



COUNCIL ACTION SUMMARY SHEET

MEETING DATE: September 28, 2026

TOPIC Zoning Map Amendment – Rezoning of 96 Park Island Road from R-M to RL – Ordinance No. 26-111 Introduction and First Reading

BACKGROUND BRIEF:

The property at 96 Park Island Road is zoned RM, Multiple Family Residential and is currently occupied by a single-family detached residence in the Village of Lake Orion.

The applicant applied for and requested three (3) dimensional variances from the Board of Zoning Appeals at the July 2, 2026, regularly scheduled meeting for front, side, and rear setbacks. The front setback variance was approved, and the side and rear setback variances were denied with the intent that the applicant apply for a rezoning to alleviate the need for variances and allow the applicant to continue with the proposed conditions in compliance with the provisions of the new district.

The applicant is requesting a rezoning to RL, Lake Single Family Residential. The Future Land Use Map of the Village of Lake Orion 2022 Master Plan identifies this property and the surrounding properties to be designated for Lake-Single Family Residential.

The Planning Commission recommended approval to Village Council at its September 8, 2026, meeting. The proposed zoning ordinance amendment is attached.

SUMMARY OF PREVIOUS COUNCIL ACTION:

None

FINANCIAL IMPACT:

None

RECOMMENDED MOTION:

To introduce and give reading to Ordinance No. 26-111 which amends the Village of Lake Orion Zoning Map to rezone the property located at 96 Park Island Road (Parcel No. 09-11-252-005) from RM, Multiple Family Residential, to RL, Lake Single Family Residential; to direct the Village Clerk to publish the required notice; and to schedule the ordinance for second reading and consideration for adoption at the Village Council's October 26, 2026, regular meeting.