



MCKENNA

November 2, 2026

Planning Commission
Village of Lake Orion
21 E Church St
Lake Orion, MI 48362

Subject: 96 Park Island Drive – Boat House Site Plan Review

Location: Parcel #: 09-11-252-005

Applicant: Matthew Phillips

Dear Planning Commissioners:

We have reviewed the application materials submitted by Matthew Phillips, the property owner and applicant, for the construction of a boat house at 96 Park Island Drive (Parcel No. 09-11-252-005).

The subject property was rezoned from RM – Multiple Family Residential to RL – Lake Single Family Residential on October 26, 2026, consistent with the Village Master Plan.

LOCATION AND PROPOSED PROJECT

This subject property is a 0.18-acre lot occupied by a single-family primary residence. The applicant proposes to reconstruct a 359 sq. ft. boat house that had previously existed on the property.

An aerial photo of the subject site and the surrounding area is provided for context. The subject parcel is outlined in red.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



ZONING CONTEXT:

Definition of Boat House-

The Zoning Ordinance defines a boat house as “*an enclosed structure used for sheltering a boat, and constructed over the water or over an access channel to the water, but not including commercial boat shelters*”.

The applicant has represented that the structure will be utilized for the storage of watercraft and related equipment and has indicated that he will utilize a mechanical retrieval system to move watercraft between the lake and the structure. Therefore, we find the proposed use consistent with the ordinance definition and intent of a boathouse.

Section 4.02(C)(3) of the Village of Lake Orion Zoning Ordinance, permits boat houses and boat hoists as accessory uses and structures only within the RL – Lake Single Family Zoning District.

Section 13.11(D)(3) regulates specific criteria for boat houses and boat hoists. The provision of the Zoning Ordinance is provided in *italics* below:

One (1) single boat house or one (1) permanent boat hoist larger than eight (8) feet in height or capable of hoisting more than one (1) boat at a time, and a seasonal boat hoist(s), may be permitted per lot.

The boat house or boat hoist:

- a) May not be greater than 14 feet in height at the peak of its roof. Height is measured as the distance above the ordinary high water mark.*
- b) May not contain any plumbing facilities except for hot and cold running water.*
- c) May not be used for either temporary or permanent sleeping or living quarters;*
- d) May not be used for commercial purposes;*
- e) May not be greater than 480 square feet in water surface area;*
- f) May not be located closer than five (5) feet to the nearest side lot line, or extension of that line into the water and is not subject to waterfront yard setback requirements.*
- g) Must not unreasonably impair the view and use of the lake by neighboring property owners;*
- h) Must be constructed in compliance with a zoning compliance or building permit and state and federal permit requirements, including, but not limited to, those administered pursuant to the Inland Lakes and Streams Act, P.A. 346 of 1972, as amended.*

Section 19.02(B)(1) requires site plan review and approval by the Planning Commission for the new development of permanent boat hoists and boat houses accessory to single family residential uses.

SITE PLAN COMPLIANCE SUMMARY

Zoning Ordinance Standard	Requirement	Proposed	Compliance
Height	14 ft max	14 ft	Yes
Area	480 sq ft max	359 sq ft	Yes
Side Setback	5 ft min	5 ft	Yes
Plumbing	Limited	None proposed	Yes
Sleeping Quarters	Not permitted	None proposed	Yes
Commercial Use	Not permitted	Residential accessory	Yes
Lot Coverage	40% max	22-27%	Yes



SITE PLAN REVIEW COMMENTS

We have reviewed the site plan in accordance with Lake Orion Zoning Ordinance standards and sound planning and zoning principles to provide helpful and constructive feedback on the development of this site. We offer the following comments for your consideration.

1. Boat House Standards (13.11(D)(3))

A. Height

The Zoning Ordinance regulates a maximum height of 14 feet measured from ordinary high-water mark to roof peak. The proposed plan demonstrates that the building will be 11 feet 4 ¼" from the ground and 14 feet from the ordinary high-water mark. The proposed height of the building is compliant.

B. Plumbing Facilities

The submitted plans do not identify any plumbing facilities and the narrative provided by the applicant indicates that the structure will be used for the storage of watercraft and related equipment. The proposed plan is compliant with the Zoning Ordinance.

C. Temporary or Permanent Sleeping or Living Quarters

The submitted plans do not identify any sleeping/living quarters or the necessary facilities that would be required of the Michigan Building Code for residential dwelling spaces. Again, the narrative provided by the applicant indicates that the structure will be used for the storage of watercraft and related equipment. The proposed plan is compliant with this provision of the Zoning Ordinance.

D. Commercial Purposes

The proposed structure and use are accessory to the primary residential use of the property and will not be used for commercial purposes. Compliant.

E. Maximum Area

The ordinance permits boathouses up to 480 square feet in area in the RL – Lake Single Family Residential District. The proposed 359-square-foot structure is below the maximum permitted size and therefore complies with the standard. The structure will be utilized for the storage of watercraft and related equipment and utilize a mechanical retrieval system.

F. Side Yard Setback

The Zoning Ordinance requires boat houses to be located not closer than 5 feet from the property lot line. The proposed placement of the structure complies with this regulation.

G. Impact on Waterfront View and Use of the Lake for Neighboring Properties

We find that the proposed boathouse will not unreasonably impair neighboring views or use of the lake. The structure complies with ordinance height limitations and is located within an established shoreline development pattern. Letters of support were also provided by adjacent property owners.

2. Lot Coverage

The RL – Lake Single Family Residential District

Maximum Lot Coverage: 40%

The applicant's calculations indicate a total lot coverage percentage of 27% (see below):



Existing residence: 1,115 sq. ft.
Existing deck/stairs: 264 sq. ft.
Proposed boathouse: 359 sq. ft.
Total coverage: 1,738 sq. ft.
Total Coverage percentage: 27%.

However, the subject property is one of the only properties within the Village that owns into the Lake (see below).





If you have any questions regarding this case, please do not hesitate to contact us.

Sincerely,

McKENNA

Jake VanBoxel, MSA
Principal Planner

Sommer Nafal, NCI
Assistant Planner

C: Matthew Phillips, Applicant