



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

Monthly Planning & Zoning Report

APRIL 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 McKenna staff, Sommer Nafal and Jake VanBoxel, have begun working part time at Orion Township Hall in efforts to streamline the permitting process. In-person office hours are performed at the Township Hall Office from 10:00am-3:00pm. 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.

Village permits that require both Village and Township review are now accepted directly by Orion Township and are combined into a singular process.

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.

The discussion of the plan was on the agenda for the April 6, 2026, Planning Commission meeting. The public hearing has been scheduled for the May 4, 2026, Planning Commission meeting.

PERMIT DETAILS

PERMIT TYPE	ADDRESS / PROJECT	DESCRIPTION	SUBMITTED	APPROVED
ZONING COMPLIANCE				
RCQ-L4C	465 N PARK BLVD	Installation of a standby generator in existing fenced area at Eva's Dairy Café.	Apr 14, 2026	Under Review
GEZ-IWN	424 ALGENE DR	Addition and complete renovation to home.	Apr 14, 2026	Under Review
UPJ-Y5C	354 N NORTH SHORE DR	Sun room addition/ renovation to existing home.	Apr 14, 2026	Under Review
TEMPORARY USE OF RIGHT OF WAY				
0U7-VXH	204 LAKE ST	Install approx. 35 LF 2" med-pressure plastic gas main by directional bore across Lake St ROW to serve development.	Apr 20, 2026	Under Review
35B-ZCY	215 S BROADWAY ST	Cutting trench and asphalt, installing water service, refilling asphalt.	Apr 15, 2026	Under Review
R-26-11	55 ELIZABETH ST	Use of right-of-way for Consumers Energy utility retirement and work.	Apr 14, 2026	Apr 15, 2026
R-26-09	45 W FLINT ST	Temporary placement of a dumpster in the two parallel parking spaces in front of building.	Apr 14, 2026	Apr 14, 2026
R-26-10	52 HIGHLAND AVE	Temporary use of right-of-way during demolition to the new construction build.	Apr 7, 2026	Apr 15, 2026
10Z-18S	51 S ANDERSON ST	Temporary Right-of-way use for Verizon cable installation.	Apr 1, 2026	Under Review
NC4-UPH	197 S BROADWAY ST	Use of right-of-way for pavers installation.	Mar 24, 2026	Under Review
SIGNAGE				
XVC-010	215 S BROADWAY ST	Temporary banners and A-frame signs for DDA Event, Spring Clean Up event.	Apr 9, 2026	Under Review
P1L-PRN	Right-of-Way by Autozone and M24, Lumberyard	Two Temporary Banner Signs for DDA Event, Fashion for a Cause.	Apr 9, 2026	Under Review
S-26-02	18 S BROADWAY ST #100	One (1) Permanent wall sign of 2.5 sq.ft. in surface area.	Mar 31, 2026	Apr 14, 2026
QR2-GRD	214 S BROADWAY ST #5	One permanent wall sign. <i>Awaiting materials.</i>	Mar 17, 2026	Under Review
DEMOLITION				
D-26-01	52 HIGHLAND AVE	Demolition of house and storage shed at property. <i>Parcel is involved in an active lot combination application.</i>	Mar 31, 2026	Under Review
CHANGE OF USE				
No permits applications have been submitted since the date of the last meeting.				
SPECIAL EVENT				
LWQ-P37	Streets of Lake Orion (Florence Street, Flint Street, Broadway Street, Elizabeth Street)	Lake Orion High School Homecoming Parade <i>Date of Event: October 4, 2026</i>	Apr 16, 2026	Under Review

7WH-1P2	Children's Park green space and gazebo. Rain location is 20 Front Street.	LOLive! Summer Concert Series <i>Date of Events: July 8, 15, 22, 29 and Aug. 5, 12, 19, 26 of 2026</i>	Apr 9, 2026	Under Review
NGN-MJZ	The east side of Lake Orion, Next to Squaw Island	Lake Orion Fire Works <i>Date of Event: 7/4/26</i>	Mar 26, 2026	Under Review
SE-2026-010	Downtown Sidewalks	Downtown Lake Orion Cornhole League <i>Dates of Event: Thursday's, 6/4/26-9/10/26</i>	Mar 23, 2026	Under Review
SE-2026-009	Downtown Streets, Parking lots P3, P4	Dragon on the Lake - 17th annual festival in downtown Lake Orion <i>Dates of Event: 8/27/26 – 8/30/26</i>	Mar 18, 2026	Under Review

VARIANCE REQUESTS

NAME / LOCATION	REQUESTED VARIANCES	MEETINGS / STATUS
Jon Hurford, Applicant/Property Owner 471 Algene	Dimensional Variance for Water Front Yard Setback for addition on existing home.	Planned for May 7 BZA Meeting.

LOT COMBINATION/DIVISION REQUESTS

NAME / LOCATION	REQUEST	MEETINGS / STATUS
Ed Sabol, Applicant John Gehrke, Property Owner 48 and 52 Highland Ave	Lot Combination of two residential parcels.	Planned for May 4 Planning Commission 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>STATUS: Construction: Nearing Completion. Awaiting stormwater management agreement. St & Det As-builts Approved.</u>
WEST VILLAGE 55 W. Elizabeth	VLO-23-04 Former Ehman Center PUD for mixed-use, multiple-family residential flats and lofts at the former Ehman Center property.	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 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: Resubmittal received 4/6/2026.</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
None at this time.		

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, 8:00am-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!*