



Lake Orion Master Plan 2025 Amendment

Village of Lake Orion, Oakland County, Michigan

DRAFT 04.10.25





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Village of Lake Orion, Oakland County, Michigan

Month Day, 2025: Approved by the Village Planning Commission

Month Day, 2025: Adopted by the Village Council

Prepared with the assistance of:



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Resolution of Adoption - to be added

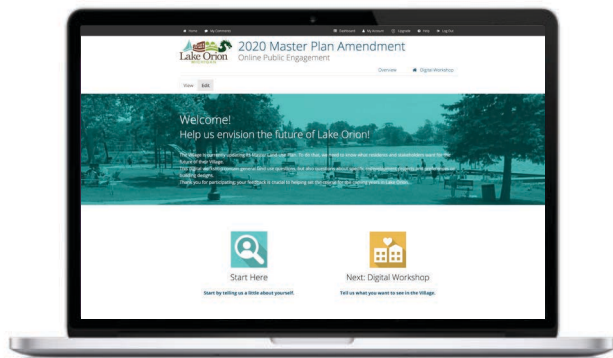
Part I: Introduction and Background

Welcome to the Village of Lake Orion’s 2025 Master Plan Amendment. Initiated in 2024, this amendment reflects the Village’s strategies for addressing redevelopment; future land use; policy and regulatory updates; and ongoing coordination with various Village, Township, County, and State staff. This amendment is key to implementing past policy to attain the future the Village has diligently planned for.

PURPOSE AND RELATIONSHIP TO THE VILLAGE’S 2002 MASTER PLAN

As required by the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, at least every five years after adoption of a master plan, the Planning Commission must review the plan and determine whether to begin the procedure to adopt a new plan or amend the existing plan. Due to a number of reasons, including recent development activity, the Village has decided to consider an amendment to the plan. This text constitutes the proposed amendment (Amendment #3), and must be interpreted in the context of the overall 2002 - 2022 Master Plan 2002 - 2022. Amendment #3 replaces Section 2 “Goals and Objectives” and Section 10 “Implementation” of the 2002 - 2022 Master Plan.

The purpose of this Amendment #3 to the master plan is to discern tasks that chart a path toward implementing the revised and restated goals and objecting in the following section. Amendment #3 shall be used as a guide for the Village, landowners, and developers during future development processes.



On-line Web Platform and the Hard Copy Engagement Packet



PUBLIC ENGAGEMENT SUMMARY

Following review by the Village Planning Commission, the Lake Orion community was invited to participate in the amendment process during the spring of 2025 through an interactive website, including an opinion survey to refine and prioritize the drafted “Goals and Objectives,” which was disseminated by the Commission, staff, and consultants - a paper version was available at Village Hall - and received over 120 responses. Results of the survey are included as an Appendix to this document. Comments were also received during the required 42-day public review period that occurred during the second quarter of 2025.

Findings were presented at several public meetings, including the required public hearing held on Month Day, 2025.





Part II: Goals and Objectives

In a master plan, goals and objectives serve as the guiding principles for the community over the next 5-10 years. They reflect the community's desired path toward land use, zoning, and redevelopment; economic development; pedestrian and vehicular access and circulation; preservation of natural resources; provision of adequate public services, and more!

Since the 2002 - 2022 Master Plan was adopted, the goals and objectives of decades past have remained unchanged; this amendment serves as a restatement and revision of those guiding principles. In addition to the 2002 - 2022 Master Plan, the following statements draw from several other community plans completed since 2002, such as the 2022 Future Land Use and Zoning Plan (Amendment #2), the 2022 Parks and Recreation Plan, the 2020 Downtown Development Authority and TIF Plan, as well as the 2018 Parking Study.

SMALL ACTIONS ACHIEVE BIG GOALS...



Goal 1 : Neighborhoods

Preserve and protect the single-family character around the Lake while also providing a diverse housing stock throughout the Village that includes multiple-family and clustered housing types accommodating a variety of income levels and lifestyles.

OBJECTIVES

- 1-A : Increase housing diversity.
- 1-B : Establish effective infrastructure.
- 1-C : Enhance neighborhood design.
- 1-D : Preserve high quality residential areas.

Goal 2 : Economic Development

Maintain and enhance the vitality of the Downtown and M-24 commercial areas by ensuring high-quality redevelopment, encouraging mixed-uses, and promoting businesses and events.

OBJECTIVES

- 2-A : Revitalize the Village's historic character.
- 2-B : Encourage high-quality design.
- 2-C : Encourage local businesses to come to the Village.
- 2-E : Ensure high-quality infrastructure that promotes and improves quality of life in commercial areas.

Goal 3 : Environment

Protect Village ecosystems by recognizing these areas as key assets, implementing reasonable regulations, and ensuring public education and enjoyment.

OBJECTIVES

- 3-A : Encourage plant species diversity and quality.
- 3-B : Preserve and enhance the Village's environment.
- 3-C : Protect lake and water quality and educate residents and visitors about the Village's unique environment

Goal 4 : Community Facilities

Ensure a high quality of life for all residents, visitors, and businesses by providing safe and efficient pedestrian and vehicular access, robust services, and excellent public spaces and facilities.

OBJECTIVES

- 4-A : Improve the overall design and function of the Village through public spaces.
- 4-B : Provide adequate park and recreation opportunities for all village residents and visitors.
- 4-C : Provide adequate circulation throughout the Village.
- 4-D : Develop an efficient parking system that increases public safety, efficiency, and convenience.

Goal 5 : General Planning Efforts

Continue to align Village policies and regulations to achieve appropriate growth, high-quality development, and regular communication across jurisdictions.

OBJECTIVES

- 5-A : Review, create, and revise pertinent policy documents.
- 5-B : Communicate and coordinate with nearby municipalities and Village partners.



Part III: Strategic Action Plan

Goals and objectives are great - if they can be implemented! To achieve the guiding principles of the Village, a strategic action plan should be focused on actions, organized by their priority, estimated timeline, and lead (i.e., overseer or contributor).

GUIDE TO USING THE PLAN

The following information is a guide to implementation and should be regularly reviewed and updated as necessary; priority levels, time frames, leads are subject to change:

PRIORITY LEVEL

- High
- Medium
- Low

TIME FRAME

- Near Term (0-2 years)
- Medium Term (3-6 years)
- Long Term (7-10 years)
- Ongoing

LEAD

Village Government

- AS** Administrative Staff
- DDA** Downtown Dev. Authority
- PW** Public Works
- CE** Code Enforcement
- VC** Village Council
- PC** Planning Commission
- PR** Parks and Rec. Advisory Committee

Other Government

- GLWA** Great Lakes Water Authority
- MDOT** Michigan Dept. of Transportation
- NJ** Neighboring Jurisdictions
- SEMCOG** Southeast MI Council of Governments
- SOM** State of Michigan
- OC** Oakland County
- OT** Orion Township
- LOCS** LO Community School District

Private / Non-Profit

- BO** Business Owners
- CM** Community Members
- DEV** Developers
- HO** Homeowners
- NP** Non-Profits

Goal 1 : Neighborhoods

OBJECTIVES AND ACTIONS	Time Frame	Lead	Priority	Status
Objective 1-A: Increase housing diversity.	Community Priority: Low			
1. Support a wide range of home ownership options and promote diverse and sustainable housing stock to shore up “missing middle” housing.	0-2	PC, VC, AS, PC	M	
2. Enforce the prohibition of short-term rentals within private residences.	OG	CE, AS	M	
Objective 1-B: Establish effective infrastructure.	Community Priority: High			
1. Conduct a walkability / accessibility gap analysis in residential areas; consider expanding paths, bike lanes, and other non-motorized infrastructure to promote mobility and connectivity.	OG	PR, AS/VC,	M	
2. Administer engineering and design standards for single-unit grading and paving permit approval, including driveway approaches.	0-2	AS/PC	H	
3. Plan for high-density, multiple family neighborhoods to ensure adequate walkability, parking, infrastructure, aesthetic appeal, and minimization of environmental impacts, such as impervious surface area.	OG	PC, VC	H	
Objective 1-C: Enhance neighborhood design	Community Priority: Medium			
1. Develop residential design guidelines or pre-approved plans and elevations for new development or substantial redevelopment.	0-2	PC, AS	M	
2. For new developments or in conjunction with other public improvements, develop and implement coordinated streetscape design guidelines unique to the various neighborhoods in the Village.	OG	PC, VC, PW	M	
Objective 1-D: Preserve the Village’s high quality residential areas.	Community Priority: High			
1. Protect residential areas that are adjacent to non-residential (mixed-use/commercial) uses through the use of transitional/gateway buffering such as open space, green belts, and streetscape design.	OG	PC,DEV, VC	M	
2. Discourage the conversion of single-family dwellings into multiple family housing.	OG	AS, CE, PC	M	
3. Address neighborhood blight in single-family areas, such as parking on lawns, litter, and dilapidated houses via code enforcement; consider hiring full-time code enforcement officer.	OG	CE, AS, VC	H	
4. Maintain the quality of multiple family developments through strict enforcement of Village Ordinances regarding security, housing inspections, and beautification; coordinate establishment of annual rental inspections.	0-2	CE, AS/VC	M	

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Goal 2 : Economic Development

OBJECTIVES AND ACTIONS	Time Frame	Lead	Priority	Status
Objective 2-A: Revitalize the Village's Historic Character	Community Priority: Medium			
1. Promote the restoration, reuse, and renovation of historic buildings.	OG	PC, DEV, VC, DDA	M	
2. Publish / advertise the Village Historic District; educate residents and property owners of historic value.	3-6	DDA, AS	L	
3. Obtain official designation of historic buildings and sites.	3-6	DDA, AS	M	
Objective 2-B: Encourage high-quality design.	Community Priority: High			
1. Develop urban design guidelines for existing and new buildings.	0-2	PC, AS	M	
2. Develop a unified streetscape plan for the M-24 corridor through enforcement of approved site plans and implementation of the Master Plan Future Land Use and Zoning Plan.	3-6	PC, CE, AS	M	
3. Promote availability of Downtown facade grants.	OG	DDA	H	
Objective 2-C: Encourage local businesses to come to the Village.	Community Priority: High			
1. Complete a downtown market analysis.	0-2	DDA	H	
2. Promote Downtown as the preferred location for future retail, office, restaurant, and entertainment development as a key element to the community's small town character.	OG	DDA, VC, PC	H	
3. Create a business recruitment program and continue to develop marketing materials and brochures.	0-2	DDA	M	
4. Actively market and educate property owners on permitted uses in each district, focusing on multi-level mixed uses.	OG	PC, DDA	M	
Objective 2-D: Ensure high-quality infrastructure that promotes and improves quality of life in commercial areas.	Community Priority: High			
1. Develop, maintain, and update way-finding signage as necessary.	OG	DDA, PC, VC	H	
2. Ensure adequate off-street parking for existing and new commercial uses, including joint-use parking and additional off-street parking uses in the downtown.	0-2	DDA, PC, VC	H	
3. Provide Village-compatible lighting for all the primary entrances in the downtown to add consistency, creating a more inviting appearance, and raising awareness for business offerings and hours to visitors.	3-6	PC, VC, DDA	L	

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Goal 3 : Environment

OBJECTIVES AND ACTIONS	Time Frame	Lead	Priority	Status
Objective 3-A: Encourage plant species diversity and quality.	Community Priority: Medium			
1. Regularly inventory, protect, maintain, and plant Village street trees; consider developing a revolving residential tree planting program	OG, 3-6	PW, VC, AS	H	
2. Increase landscaping standards for new development and redevelopment, including: maximum impervious surface area, greenbelt and open space standards, and preferred/prohibited species lists.	0-2	PC, VC, AS	H	
Objective 3-B: Preserve and enhance the Village's environment	Community Priority: High			
1. Maintain and enhance the scenic view of the Village's lakefront by preserving viewsheds and limiting nonresidential development along the lake; consider zoning amendment for established waterfront setback.	OG	PC, VC, DEV	H	
2. Maintain or develop residential density patterns which relate to the Lake's natural and manmade environmental features.	OG	PC, VC, DEV, HO, CM	H	
3. Coordinate planning efforts with the Township to minimize environmental impacts of development which may negatively impact environmental quality of the village; incentivize sustainable building practices for new developments.	OG	AS	H	
4. Encourage the development of environmentally safe and cost effective solid waste management programs, which include recycling, composting, and other techniques which could reduce the waste stream generated by the Village.	OG	VC, AS	M	
5. Recognize, encourage, and regulate renewable energy and low-impact design (LID) solutions; prioritize renewable energy (solar) and LID solutions (rain/vegetable gardens, swales) for public buildings and spaces.	OG, 3-6	VC, PW	M	
6. Increase awareness and public education of the Village's unique natural resources through interpretive signage on public property, newsletters, and brochures.	0-2	PR, AS, PW, GLWA	M	
7. Study similar communities and consider adopting a tree preservation ordinance for private properties to protect existing trees and/or provide for their replacement.	0-2	VC, AS	H	
Objective 3-C: Protect lake and water quality an educate residents and visitors about the Village's unique environment.	Community Priority: High			
1. Support ongoing periodic testing by EGLE to identify possible degradation and remedial steps; educate and enforce ordinances to maintain lake health and conditions.	OG	VC, SOM, GLWA	H	
2. Remain active and increase visibility of the Huron-Clinton Watershed Council and existing stormwater management practices; prioritize maintenance and identifying problem areas.	OG	AS, VC, PW	H	
3. Maintain and promote the use of open space to create a buffer between development and waterbodies.	OG	PC, VC, DEV, HO	H	
4. Implement administrative engineering review for single-family developments; minimize erosion, runoff, and impervious surface area.	0-2	AS	H	
5. Consider techniques including keyhole regulations, to reasonably limit the impact and number of boats on Lake Orion to protect its value as a recreational resource and an ecological system.	0-2	VC, CE	H	
6. Lower lake level every 3 years vs. 5 years to allow restoration of seawalls.	3-6	VC, PW, AS	H	
7. Review and update ordinances for increased boat traffic.	0-2	VC, AS	H	

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Goal 4 : Community Facilities

OBJECTIVES AND ACTIONS	Time Frame	Lead	Priority	Status
Objective 4-A: Improve the overall design and function of the Village through public spaces.	Community Priority: Medium			
1. Locate public buildings in a manner that define the Village's public spaces; improve look and feel of public buildings and enhance connections to Downtown and surrounding neighborhoods.	3-6	VC, DDA	M	
2. Encourage architectural features such as height, mass, and high quality materials that enhance the appeal of public space.	OG	PC, DDA, VC	M	
3. Ensure barrier-free accessibility to all public buildings, existing parks, recreation areas, and trail systems, including paths, transfer points, resilient surfacing, picnic tables, play equipment, curb cuts, parking, etc..	OG, 0-1	VC, DDA	H	
4. Survey the downtown streetscape and furniture zones for areas that might not meet ADA accessibility standards or could be obtrusive to pedestrian; coordinate furniture replacement with capital improvements	3-6	DDA	M	
5. Gather funds and complete the future design projects listed in the DDA/TIF plan	3-6	DDA	L	
6. Continue supporting public art opportunities, including but not limited to murals, rotating exhibits, and design competitions (ex: crosswalks).	OG	DDA, ART CENTER	L	
7. Establish a policy for downtown snow removal, including property owner responsibilities, locations for dumping and prioritize curbside and intersection snow removal.	0-2	PW, VC, DDA	H	
Objective 4-B: Provide adequate park and recreation opportunities for all village residents and visitors	Community Priority: Medium			
1. Support the Vision, Goals, and Objectives of the PR Plan Improve the quality of parks with equipment updates and continued maintenance; seek funding for parks and recreation improvements.	OG, 3-6	PR, VC, AS, PW	H	
2. Encourage the development of the Polly Ann - Paint Creek Link connecting the village to the Township and regional trail systems.	7-10	OT, NJ, MDOT, VC, PW	M	
3. Coordinate recreation program development and encourage cooperative use, development, and maintenance of parks and recreation opportunities between the village, township, and Lake Orion schools.	OG	PR, LOCS, VC, AS, PW	M	
4. Research and apply for both the Trail Town and Water Town designations, a Pure Michigan program, to encourage tourism and attract a wider audience to the Lake Orion downtown area.	3-6	PR, VC, DDA	H	
Objective 4-C: Provide adequate circulation throughout the Village	Community Priority: Medium			
1. Increase public transit opportunities and public education of available resources.	3-6	AS, NOTA	H	
2. Encourage new development provide greenways / trails and nontraditional paths, in addition to sidewalks, in new / modified developments to connect them with other community neighborhoods, amenities and destinations.	OG	AS, VC, PC	M	
3. Promote the use of common entrances, cross access, and shared parking facilities along M-24.	OG	PC, VC, DEV	H	
4. Develop a marketing program to encourage bicycle use as an alternative to driving.	0-2	AS, DDA	H	
5. Continue to review, maintain and enhance pedestrian crosswalks and sidewalks within the DDA district, including directional signage and zebra crosswalk striping. All improvements should follow the approved street and sidewalk design standards.	OG	PW, DDA, AS	H	
Objective 4-E: Develop an efficient parking system that increases public safety, efficiency, and convenience.	Community Priority: High			
1. Develop a parking plan focused on shared parking, accessibility, maintenance, signage, and enforcement.	0-2	VC, DDA, AS	H	
2. Discourage the development of new private parking lots within the downtown that are not for residential or public parking.	OG	PC, VC, DEV	H	
3. Study trends for electric and autonomous vehicles.	3-6	PC, VC	L	

Goal 5: General Planning Efforts

OBJECTIVES AND ACTIONS	Time Frame	Lead	Priority	Status
Objective 5-A: Review, create, and revise pertinent policy documents.				
1. Review the Master Plan on an annual basis, inventory accomplishments and recommend future programming; annual reporting to Village Council.	OG	PC, AS	H	
2. Pursue a comprehensive update to the Master Plan to reflect current data and trends, gather community input, and fully integrate all existing amendments; update every 5 years.	0-2	AS, PC, VC	H	
3. Update the Parks and Recreation Plan every 5 years to remain eligible for grant funding. UPDATE REQ'D END OF 2026	0-2	PR, PC, VC, AS	H	
4. Conduct an audit of the Zoning Ordinance; consider comprehensive updates to implement the Master Plan.	0-2	AS, PC, VC	M	
5. Review the Capital Improvements Plan annually; provide recommendations to Village Council, as needed.	OG	PC, AS, VC	M	
Objective 5-B: Communicate and coordinate with nearby municipalities and Village partners.				
1. Build trust and relationships with the business community and property owners in the community, focusing on personal outreach, community roundtables, and annual business meetings.	OG	DDA	H	
2. Maintain a close relationship with the Library Board and seek projects which further support the goals of the Orion Township Library, including expanding and enhancing community support and improving ease of access for residents.	OG	AS, DDA, NJ	M	

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