



## **MINUTES**

### **REGULAR MEETING OF THE PLANNING COMMISSION**

**Monday, February 02, 2026**

**6:30 PM**

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

**(248) 693-8391 ext. 102**

#### **1. Call to Order**

The Monday, February 2, 2026 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 Larry Dunn  
Commissioner James Barry (arrived at 6:32 p.m.)  
Commissioner Michael Lamb  
Commissioner Matthew Craig  
Commissioner/Administrative Official Darwin McClary

##### **ABSENT**

Chairperson James Zsenyuk

##### **STAFF PRESENT**

Planning and Zoning Coordinator Jake VanBoxel  
Recording Secretary Danielle Smith

#### **4. Approval of Agenda**

Commissioner Lorant moved, Commissioner McClary seconded, to approve the agenda for the February 2, 2026 Planning Commission Regular Meeting.

**AYES:** Rutt, Lorant, McClary, Dunn, Sabol, Lamb, Craig

**NAYS:** None

**ABSENT:** Zsenyuk, Barry

**MOTION:** Carried

**5. Approval of Minutes**

**A. Approval of December 1, 2025 Planning Commission Regular Meeting Minutes**

Commissioner Lamb moved, Commissioner Lorant seconded, to approve the December 1, 2025 Planning Commission Regular Meeting Minutes, as presented.

**AYES:** Rutt, Lorant, McClary, Dunn, Sabol, Lamb, Craig

**NAYS:** None

**ABSENT:** Zsenyuk, Barry

**MOTION:** Carried

**6. Public Comments on Non-Agenda Items Only**

None.

**7. Public Hearing**

None.

**8. Old Business**

None.

**9. New Business**

*Commissioner Barry arrived at 6:32 p.m.*

**A. Monthly Planning and Zoning Report – December 2025 and January 2026**

Commissioner Rutt moved, Commissioner Lorant seconded, to receive and file the December 2025 and January 2026 monthly planning and zoning reports.

**AYES:** Rutt, Lorant, McClary, Dunn, Barry, Sabol, Lamb, Craig

**NAYS:** None

**ABSENT:** Zsenyuk

**MOTION:** Carried

**B. Zoning Ordinance Amendment**

Sections 13.11 and 13.17 of the zoning ordinance regulate the placement, size, use and storage of accessory buildings and certain vehicles or recreational equipment on residential and non-residential properties. Questions regarding interpretation, enforcement consistency and alignment with current property use trends and community expectations have been identified as follows:

- Overlap or ambiguity between accessory structure regulations and storage provisions
- Definitions and dimensional standards for accessory buildings
- Allowable locations and duration of storage for recreational vehicles and similar items
- Enforcement challenges due to unclear or outdated language

These issues have prompted a review of the ordinance sections to determine whether amendments are warranted to improve clarity, usability and consistency with the Village's planning goals.

Planner VanBoxel gave an overview of the proposed text amendments and was available to answer any questions of the Commission.

**MOTION:** Commissioner McClary moved, Commissioner Lamb seconded to request administration to cause the Village attorney to prepare the proposed zoning ordinance text amendments to Section 13.11 and 13.17 regarding outdoor storage of recreational vehicles, boats, trailers and similar items for public hearing before the Planning Commission on March 2, 2026 and to request the Village clerk to publish and mail the required notices pursuant to Section 19.05c of the zoning ordinance.

Commissioner Barry asked for clarification regarding storing items on vacant lots that are not a primary residence, but are owned by the same individual and further asked if a structure has been on a vacant lot for decades, would that be grandfathered in. Regarding storing items on vacant lots, Planner VanBoxel stated that items would not be allowed to be stored on vacant lots that are not a primary residence. He further shared that prior non-conforming uses would not change, but accessory dwelling units are not allowed.

Planner VanBoxel further clarified that accessory use structures cannot be the principal land use of the parcels.

Commissioner McClary shared that the Village has received complaints regarding individuals storing recreational vehicles on empty lots that are not a person's primary residence. After reviewing the ordinance, it was determined that text amendments need to be made to provide clarity.

Commissioner Sabol asked if the proposed text amendments would apply to RV's as well. Commissioner McClary stated that the text amendments would apply to all residential properties within the Village. Commissioner McClary further stated that if the proposed text amendments are adopted, individuals would no longer be able to use vacant lots to store recreational vehicles unless they have a principal structure on the property.

**AYES:** Rutt, Lorant, McClary, Dunn, Barry, Sabol, Lamb, Craig

**NAYS:** None

**ABSENT:** Zsenyuk

**MOTION:** Carried

#### **10. Commissioners' Comments Regarding Planning and Zoning Matters**

Commissioner Lora asked for clarification regarding the document the commissioners received prior to the meeting. Planner VanBoxel stated that the document was an application from the Lake Orion Downtown Development Authority (DDA) that did not make it into the monthly planning and zoning report.

Commissioner Lamb said he believes that the application from the DDA for the Lumber Yard at Paint Creek project is not accurate and is being misrepresented. He further shared that he believes several buildings on the property are structurally deficient and does not think the project is sustainable or will generate sufficient revenue to maintain a site of this nature. Commissioner Lamb summarized that he is not ready to support or approve the project at this time.

Commissioner McClary stated that he appreciates Commissioner Lamb's comments regarding the Lumber Yard at Paint Creek project and is confident that the appropriate information will be reviewed and that the Commissioners can discuss the details of the project at the appropriate time. Further, he reminded the Commission that they have a responsibility to give a fair review of proposals that come before them regardless of who the applicant is.

Commissioner Barry stated that the role of the Planning Commission is to look at the plan that is being presented, not the financials associated with the project.

Commissioner McClary reiterated that the Planning Commission has certain statutory duties while the Village Council has other responsibilities that include reviewing the DDA's budget. He also shared that Village Council has already approved the Lumber Yard at Paint Creek project and that bonds have been issued. Lastly, he reminded the Commission that they will have the responsibility to approve the final plans for the project while Village Council has continued authority over budgetary concerns.

Commissioner Rutt echoed Commissioner Barry's sentiments and welcomed Commissioner Craig to the board.

Commissioner McClary summarized that the Planning Commission has the right to ask any questions of an applicant, but when deciding on an application, decisions must be based on what the Commission has the authority to look at.

#### **14. Next Regular Meeting – March 2, 2026**

#### **15. Adjournment**

Commissioner Lamb moved, Commissioner McClary seconded, to adjourn the meeting at 7:03 p.m.

**AYES:** Rutt, Lorant, McClary, Dunn, Barry, Sabol, Lamb, Craig

**NAYS:** None

**ABSENT:** Zsenyuk

**MOTION:** Carried

---

Henry Lorant  
Secretary

---

Sonja Stout  
Clerk/Treasurer

---

Danielle Smith  
Recording Secretary

Date Approved: March 2, 2026