MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, October 5, 2026

6:30 PM

Village Hall – 21 East Church Street, Lake Orion, MI 48362

(248) 693-8391 ext. 102

1. **Call to Order**
   The Monday, October 5, 2026 Regular Meeting of the Lake Orion Planning Commission was called to order by Vice Chairperson Edward Sabol at 6:30 p.m.

2. **Pledge of Allegiance**

3. **Roll Call and Determination of Quorum**
   PRESENT
   Vice Chairperson Edward Sabol
   Secretary Henry Lorant
   Commissioner Larry Dunn
   Commissioner James Barry
   Commissioner Michael Lamb
   Commissioner Matthew Craig
   Commissioner/Administrative Official Darwin McClary

   ABSENT
   Chairperson James Zsenyuk
   Commissioner Teresa Rutt

   STAFF PRESENT
   Planning and Zoning Coordinator Sommer Nafal
   Recording Secretary Danielle Smith

4. **Approval of Agenda**
Commissioner Lamb moved, Commissioner Lorant seconded, to approve the agenda for the October 5, 2026 Planning Commission Regular Meeting, as presented.
AYES: Lorant, McClary, Dunn, Lamb, Craig, Barry, Sabol
NAYS: None
ABSENT: Rutt, Zsenyuk
MOTION: Carried

5. **Approval of Minutes**
   A. **Approval of September 8, 2026 Planning Commission Regular Meeting Minutes**
   Commissioner Lamb moved, Commissioner Barry seconded, to approve the September 8, 2026 Planning Commission Regular Meeting Minutes, as presented.
   AYES: Lorant, McClary, Dunn, Lamb, Craig, Barry, Sabol
   NAYS: None
   ABSENT: Rutt, Zsenyuk
   MOTION: Carried

6. **Public Comments on Non-Agenda Items Only**
Harry Stephen, 311 N. North Shore Dr., expressed concerns regarding homes with a large footprint, a lack of parking and stormwater concerns.

Kathleen Schmidt, 165 N. North Shore Dr., referenced a letter she submitted to Village Council and the Planning Commission detailing concerns regarding the established front setback for waterfront properties in the RL (Lake Single Family Residential) District.

7. **Public Hearing**
None.

8. **Old Business**
A. Sec. 13.11(E) - Accessory Mechanical Units Regulations
At its regular meeting on September 8, 2026, the Planning Commission did not recommend adoption of the proposed amendments to Sec. 13.11(E) and referred the item back to McKenna for revisions. After review, the item is being brought back before the Commission for discussion and recommendation of adoption.

Planner Nafal gave an update regarding the proposed ordinance amendments and was available to answer any questions of the Commission.

Commissioner Barry stated he did not think the revisions addressed the key points Village Council requested the Planning Commission to review, such as setbacks, noise, carbon dioxide and decibel levels. Additionally, Commissioner Barry stated that all variations of egresses need to be addressed and not just windows.

Commissioner Sabol stated that he believes the proposed revisions are the "most fair" and that the Planning Commission is not charged with reviewing carbon dioxide levels. He explained that carbon dioxide and other levels are reviewed and addressed by the fire department and other state codes.

Commissioner Lamb said he agreed with Commissioner Sabol but did have concerns regarding noise. He further shared that he believes generators should not be allowed within 20 feet of the nearest structure and that the Commission needs to discuss what is achievable regarding noise levels.

Commissioner Lorant shared that if a neighborhood loses power, everyone with a generator will be running them, so noise would be a non-issue at that point.

Commissioner McClary explained that the current ordinance states generators must be 10 feet from an adjacent neighbor window and meet a 55-decibel noise level. He further shared that he believes the current discussion does not meet the current ordinance and that new regulations would make it even more difficult to meet the proposed regulations.

MOTION
Commissioner McClary moved, Commissioner Lamb seconded, to retain the current zoning ordinance provisions for mechanical units with McKenna to come back to the Planning Commission with recommended changes clarifying the measurement of the distance between the mechanical unit and the adjacent structure from the closest points in a straight, horizontal line.
AYES: McClary, Dunn, Lamb, Craig
NAYS: Lorant, Sabol, Barry
ABSENT: Rutt, Zsenyuk
MOTION: Failed

9. New Business

A. 29 S. Slater Street – Site Plan Application – Parking Lot Repaving

The applicant has submitted a site plan review application for the repaving of the parking lot at 29 S. Slater Street. The property is owned by the Lake Orion United Methodist Church and is used as an overflow parking lot.

Village Planner Nafal presented the request, discussed the McKenna review letter dated 10/5/2026 and was available to answer any questions of the Commission regarding the proposed site plan.

Commissioner McClary moved, Commissioner Lorant seconded, to approve the site plan for the parking lot reconstruction for the property at 29 South Slater Street, Parcel number 09-02-485-027.
AYES: Lorant, McClary, Dunn, Barry, Lamb, Craig, Sabol
NAYS: None
ABSENT: Rutt, Zsenyuk
MOTION: Carried

B. 117 and 129 Bridge Street – Lot Combo and Split
The applicant has submitted a lot combination/split application and is proposing to combine 129 Bridge Street with 117 Bridge Street, followed by a lot split into two parcels with more uniformity.

129 Bridge Street (Parcel #09-03-434-024) is currently occupied by a single-family home, a detached garage and a boat house. 117 Bridge Street (Parcel #09-03-434-025) is currently occupied by a single-family home. Both lots are under single ownership and are zoned RL, Lake Single Family Residential. The applicant proposes to demolish the detached garage at 129 Bridge Street as well as add an addition to 117 Bridge Street.

Village Planner Nafal presented the request, discussed the McKenna review letter dated 10/5/2026 and was available to answer any questions of the Commission regarding the proposed lot combination and split.

Commissioner McClary moved, Commissioner Lamb seconded, to recommend to the Village Council the approval of the lot split and combination of the properties at 117 Bridge Street and 129 Bridge Street in accordance with the review and recommendation from the Village Planner dated October 5, 2026.
AYES: Lorant, McClary, Dunn, Barry, Lamb, Craig, Sabol
NAYS: None
ABSENT: Rutt, Zsenyuk
MOTION: Carried

C. Monthly Planning and Zoning Report – September 2026
Commissioner McClary moved, Commissioner Lorant seconded, to receive and file the September 2026 monthly planning and zoning report.
AYES: Lorant, McClary, Dunn, Barry, Lamb, Craig, Sabol
NAYS: None
ABSENT: Rutt, Zsenyuk
MOTION: Carried

10. Commissioners' Comments Regarding Planning and Zoning Matters
Commissioner Lamb shared that he enjoyed the discussions this evening and asked for clarification regarding the outcome of item 8a. The Commission reiterated that the ordinance would stay as is.

Commissioner McClary provided an update regarding major street improvements that are taking place throughout the Village.

Commissioner Barry asked for clarification regarding the roadway expansion included in the project. Commissioner McClary explained that the roadway will be a standard width with approximately 1.5 feet of road being added to both sides via the road right-of-way.

11. Next Regular Meeting – November 2, 2026

12. Adjournment

Commissioner McClary moved, Commissioner Lorant seconded, to adjourn the meeting at 8:10 p.m.

AYES: Lorant, McClary, Dunn, Barry, Lamb, Craig, Sabol
NAYS: None
ABSENT: Rutt, Zsenyuk
MOTION: Carried

_____
Henry Lorant
Secretary

_____
Debbie Nogle
Village Clerk/Treasurer

_____
Danielle Smith
Recording Secretary

Date Approved: November 2, 2026