



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, August 4, 2025

6:30 PM

Village Hall – 21 East Church Street, Lake Orion, MI 48362

(248) 693-8391 ext. 102

1. Call to Order

The Monday, August 4, 2025 Regular Meeting of the Lake Orion Planning Commission was called to order by Vice Chairperson Edward Sabol at 6:30 p.m.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Vice Chairperson Edward Sabol

Secretary Henry Lorant

Commissioner Teresa Rutt

Commissioner Michael Lamb

Commissioner/Administrative Official Darwin McClary

ABSENT

Chairperson James Zsenyuk

Commissioner Larry Dunn

Commissioner James Barry

STAFF PRESENT

Mario Ortega, McKenna

Recording Secretary Danielle Smith

4. Approval of Agenda

Commissioner Rutt moved, Commissioner Lorant seconded, to approve the agenda for the August 4, 2025 Planning Commission Regular Meeting.

AYES: Rutt, Lorant, McClary, Sabol, Lamb

NAYS: None

ABSENT: Zsenyuk, Dunn, Barry

MOTION: Carried

5. Approval of Minutes

A. Approval of May 5, 2025 Planning Commission Regular Meeting Minutes

Commissioner Lorant moved, Commissioner Lamb seconded, to approve the May 5, 2025 Planning Commission Regular Meeting Minutes, as presented.

AYES: Rutt, Lorant, McClary, Sabol, Lamb

NAYS: None

ABSENT: Zsenyuk, Dunn, Barry

MOTION: Carried

B. Approval of June 18, 2025 Planning Commission Special Meeting Minutes

Commissioner Lorant moved, Commissioner Rutt seconded, to approve the June 18, 2025 Planning Commission Special Meeting Minutes, as presented.

AYES: Rutt, Lorant, McClary, Sabol, Lamb

NAYS: None

ABSENT: Zsenyuk, Dunn, Barry

MOTION: Carried

6. Public Comments on Non-Agenda Items Only

None.

7. Public Hearing

None.

8. Old Business

A. Site Plan Approval Extension for 44 E. Flint Street

The proposed mixed-use building at 44 E. Flint Street received site plan approval on August 5, 2024. The applicant sent a letter requesting a 12-month extension of the site plan approval. Per Sec. 19.02.C(8), the Planning Commission may extend the original 12-month approval period for one additional period of up to 12 months.

Mario Ortega, McKenna, presented the request and was available to answer any questions of the Commission.

MOTION: Commissioner McClary moved, Commissioner Lamb seconded, to approve a 12-month extension of the original site plan from JS Development LLC. for 44 E. Flint Street, originally approved August 5, 2024.

AYES: Rutt, Lorant, McClary, Sabol, Lamb

NAYS: None

ABSENT: Zsenyuk, Dunn, Barry

MOTION: Carried

9. New Business

A. Proposed 2025-2031 Capital Improvement Plan

The Village Council held its public hearing on the proposed 2025-2031 Capital Improvement Plan on June 23, 2025. No public comments were made.

Village Council also held a work session on June 9, 2025 to review and discuss the draft plan. The proposed plan was presented to the Planning Commission prior to final submission to the Village Council on August 11, 2025.

Mr. Ortega and Commissioner McClary gave a brief overview of the Capital Improvement Plan process and were available to answer any questions from commissioners.

MOTION: Commissioner McClary moved, Commissioner Lorant seconded, to recommend to the Village Council that the Village of Lake Orion 2025-2031 Capital Improvement Plan be approved.

Commissioner Lamb stated he would like the Village Council to seek funding sources other than tax dollars for the Capital Improvement Plan. Additionally, Commissioner Lamb shared that he wanted to see more detail in the street improvement program.

AYES: Rutt, Lorant, McClary, Sabol, Lamb

NAYS: None

ABSENT: Zsenyuk, Dunn, Barry

MOTION: Carried

10. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Lamb indicated that he spoke with DDA Director Matthew Gibb, who shared that the DDA still intends to present a site plan for the lumber yard project to the Planning Commission. Additionally, Commissioner Lamb stated that he appreciates that funds from Oakland County for historical preservation are being used to restore the old buildings on the lumber yard site, but believes there are still many questions regarding the project that are unanswered and hopes the site plan will be presented soon. He further shared that the Village Hall will be reroofed and the existing steeple will be removed during that process. There will be discussion as to what the future of the

steeple entails. Lastly, there will be discussion regarding restoring the interior of the church that makes up part of the Village Hall.

Commissioner Lorant asked whether the steeple will be reinstalled after roof repairs are done. Commissioner Lamb shared that the structure of the steeple will be reviewed to see if it can be rehabilitated or replaced with modern “lookalike” materials.

Commissioner Lamb shared that the Cityhood Committee is going to bring forth a discussion to the Village Council in the coming months to review the cityhood process.

14. Next Regular Meeting – September 2, 2025

15. Adjournment

Commissioner Lorant moved, Commissioner Lamb seconded, to adjourn the meeting at 6:42 p.m.

AYES: Rutt, Lorant, McClary, Sabol, Lamb

NAYS: None

ABSENT: Zsenyuk, Dunn, Barry

MOTION: Carried

Henry Lorant
Secretary

Sonja Stout
Clerk/Treasurer

Danielle Smith
Recording Secretary

Date Approved: September 2, 2025