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Matthew Gibb, Executive Director

August 26, 2025

Village of Lake Orion  
PLANNING COMMISSION  
21 E Church St.  
Lake Orion Michigan 48362

Re: Preliminary Concept Plan & Proposed PUD Application  
Lumber Yard at Paint Creek – 215 S Broadway Street

Dear Members of the Planning Commission,

On behalf of the Lake Orion Downtown Development Authority and its nonprofit subsidiary, Lumber Yard at Paint Creek, we are pleased to submit the preliminary concept plan for the redevelopment of the historic lumber yard property.

The Lumber Yard at Paint Creek is envisioned as a community landmark and a gateway to downtown Lake Orion. Through adaptive reuse of the existing historic structures and thoughtful site planning, the project will bring together a farmers market pavilion, an event barn, vendor kiosks, trailhead amenities, public gathering spaces, and new retail opportunities to diversify our downtown. The design honors the property's industrial heritage while introducing a flexible, community-centered development that is walkable, accessible, and sustainable.

We are proposing review of the project under a Planned Unit Development (PUD) framework to allow for the mix of uses, historic preservation considerations, and site-specific design flexibility needed to achieve this vision. The PUD approach ensures the project will meet or exceed the intent of the master plan and zoning ordinance while delivering significant public benefits.

Enclosed, please find the preliminary concept plan, renderings, and project narrative. We respectfully request your review of this concept plan and authorization to proceed with the formal PUD process.

We look forward to discussing the project with you at the upcoming Planning Commission meeting and welcome your feedback as we refine the vision together.

Sincerely,

Matthew Gibb

cc. Lumber Yard at Paint Creek