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Matthew Gibb, Executive Director

August 20, 2026

Village Attorney
Village of Lake Orion
21 East Church Street
Lake Orion, Michigan 48362

VIA ELECTRONIC MAIL

Re: Lumber Yard at Paint Creek – Proposed Planned Unit Development Agreement

Dear Village Attorney:

On behalf of the Lake Orion Downtown Development Authority, I am submitting the enclosed proposed Planned Unit Development Agreement for the Lumber Yard at Paint Creek for your review and comment.

As you know, the Lumber Yard is somewhat different from a conventional single-phase private development. The project combines the adaptive reuse of existing structures, public gathering and event spaces, market and trail-related uses, future commercial development, and substantial public infrastructure within a single coordinated development. It is also anticipated to be implemented over time as funding, grants, private investment and tenant opportunities become available.

The proposed Agreement is intended to memorialize the approved development concept and provide a practical framework for implementing the project over that period. In preparing the draft, we have attempted to clearly distinguish the land-use and site-plan approvals established through the PUD from building-specific construction, fire, life-safety and other regulatory reviews that will appropriately occur when individual buildings or phases proceed to permitting.

The Agreement also addresses the realities of the project's long-term implementation, including phased construction, continued adaptive reuse of existing improvements, future development parcels, shared site infrastructure and facilities, and the potential participation of private development partners. At the same time, it preserves the Lumber Yard as a single integrated planned development.

Because the public gathering, market and event functions are fundamental components of the project, the Agreement also seeks to clearly establish those activities as approved uses and ordinary operations of the Lumber Yard, while preserving permits and regulatory review independently required by law for particular activities or components. Our objective is to have a comprehensive agreement that provides certainty to both the Village and DDA while avoiding the need to repeatedly return for PUD amendments as the details of individual phases, tenants and improvements are finalized within the approved development framework.

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Please review the enclosed draft and provide any comments or proposed revisions. I would be happy to meet with you after your initial review to work through any provisions requiring discussion. Where possible, I would appreciate receiving proposed changes in redline form so that we can efficiently identify and address specific language.

Thank you for your assistance with this project. We look forward to working with you to finalize the Agreement and move the Lumber Yard at Paint Creek toward implementation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Gibb', with a stylized, looping flourish at the end.

Matthew Gibb
Executive Director
Lake Orion Downtown Development Authority

cc. Debbie Burgess, DDA Chair

Enclosure:

Proposed Planned Unit Development Agreement – Lumber Yard at Paint Creek