



21 E. Church Street
Lake Orion, Michigan 48362
Tel 248.693.8391
Fax 248.693.5874
www.lakeorion.org

Monthly Planning & Zoning Report

MARCH 2026

Each month, the Village Planning Consultant, McKenna, assists in drafting a report on recent activities of the Planning Commission, Zoning Board, and the Planning & Development Department; we welcome comments.

DEPARTMENT INITIATIVES AND PROJECTS

Updated Coordination with Township:

The Planning and Zoning Coordinator, Sommer Nafal, will begin working part time at Orion Township Hall in efforts to streamline the permitting process. On March 14, the Township made the shift to BS&A cloud, allowing easier access and efficiency. Sommer's first day working at the Township Hall is March 17.

Sommer's office hours will be performed at the Township Hall Office from 10:00am-3:00pm and is available for assisting Village residents, whether remotely or in person. The later portion of the day, 3:00pm-5:00pm, will be conducted at Village Hall Offices. This will ensure maximum coordination between all departments and entities.

(Time sensitive note: Sommer will be out of office on Tuesday, March 24th. She will conduct office hours with the location and times mentioned above on Wednesday, March 25th. The following week will resume with the usual schedule.)

The following projects are currently in progress:

Tax-Exempt Parcels and Village ROW Inventory: Phase III: Full inventory, inspection, and mapping of Village-owned parcels and public rights-of-way to identify the extent of improvements/encroachments on public property.

A report has been created detailing the encroachments and the processes, which is to be submitted for Village review shortly. The Village may discuss next steps of action, including whether the report and next courses of action should be handled administratively or by adoption.

Master Plan – Strategic Action Plan: The Planning Commission reviewed the final draft and recommended approval to the Village Council, which subsequently approved distribution for the 42-day public review on April 14, 2025.

The 42-day period ended on May 26, 2025. Responses have been collected from the necessary reviewers. The next steps in this process are for the required public hearing, final review, and adoption.

PERMIT DETAILS

PERMIT TYPE	ADDRESS / PROJECT	DESCRIPTION	SUBMITTED	APPROVED
ZONING COMPLIANCE				
C1D-QGZ	356 OAK LN	Installation of a generator, single-family residential in front yard	Feb 11, 2026	On April BZA agenda
Z-26-02	226 CEDAR BEND DR	Residential Detached Deck Installation in the Rear Yard	Mar 2, 2026	Under Review
TEMPORARY USE OF RIGHT OF WAY				
R-26-07	330 N ANDERSON ST	DTE load transfer	Mar 9, 2026	Under Review
R-26-08	315 N LAPEER ST	Consumers Energy service replacement	Mar 3, 2026	Under Review
SIGNAGE				
No permits applications have been submitted since the date of the last meeting.				
FENCES / WALLS				
No permits applications have been submitted since the date of the last meeting.				
DEMOLITION				
No permits applications have been submitted since the date of the last meeting.				
CHANGE OF USE				
No permits applications have been submitted since the date of the last meeting.				
SPECIAL EVENT				
No permits applications have been submitted since the date of the last meeting.				

VARIANCE REQUESTS

NAME / LOCATION	REQUESTED VARIANCES	MEETINGS / STATUS
Elyse Berry - 356 Oak Lane	Installation of a standby generator in the street-front yard.	Planned for April 2 Meeting.

ACTIVE DEVELOPMENT PROJECTS

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
44. E Flint	VLO-24-02 4-story, mixed-use, multi-family, retail, and office on existing parking lot.	Planning Commission Approval: August 5, 2024; variance required BZA Approval: October 2, 2024. Engineering & Fire Marshal Approval: Awaiting revised plans <u>STATUS: Has an extension until August 2026 to submit permits. Applicant will not be continuing with current plans, awaiting submittal of revised plans.</u>
ORION VILLAS 597 E. Flint	VLO-23-03 Attached townhomes, 8-unit site condominiums.	Planning Commission Approval: June 5, 2023 Council Condo Docs Approval: April 8, 2024 Engineering Approval: January 10, 2024, as noted Final Zoning Approval: January 9, 2024 <u>Construction: Nearing Completion. Awaiting stormwater management agreement.</u>
WEST VILLAGE 55 W. Elizabeth	VLO-23-04 Former Ehman Center PUD for mixed-use, multiple-family	PC / Council PUD Eligibility Approval: September 7 / 13, 2021 PC / Council Preliminary PUD Approval: October 4 / 25, 2021 PUD Extension Approval: October 10, 2022 Planning Commission Final PUD Approval: September 5, 2023

	residential flats and lofts at the former Ehman Center property.	Engineering & Fire Approval: Revise and Resubmit October 24, 2023 Council PUD Agreement Approval: December 11, 2023 Council Amended PUD Agreement Approval: June 10, 2024 PUD Execution / Recording: Completed May 2025 Pre-Construction Meeting: Pending Final Engineering Meeting with Architects and Engineers held January 13, 2026. <u>STATUS: Waiting on revised plans based on discussion.</u>
Lake Street Realignment and Improvements	Improvements to Lake & Flint intersection; license agreement w/Village.	Preliminary Council Approval: August 14, 2023; License Agreement Approval: November 27, 2023. Engineering Approval: August 29, 2024, as noted <u>STATUS: Will meet with developer to obtain update</u>
SNUG HARBOR <i>160 Heights</i>	VLO-24-01 Multifamily development; adjacent to Mystic Cove	Planning Commission Approval: May 6, 2024. Engineering Approval: September 25, 2024 Final Zoning Approval: Pending additional information <u>STATUS: Condo conversion approved with conditions</u>
MYSTIC COVE	VLO-22-05 Mixed-use, multifamily townhomes & dock/shoreline improvements.	Planning Commission Approval: October 3, 2022. Council Lot Reconfigurations Approval: June 2023 Final Zoning Approval: April 23, 2024 Engineering Approval: October 31, 2024 <u>Construction: In Progress. Phase-1 Final As-builts approved.</u>
STARBOARD	VLO-23-05 Mixed-use, multifamily townhomes & marina improvements.	Planning Commission Approval: November 6, 2023. Council License Agreement Approval: November 27, 2023 Engineering Approval: Revise & Resubmit Final Zoning Approval: Pending Approved Boat House Renovation Zoning Compliance. Showroom and garage demolished. <u>Status: Approved for construction.</u>
CONSTELLATION BAY	VLO-23-02 Mixed-use residential, multi-family townhomes and apartments, shoreline improvements.	Planning Commission Approval: October 3, 2022. Planning Commission on April 3, 2023 (amended site plan) Engineering Approval: December 16, 2024 Final Zoning Approval: November 26, 2024 Construction: December 3, 2024 - Pre-con; Demo underway <u>STATUS: Grading has begun. Need to determine permit status and extent of work.</u>
THE PENINSULA	VLO-23-07 Single-family site condominiums	Planning Commission Approval: February 5, 2024 Council Condo Doc Approval: April 8, 2024 Engineering Approval: March 10, 2025, as noted Pre-Construction Meeting: March 18, 2025 Final Zoning Approval: Granted <u>STATUS: Construction ongoing, nearing finalization.</u>
146 S. Broadway	VLO-23-06 Commercial site plan 3-unit "white box", interior & exterior modifications	Planning Commission Approval: October 2, 2023 Final Zoning Approval: November 22, 2023 Construction: Complete Change of Use / Signage Approval: Suite 160 (Robotic Relief); <u>Suite 154 granted approval/determining final compliance</u>
CLOUD RETAIL <i>494 S. Broadway</i>	VLO-21-10 Commercial (marijuana retail) site plan.	Council Lot Reconfiguration Approval: March 13, 2023 Planning Commission Approval: April 3, 2023. Engineering Approval: Revise & Resubmit July 12, 2024 <u>Status: Review was sent 12/16/2025 to applicant. Awaiting resubmittal.</u>
WEST HARBOR ORION <i>225 Lake Street</i>	Residential, single family homes (2)	PC / Council Lot Split Approval: January 6 / 13, 2025 Demolition: In Progress Recording: Ready per Engineering Approval April 22, 2025 Zoning Review: TBD; required for each new build. <u>Construction: Demolition ongoing</u>

EASTPORT	VLO-25-01 Cross-jurisdiction redevelopment of former commercial greenhouse for mixed use, retail, multiple-family, and single family.	Site Plan Submitted: May 5, 2025 (Township portion submitted as PUD Concept) Village-Township Joint Public Hearing: June 18, 2025. <u>Pre-Construction Meeting: Pending Final Engineering – Status: Awaiting submittal.</u>
ORION LUMBERYARD	Public parking lot, pavilion, and gathering space.	Demolition & Cleanup: Ongoing; Building Structural Rehab: Building permit issued and structures to be saved are receiving necessary structural shoring. PUD Application: Held pre-application at the September Planning <u>STATUS: Awaiting site plan application submittal</u>
WEST VILLAGE TOWNHOMES 315 N Lapeer St	VLO-25-003 Demolition of school admin building and construction of 15 townhomes	Planning Commission Approval: September 2, 2025. <u>Awaiting applicant submittal of revised plans to address conditions of approval.</u> <u>STATUS: Awaiting applicant submittal of revised plans to address conditions of approval.</u>

LOOKING AHEAD: POTENTIAL PROJECTS

Zoning Amendments: The following table summarizes staff recommendations for Zoning Ordinance and/or Map amendments for consideration by the Planning Commission. Should the Planning Commission wish to pursue one or more of these amendments, the Commission may direct staff to further study the issue(s) and/or prepare draft amendment ordinance(s). All proposed amendments require a public hearing, a recommendation by the Planning Commission, and adoption by the Village Council.

SECTION	TOPIC / ISSUE	CHANGES
13.11	Parking or Storage of Recreational Vehicles on a parcel without a principal building or primary dwelling unit	<u>Section 13.11 ACCESSORY BUILDINGS, AND STRUCTURES, AND USES</u> A. 2. Accessory buildings, <u>structures, and uses</u> are permitted only in conjunction with, incidental to and on the same zoning lot as a principal building that is permitted in the particular zoning district. H. <u>Outdoor parking or storage of recreational vehicles, boats, trailers, and similar items constitutes an accessory use and shall comply with Article 13.17 of this Ordinance.</u>
13.17		<u>D. Accessory Use Limitation.</u> 1. <u>The outdoor parking or storage of recreational vehicles, watercraft, vessel trailers, or similar items shall be permitted only on lots containing a lawful principal building used for residential purposes.</u> 2. <u>Storage or parking of such items on vacant lots in residential districts is prohibited.</u>

Prepared by:



McKenna provides day-to-day assistance to Village staff and administration, applicants and developers, and the public regarding planning, zoning, and economic development matters. We also assist in the administration of the Planning Commission and the Board of Zoning Appeals. Contact your McKenna team via email:

- **Jake VanBoxel, MSA, Principal Planner (jvanboxel@mcka.com)**
- **Sommer Nafal, NCI, Assistant Planner (snafal@mcka.com)**

Or visit us during on-site office hours:

Orion Township Hall: Tuesdays, 10:00am-3:00pm

Lake Orion Village Hall: Tuesdays, 3:00pm-5:00pm

Virtual: Thursdays, 9:00am-1:00pm, Available by Appointment

(248) 693-8391 ext. 107
zoning@lakeorion.org

As always, thank you for your support and participation – *it takes a Village!*