

MINUTES

REGULAR MEETING OF THE LAKE ORION PLANNING COMMISSION

Monday, February 5, 2024

7:30 PM

Lake Orion Village Hall Council Chambers

21 East Church Street

LAKE ORION, MI 48362

(248) 693-8391 ext. 102

1. Call to Order

The Monday, February 5, 2024 Regular Meeting of the Lake Orion Planning Commission was called to order by Chairperson Zsenyuk at 7:30 p.m.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

Attendee Name	Organization	Title	Status	Arrived
James E. Zsenyuk	Village of Lake Orion	Chairperson	Present	
George Dandalides	Village of Lake Orion	Vice Chairperson	Present	
Henry Lorant	Village of Lake Orion	Secretary	Present	
Larry Dunn	Village of Lake Orion	Commissioner	Present	
Michael Lamb	Village of Lake Orion	Village Council Representative	Present	
Darwin D.P. McClary	Village of Lake Orion	Commissioner/ Administrative Official	Present	
Jerry Narsh	Village of Lake Orion	Council President	Absent	
Edward Sabol	Village of Lake Orion	Commissioner	Absent	
Nick (Stephen) Smith	Village of Lake Orion	Commissioner	Absent	

STAFF PRESENT

- Gage Belko, McKenna, Village Planner
- Danielle Smith, Recording Secretary

4. Approval of Agenda

Motion to: To approve the Monday, February 5, 2024 Planning Commission Agenda as presented.

Motion to: Amend the main motion to remove item 8B Consider Ordinance to Permit Short-Term Rentals Within DC Zoning District.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	Henry Lorant, Secretary
SECONDER:	George Dandalides, Vice Chairperson
AYES:	Zsenyuk, Dunn, Lamb, McClary
ABSENT:	Narsh, Sabol, Smith

Vote on original motion:

RESULT:	APPROVED AS PRESENTED [UNANIMOUS]
MOVER:	Darwin McClary, Village Manager
SECONDER:	Henry Lorant, Secretary
AYES:	Zsenyuk, Dunn, Lamb, Dandalides
ABSENT:	Narsh, Sabol, Smith

5. Approval of Minutes

A. Planning Commission Meeting – November 6, 2023

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	George Dandalides, Vice Chairperson
SECONDER:	Henry Lorant, Secretary
AYES:	Zenyuk, Dunn, Lamb, McClary
ABSENT:	Narsh, Sabol, Smith

RESOLVED: To approve the Planning Commission Regular Meeting Minutes of November 6, 2023 as presented.

6. Public Comments on Non-Agenda Items Only

None.

7. Old Business

None.

8. New Business

A. PC-23-07 – Peninsula Site Plan Review

The Peninsula is a site plan request for a 3-unit, single family, site condominium development located at 160 Darling Drive, Parcel #: 09-02-458-015 – just south of Lake Street and west of S. Park Boulevard. The Project scope includes:

- Grading, paving, retaining wall, and utilities in preparation for 3 single-family homes (site condominiums);
- Design-build of 3 single-family homes – to be reviewed for zoning compliance prior to construction – on a newly created street (common drive) for the condominium development;
- Common landscaping and site condominium landscaping for the respective homes.

Planner Belko reviewed the following:

- Letter dated 01/17/2024 from Giffels-Webster, which is attached and incorporated as a part of these minutes.
- Letter dated 01/24/2024 from Nowak & Fraus Engineers, which is attached and incorporated as a part of these minutes.
- Letter dated 01/19/2024 from the Orion Township Fire Department, which is attached and incorporated as a part of these minutes.
- Letter dated 01/24/2024 from McKenna, which is attached and incorporated as a part of these minutes

Planner Belko requested that the applicant add a visual distinction to the property's driveway so motorists and pedestrians can identify the driveway from the road.

Dominick Tringali, Dominick Tringali Architects Inc., representing Mocer Homes and Nancy Standish, representing Giffels-Webster, were available to answer any questions of the Commission.

Commissioner Dunn wanted to know what the resolution was regarding the fire suppression issue that was mentioned in the December 18, 2023 letter from the Orion Township Fire Department. Ms. Standish stated the units will be fire suppressed per the applicant.

Commissioner Lamb didn't agree with painting fire lanes on the driveway, as he did not believe it would be maintained. He asked Planner Belko if there were any requirements for sidewalks. Planner Belko stated there were no requirements in the current ordinance for a sidewalk, only that there should be a visual distinction. Mr. Tringali stated that pavers may be added to act as a visual distinction.

Planner Belko reiterated to the Commission that the objective was to approve the overall site plan, not the look of the building.

Chairperson Zsenyuk suggested that determining whether to put in a sidewalk should be left up to the architect. He further stated there are currently no sidewalks in that area.

MOTION:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Lamb, Village Council Representative
SECONDER:	Henry Lorant, Secretary
AYES:	Zsenyuk, Dandalides, Dunn, McClary
ABSENT:	Narsh, Sabol, Smith

RESOLVED: To approve the preliminary site plan for the Peninsula single-family site condominium (at 160 Darling Drive (Parcel #s (09-02-458-015), subject to the following conditions:

- Pursue license agreement with improvements in right-of-way.
- Clear vision maintained for landscaping.
- Undergo final engineering and site plan approval.

B. Consider Ordinance to Permit Short-Term Rentals Within DC Zoning District

Removed from agenda.

C. Planning Commission 2023 Annual Report & Work Plan

Pursuant to Section 19 of the *Michigan Planning Enabling Act*, the Planning Commission is required to prepare and submit a summary of the previous year's activities and anticipated work plan to the Village Council for consideration.

MOTION:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Lamb, Village Council Representative
SECONDER:	Henry Lorant, Secretary
AYES:	Zsenyuk, Dandalides, Dunn, McClary
ABSENT:	Narsh, Sabol, Smith

RESOLVED: To authorize Chairperson Zsenyuk to receive and file the 2023 Annual Report of Planning Commission Activities and 2023 Work Plan and submit it to the Village Council for approval.

D. Adopt 2024 Planning Commission Meeting Schedule

Pursuant to the Open Meetings Act, public bodies are required to adopt and publish a schedule of their meetings prior to the start of each year. Since the Planning Commission canceled its December 2023 and January 2024 meetings, setting is being presented for adoption at the first meeting in February.

Planner Belko inquired if the Planning Commission meeting could be moved to the first Tuesday of each month since he is at Village Hall on Tuesdays. This would allow the Planning Commission to have their packet an additional day for review and Planner Belko would be available to respond to Planning Commissioners' questions during the day.

Chairperson Zsenyuk and Secretary Lorant stated that switching to a Tuesday meeting would not work with their schedules.

Village Manager McClary stated he is in favor of continuing to hold the planning commission meetings on Mondays, but would like the time switched to 6:30 p.m.

MOTION:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Darwin McClary, Village Manager
SECONDER:	Larry Dunn, Commissioner
AYES:	Zsenyuk, Dandalides, Lorant, Lamb, McClary
ABSENT:	Narsh, Sabol, Smith

RESOLVED: To adopt the 2024 Planning Commission Monday meeting schedule, excluding holidays, with the meetings being held at 6:30 p.m. and to direct the Village Clerk to publish the meeting schedule pursuant to the Open Meetings Act.

9. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Lamb wished everyone a Happy New Year and stated that the village will have new houses, keeping everyone busy.

Commissioner Dunn complimented Mocerri Homes on how quickly they made their changes so the project could move forward.

He also wished everyone a Happy New Year and gave a "Go Blue," in honor of Michigan winning the College Football National Championship.

Vice Chair Dandalides did not like the digital packet format and would rather have a physical copy of the packet. He stated the packet is difficult to read and review site plans on a screen while trying to switch between multiple pages.

He further stated that he would be willing to come to the village hall and print specific pages he needs physical copies of instead of printing the whole packet.

Chairperson Zsenyuk agreed with Vice Chair Dandalides when it comes to the difficulties of reviewing site plans that aren't hard copies. He stated he also takes notes on the physical plans.

Village Manager McClary suggested hard copies of the site plans be provided to the Commissioners instead of the whole packet.

Commissioner Lamb agreed with Chairperson Zsenyuk and Vice Chair Dandalides. He suggested that physical packets be provided to the Commissioners that request them while everyone who feels comfortable with digital packets can use those.

Village Manager McClary stated the village council adopted a policy switching to digital packets due to limited staffing and printing costs. He reiterated that providing hard copies of the site plans while keeping the rest of the packet digital may be the route to go.

Vice Chair Dandalides received a \$40 check from the village which required him to go and refile his taxes. He stated he had previously signed a document stating he didn't want to be compensated for any meetings.

Village Manager McClary informed the Commission that the village does not have the ability to just hold onto funds that should be used for compensation. He explained that those funds must go through payroll so the proper tax deductions can be taken out unless the village amends their policy.

Chairperson Zsenyuk said he doesn't serve as a commissioner for the money and wants to eliminate compensation.

Commissioner Lamb stated he would go with the majority regarding the compensation issue.

Secretary Lorant said everyone is doing a good job with cleaning up Lake Orion and that it's going to look good.

Village Manager McClary stated that the village council will be working on its Capital Improvement Plan later this month. He further stated that the Planning Commission gets to have input regarding public improvements and will make sure the commissioners get a copy of the draft.

Chairperson Zsenyuk wished everyone a Happy New Year.

He further stated that there is a tree on the shoreline at the Peninsula site and the drawings of the site plan show that the tree is gone. He recalls the applicant previously stating that the trees would remain. He wants this to be investigated and believes the trees are protected via legal action when Darwin Drive "went away." If the tree is in the water, it's protected and can't be removed.

MOTION

RESULT: ADOPTED [UNANIMOUS]
MOVER: George Dandalides, Vice Chairperson
SECONDER: Michael Lamb, Village Council Representative
AYES: Zsenyuk, Dunn, Lorant, McClary
ABSENT: Narsh, Sabol, Smith

RESOLVED: To reinstate issuing hard copies of the board packet at the recommendation of the Commissioner.

MOTION

RESULT: ADOPTED [UNANIMOUS]
MOVER: George Dandalides, Vice Chairperson
SECONDER: Henry Lorant, Secretary
AYES: Zsenyuk, Dunn, Lamb, McClary
ABSENT: Narsh, Sabol, Smith

RESOLVED: To recommend to Council to eliminate Planning Commission compensation.

10. Next Regular Planning Commission Meeting

The next regular Planning Commission meeting will be held on Monday, March 4, 2024 at 6:30 p.m.

11. Adjournment

Motion to: Adjourn the meeting at 8:14 p.m.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Michael Lamb, Village Council Representative
SECONDER: Henry Lorant, Secretary
AYES: Zsenyuk, Dandalides, Dunn, McClary
ABSENT: Narsh, Sabol, Smith

RESOLVED: The Monday, February 5, 2024 regular meeting of the Lake Orion Planning Commission adjourned at 8:14 p.m.

Henry Lorant
Secretary

Sonja Stout
Village Clerk

Danielle Smith
Recording Secretary

Date approved: as presented May 6th, 2024.