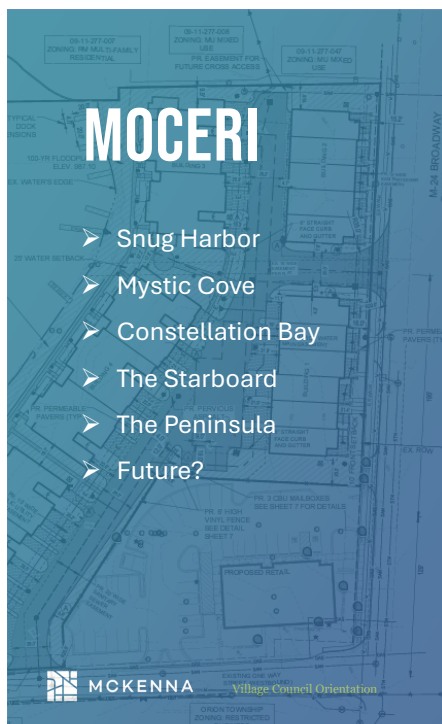
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CURRENT DEVELOPMENT PROJECTS & PLANNING INITIATIVES

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DEVELOPMENT PROJECTS

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Summary

- 118 multiple-family and single-family units including live-work units, site condominiums, and leases
- Rehabilitation or demolition of vacant and/or blighted properties
- Public improvements (Lake St.) and on-site amenities
- Enhanced lakefront with public access
- Various stages of review and construction

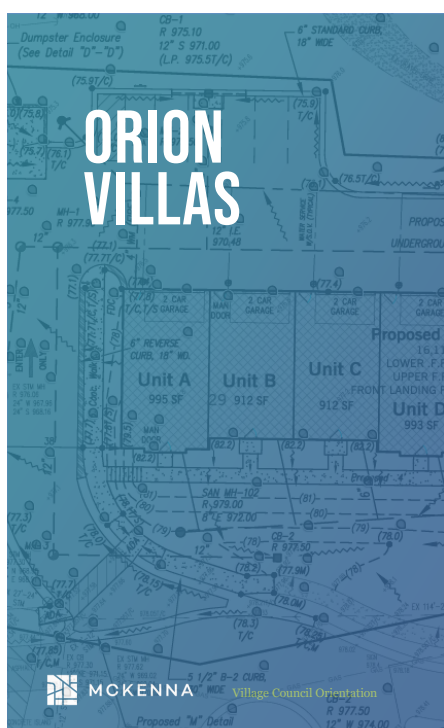


Summary

- 89 multiple-family lease units (Planned Unit Development)
- Adaptive re-use of historic school building + new construction
- Future redevelopment potential on LOCS property
- Approvals:
 - Planning Commission Eligibility Approval: September 7, 2021
 - Council Eligibility Approval: September 13, 2021
 - Planning Commission Preliminary Approval: October 4, 2021
 - Council Preliminary Approval: October 25, 2021
 - PUD Extension Approval: October 10, 2022
 - Planning Commission Final Approval: September 5, 2023
 - Engineering & Fire Approval: In Progress
 - Council PUD Agreement Approval: December 11, 2023
 - Council Amended PUD Agreement Approval: June 10, 2024



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Summary

- 8 townhouse site condominium units
- Interlocal development across Village/Township border
- Former fueling station – high level of environmental review
- Approvals:
 - 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

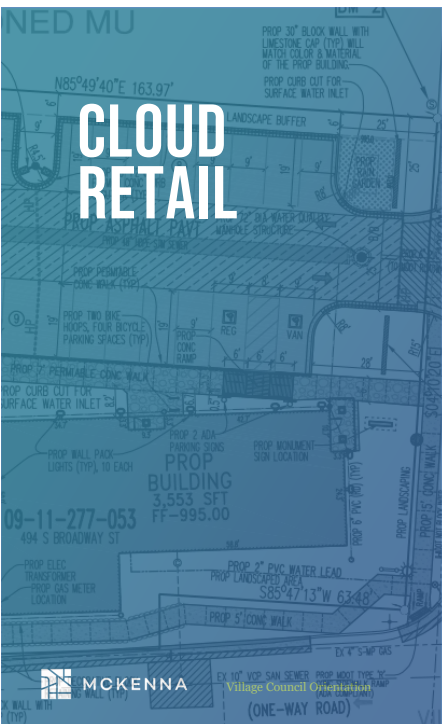


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Summary

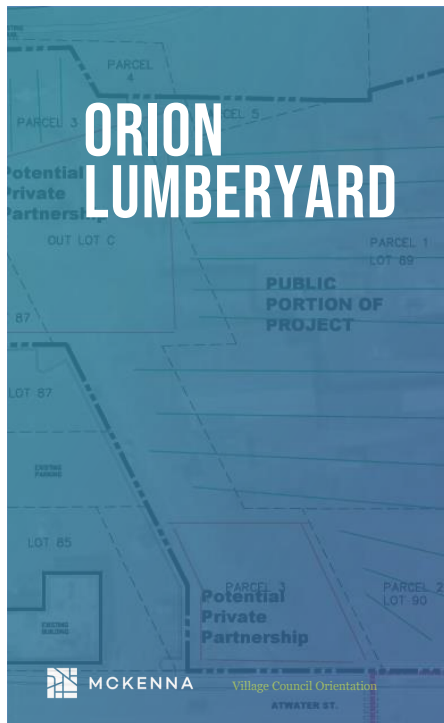
- 4-story Downtown mixed-use building
- 3,000+ sf retail ground floor
- 6,500+ sf office second floor
- 10 upper floor dwelling units (for lease)
- Approvals:
 - Planning Commission Approval: August 5, 2024, variance required
 - BZA Approval: October 2, 2024



Summary

- Retail marihuana establishment
- Demolition of vacant and/or blighted buildings, new construction
- Enhanced visual and pedestrian connection with adjacent Mystic Cove and Downtown
- Approvals:
 - Lot Reconfiguration Approval: March 13, 2023
 - Planning Commission Approval: April 3, 2023.
 - Engineering Approval: In Progress
 - Village Marihuana Permit Approval: In Progress





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Summary

- Former industrial lumberyard
- Acquired by DDA in 2023; environmental remediation, site clearing, and demolition underway
- Proposed public amenities (requires Planning Commission site plan review)
 - Pavilion / event space
 - Surface parking
 - Green space
- Future mixed-use component pending private partnership
- Anticipated site plan Q1 2025



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Summary

Past

- 146 S. Broadway – multi-unit retail
- Several commercial changes of use and signage
- Several residential improvement projects

Future

- Jacobsen's Flowers – interlocal mixed-use project
- Downtown mixed-use redevelopment
- Lake St. residential site condos



PLANNING INITIATIVES

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Goal 1 : Neighborhoods	
OBJECTIVES AND ACTIONS	
Objective 1-A: Create a new Family District.	<ul style="list-style-type: none"> » Permit accessory dwelling units in the Family District. » Create a new "middle" housing category for the Family District. » Create opportunities for higher density housing in the Family District.
Objective 1-B: Establish effective infrastructure.	<ul style="list-style-type: none"> » Expand paths, bike lanes, and other non-motorized infrastructure to promote mobility and connectivity. » Administer engineering and design standards for single-unit grading and paving permit approval, including driveway approaches. » 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.
Objective 1-C: Enhance neighborhood design	<ul style="list-style-type: none"> » Develop residential design guidelines or pre-approved plans/elevations for new development or substantial redevelopment. » Develop coordinated streetscape designs unique to the various neighborhoods in the Village.
Objective 1-D: Preserve the Village's high quality residential areas.	<ul style="list-style-type: none"> » 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 belt and streetscape design. » Discourage the conversion of single-family dwellings into multiple family housing. » Address neighborhood blight in single-family areas, such as parking on lawns, litter, and dilapidated houses via code enforcement. » Maintain the quality of multiple family developments through strict enforcement of Village Ordinances regarding security, housing inspections, and beautification. » Discourage blight; establish a small rehabilitation fund or incentive program.

STRATEGIC ACTION PLAN

Summary

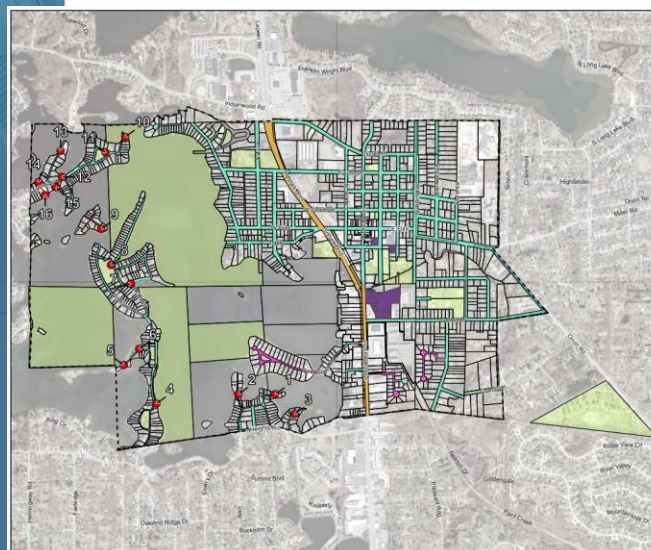
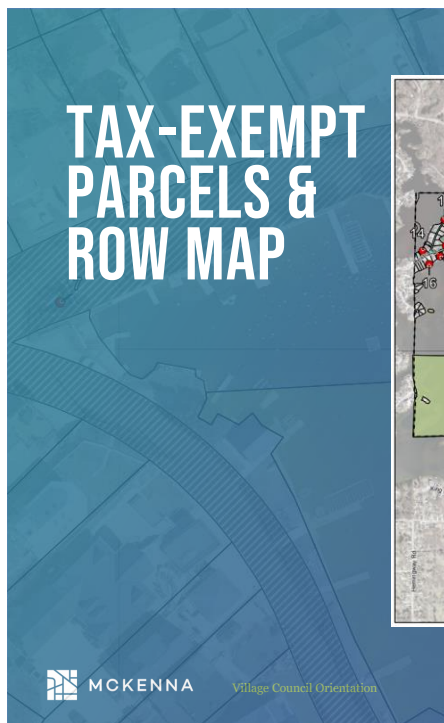
Amendment #3 to the 2002-2022 Master Plan

- Restate and revise community goals and objectives
- Establish implementation matrix of action items
- Assign initial priorities, timelines, and leads

Next Steps

- Planning Commission review meeting January 6, 2025
- Launch public survey mid-January
- Spring public hearing and adoption

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Village and DDA Tax Exempt Parcels and Right-of-Ways

Village of Lake Orion, Oakland County, Michigan

November 26, 2024

LEGEND

- Pump Station
- Parcels
- Village-Owned Tax Exempt Parcels
- Village DDA Tax Exempt Parcels
- Privately Owned ROW
- Village-Owned ROW
- County-Owned ROW
- State-Owned ROW
- Village Boundary

Scale: 0 500 1000 Feet

Reprinted Source: Michigan Center for Geographic Information, Version 174
Data Source: Oakland County GIS, Michigan, 2023

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Goal 1 : Neighborhoods

OTHER INITIATIVES

OBJECTIVES AND ACTIONS

Objective 1-A: Increase housing density in the RV, Village Single Family District.

- Permit accessory dwelling units (ADUs) and "missing middle" housing.
- Create a variety of housing types, including single-unit, two-unit, and three-unit dwellings.
- Create opportunities for higher density housing in the form of cluster housing and townhomes.

Objective 1-B: Establish effective infrastructure.

- Expand paths, bike lanes, and other non-motorized infrastructure to promote mobility and connectivity.
- Administer engineering and design standards for single-unit grading and paving permit approval, including driveway approaches.
- 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.

Objective 1-C: Enhance neighborhood design

- Develop residential design guidelines or pre-approved plans/elevations for new development or substantial redevelopment.
- Develop coordinated streetscape designs unique to the various neighborhoods in the Village.

Objective 1-D: Preserve the Village's high quality residential areas.

- 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 belt and streetscape design.
- Discourage the conversion of single-family dwellings into multiple family housing.
- Address neighborhood blight in single-family areas, such as parking on lawns, litter, or dilapidated houses via code enforcement.
- Maintain the quality of multiple family developments through strict enforcement of Village Ordinances regarding security, housing inspections, and beautification.
- Discourage blight, establish a small rehabilitation fund or incentive program.

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Summary

Redevelopment Ready Communities

- Continued program engagement
- Development Guidebook, Training Strategy
- Master Plan, Capital Improvement Plan

Online Applications and Permitting

- User-friendly public interface
- Improved coordination with Code Enforcement and Township Building Department
- Consistent project tracking

Engineering Standards

- Updated engineering and design standards
- Revision to and establishment of policies and standards in relation to Zoning Ordinance



THANK YOU!
QUESTIONS?

Email: zoning@lakeorion.org

