



## COUNCIL ACTION SUMMARY SHEET

**MEETING DATE:** January 13, 2025

**TOPIC:** 225 Lake Street Lot Split Review

**BACKGROUND BRIEF:** West Harbor Orion, LLC – a subsidiary of Mocerri Companies – is the applicant for a proposed lot split for the eventual construction of two (2) detached single-family dwellings on a site that currently contains a single parcel. The applicant is proposing to split the lot into two (2), roughly equal parcels.

The Village Council has the final authority to approve all lot splits after receiving a recommendation from the Planning Commission; the Planning Commission reviewed and recommended approval of the lot split at their regular meeting on January 6, 2025, after finding the proposal is in substantial compliance with Chapter 157 of the Village Code of Ordinances – Dividing and Partitioning Land.

**NOTE:** This will not be a site condominium project requiring additional Planning Commission or Council review, as was originally assumed and referred to in the Planner's Report, but instead will only require administrative zoning review and building permits prior to construction. This process will address any concerns regarding the size, bulk, and placement of structures; for West Harbor Orion, this will occur separately from the lot split once development plans are in place.

**RECOMMENDED MOTION:** To approve the proposed lot split of Parcel 09-02-458-014, also known as 225 Lake St., into two (2) child parcels with the conditions listed in the Village Planner's report dated December 30, 2024.

**ATTACHMENTS:**

225 Lake Lot Split Application and Supporting Documents

McKenna Report to the Planning Commission dated December 30, 2024

NFE Reports and Markups dated December 4 and December 23, 2024