



COMMISSION ACTION SUMMARY SHEET

MEETING DATE: September 2nd, 2025

TOPIC PUD Discussion:
VLO.25.00X – 215 S Broadway Lumberyard Project Pre-Application Review

BACKGROUND BRIEF: The Lake Orion Downtown Development Authority (DDA) has been taking steps to redevelop the vacant Lake Orion Lumber Co site at 215 S. Broadway. Those steps have included targeted demolition of buildings, site clean-up and obtaining a building permit for structural improvements on some buildings to prevent dilapidation and minimize further deterioration.

Based on discussions with the DDA on the proposed vision for the site, the Village Planner is recommending the use of the Planned Unit Development (PUD) process for the Lumberyard Redevelopment Project. Per Zoning Ordinance Sec. 11.04, the review and approval process involves the following steps:

- A) Pre-Application Meeting and Review.
- B) Eligibility Review.
- C) Preliminary Plan Review.
- D) Final Development Plan Review.
- E) Construction Plan Review.

Each step can involve several meetings with both the Planning Commission and Village Council. The first step is an optional Pre-Application Meeting and Review with the Village Planner to obtain information and guidance regarding applicable regulations based on the project scope. The Village Planner has recommended that the DDA take this opportunity to present an initial conceptual plan to the Planning Commission to obtain feedback and begin the PUD review process. The DDA has welcomed the opportunity and has submitted a project narrative and conceptual sketch plan for your review and feedback. Based on the feedback, the DDA will then determine when to submit an application and formally begin the PUD process.

SUMMARY OF PREVIOUS COMMISSION ACTION: None.

FINANCIAL IMPACT: None.

RECOMMENDED MOTION: None. Discussion and feedback only.