



COMMISSION ACTION SUMMARY SHEET

MEETING DATE: **Special Meeting:** Wednesday, June 18, 2025

TOPIC: VLO-25-01 Eastport Village Special Land Use (Public Hearing)

BACKGROUND BRIEF:

The applicant, Mocer Lake Orion, LLC, is proposing an interjurisdictional, multi-use development on 11.68 acres of land – a site currently occupied by Jacobsen's Flowers. Of that total acreage, only 2.32 acres are located within the Village, which is currently vacant and zoned for MU, Mixed Use with a Height Overlay closer to M-24. The remaining portion of the site (9.36 acres) is located within Orion Township. As such, the project will be reviewed under each jurisdiction's Zoning Ordinance's for those uses and structures within their respective portions of the site. An **intergovernmental agreement** is being drafted to delegate the administration, review, and maintenance of shared infrastructure on the site, including utilities, public services, stormwater management, grading and paving.

The Village portion of the site is proposed to contain eight (8) single-family, detached dwelling units, which are considered a **Special Land Use** (SLU) in the MU District. A portion of a parking lot serving a proposed retail use within the Township site is also shown within the Village. To achieve the desired development proposed within the Township, the applicant has applied for Planned Unit Development (PUD) Concept review under the Township's ordinances. The entire development is proposed to contain 48 single-family detached dwellings, 11 townhouse dwellings, and a 8,400 sq ft. retail building.

As a joint effort between the Village and Township, the purpose of this Special Meeting is to provide citizens of both communities an opportunity to provide public comment on the entire development – both the SLU and PUD – in the presence of both jurisdiction's reviewing bodies. After the public hearing, the Township Planning Commission will deliberate on the PUD Concept Plan; at a later date and time, the Village Planning Commission will deliberate on the SLU request. All special land uses within the Village must also undergo site plan review – **no action on this project beyond the opening and closing of the public hearing will be undertaken by the Village Planning Commission at this time.**

RECOMMENDED MOTION:

To [open/close] the public hearing for case # **VLO-25-01** regarding the **special land use request** for the proposed Eastport Village development partially located on Village Parcel **OL-09-11-278-034**.

ATTACHMENTS:

- Site Plan / Special Land Use Application
- Preliminary Site Plan / PUD Concept Plan
- Traffic Study