



2026 Parcel Inventory and Mapping Project

Village of Lake Orion

Oakland County, Michigan

DRAFT May 7, 2026

Project Introduction

In 2023, McKenna proposed to conduct a comprehensive data inventory in Lake Orion to prepare a complete list of Village-owned parcels and public rights-of-way and conduct an investigation of encroachments and improvements on public land. At that time, the Oakland County Equalization was performing an audit of all tax-exempt parcels, requiring the Village to submit a comprehensive list and map of all exempt properties. Further, the Planning Department has encountered several instances in which parcel ownership or exemption status is unknown, causing friction in the administration of the Zoning Ordinance and the development review process. Finally, the Village expressed interest in cataloging all Village-owned parcels and rights-of-way, including streets, sidewalks, and bodies of water.

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This project was done in coordination with the following entities:

- Lake Orion Village Council
- Lake Orion Department of Public Works
- Oakland County
- Nowak & Fraus, Village Engineers
- McKenna, Village Planners

STUDY AREAS

We divided the Village into specified geographical regions to target each area:

- Northeast Village
- Southeast Village—
Lakeview, South of Downtown, Atwater Park,
East Lawn Cemetery
- Southeast Downtown
- Northwest Downtown
- Longpointe—
Park Properties, Surrounding Bottomlands
- Victoria Island

THE TYPES OF ENCROACHMENTS FLAGGED

Anything encroaching in the right of way, whether land or water, including but not limited to:

- Docks (permanent) for walking, sitting, or storage of watercraft (boats, jet skis, kayak/canoes, etc.)
- Docks (temporary) that may be removed or are seasonal
- Parked automobiles or trailers
- Storage
- Furniture
- Fences
- Walls
- Landscaping
- Structures (accessory)
- Structures (permanent), such as sheds and garages
- Posts or bollards
- Mailboxes
- Signs
- Encroachments on the water pump stations

THE DOCUMENTATION PROCESS

From July 7 to July 17, 2025, McKenna staff made multiple site visits to the Village of Lake Orion. We traveled around the specific site areas by foot and car, making visual inspections. Using GIS technology, we were able to record encroachments with the points of location, type of encroachment, notes, as well as take photographs on-site.

Our observations were recorded into an ArcGIS Map database. The map, "Lake Orion Encroachment Collector," contains each encroachment as a geolocation point, supplemented by the respective data and photo. After the completion of data collection, the online database was evaluated for quality assurance by checking for accuracy and organization.

In total, we found 121 items. We noted the following commonly identified encroachments:

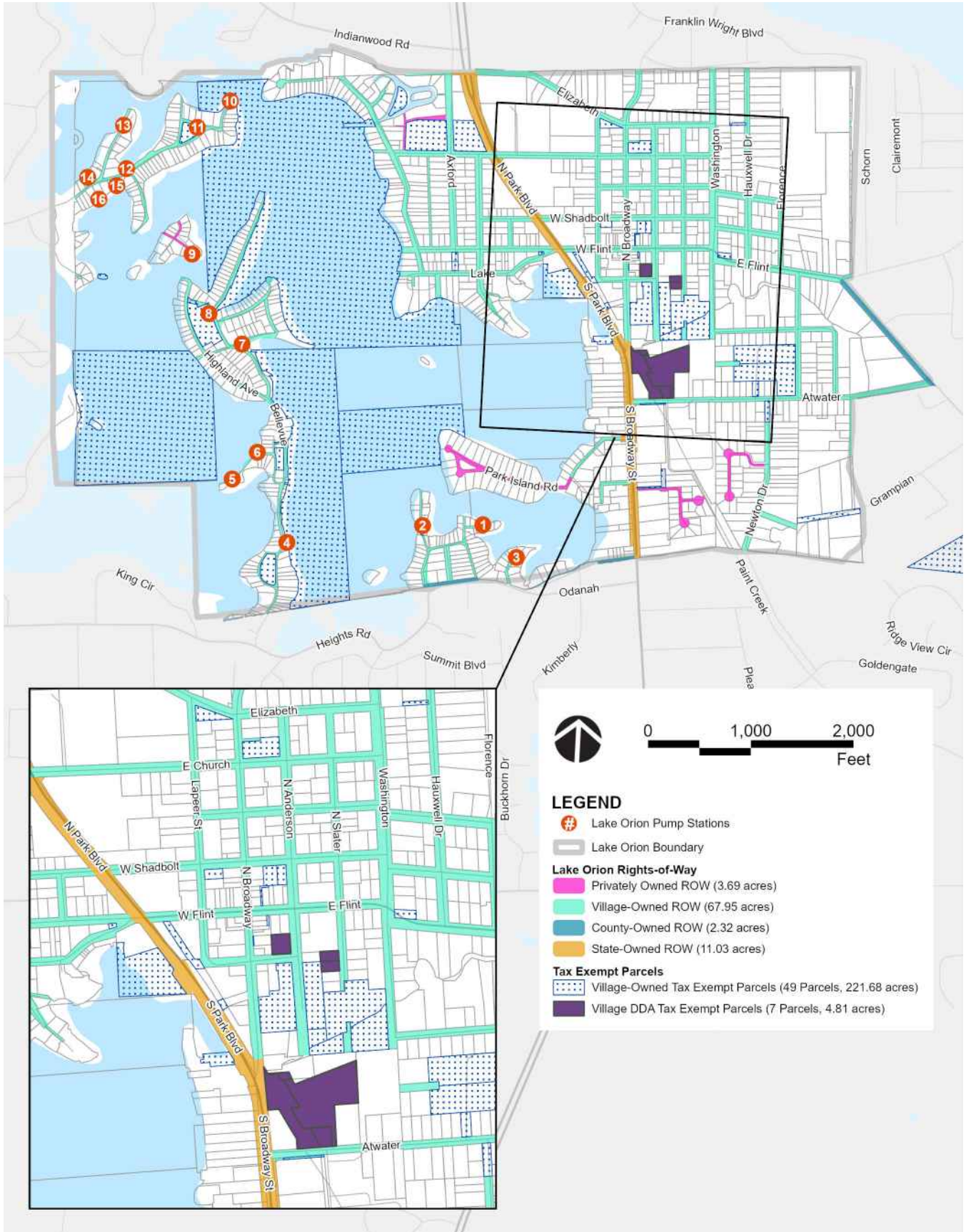
TYPE	NUMBER
Dock (permanent)	54 encroachments
Parking or storage	28 encroachments
Landscaping	12 encroachments
Miscellaneous	10 encroachments
Structure (accessory)	8 encroachments
Structure (principal)	3 encroachments
Dock (seasonal)	2 encroachments
Total	121

We noted encroachments based on their geographic location, with certain areas with high numbers of encroachments:

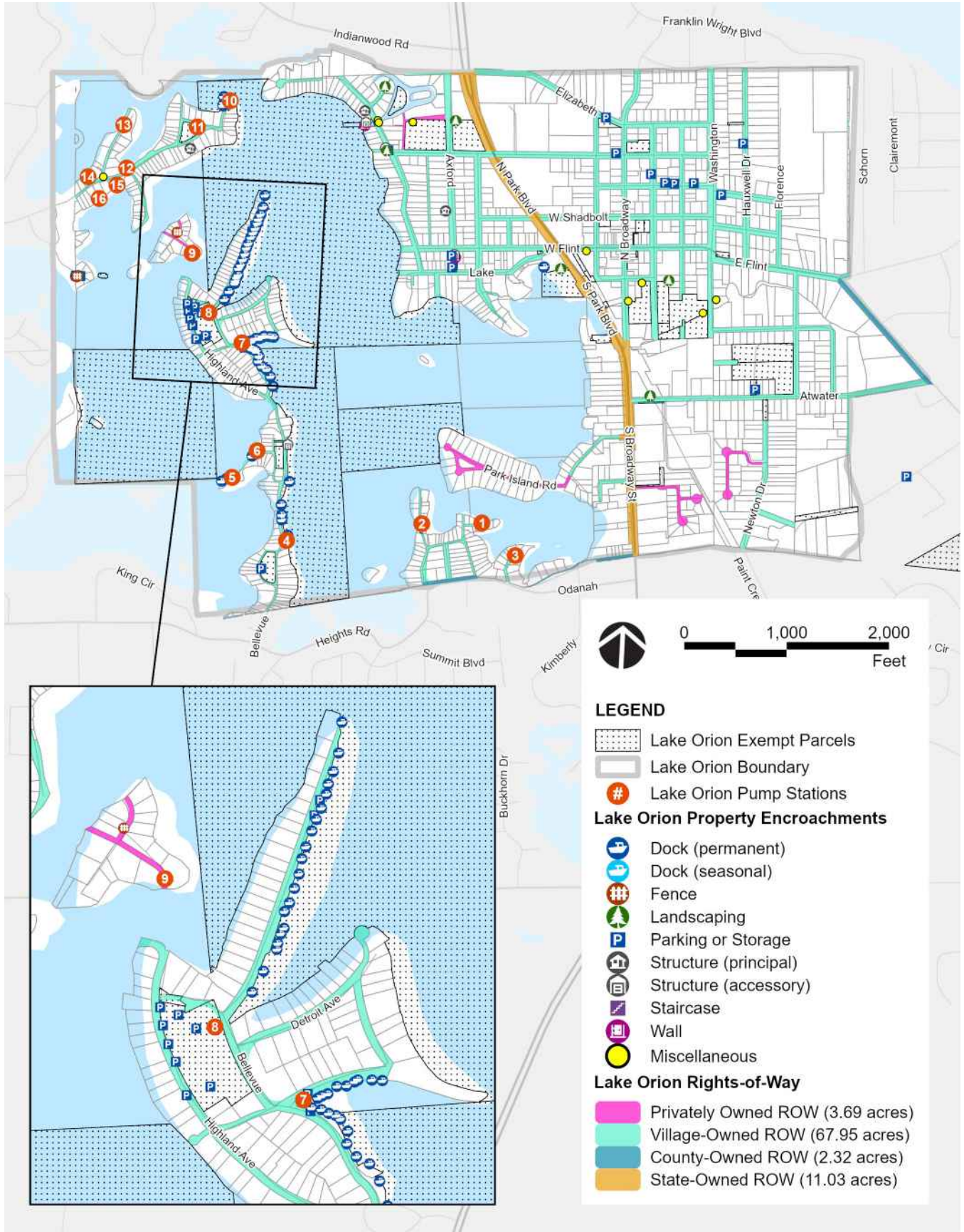
- Longpointe Dr., Bellevue Ave., Highland Ave: Docks (permanent)
- Unger Park on Highland Ave.: Parking
- Northwest Lake Orion: Parking

The most common type of encroachments were permanent docks. We noted several docks on the shore of the lake, many of which docked boats and watercraft. A number of docks had furniture or storage on them as well. The docks were frequently located parallel to the home or principal structure of a property separated from the lake by a road. Parking and Storage are the second most common type of encroachment. We found many instances of vehicles, trailers, construction equipment, and other items located in the right-of-way.

VILLAGE AND DDA TAX EXEMPT PARCELS AND RIGHT-OF-WAYS



ENCROACHMENT COLLECTOR



ENCROACHMENTS



Type	Dock—Permanent
Address or Location	North on the lake, 382 Oak Ln. off Barron Dr.
Notes	Wooden dock with boat, hoist



Type	Dock—Permanent
Address or Location	North on the lake, 382 Oak Ln. off Barron Dr.
Notes	Wooden dock

5



Type	Dock—Permanent
Address or Location	North on the lake, 382 Oak Ln. off Barron Dr.
Notes	Dock with boat hoist



Type	Dock—Permanent
Address or Location	400 Bellevue Ave. PIN: 09-11-108-009
Notes	Boat hoist, located in front of pump station



ENCROACHMENTS

5



Type	Dock—Permanent
Address or Location	392 Bellevue Ave. PIN: 09-11-108-009
Notes	Dock with boat hoist

6



Type	Dock—Permanent
Address or Location	370 Bellevue Ave. PIN: 09-11-108-009
Notes	Wooden dock, appears abandoned

6

7



Type	Dock—Permanent
Address or Location	370 Bellevue Ave. PIN: 09-11-108-009
Notes	Wooden dock, looks abandoned/sunken

8



Type	Dock—Permanent
Address or Location	330 Bellevue Ave. PIN: 09-11-108-009
Notes	Dock, stored jet-ski

ENCROACHMENTS

7



Type	Dock—Permanent
Address or Location	571 Westpointe Ct., off of Bellevue Ave.
Notes	Stairs to dock with ladder



Type	Dock—Permanent
Address or Location	599 Westpointe Ct., off of Bellevue Ave.
Notes	Wooden dock, appears abandoned



Type	Dock—Permanent
Address or Location	599 Westpointe Ct., off of Bellevue Ave.
Notes	Dock with built structure



Type	Dock—Permanent
Address or Location	620 Longpointe Dr., off Bellevue Ave.
Notes	Dock with ramp and boat



ENCROACHMENTS



Type	Dock—Permanent
Address or Location	610 Longpointe Dr., off of Bellevue Ave.
Notes	Dock with boat, accessories, and cement blocks



Type	Dock—Permanent
Address or Location	600 Longpointe Dr., off of Bellevue Ave.
Notes	Dock with boat hoist



Type	Dock—Permanent
Address or Location	596 Longpointe Dr., off of Bellevue Ave.
Notes	Dock and boat hoists



Type	Dock—Permanent
Address or Location	592 Longpointe Dr., off of Bellevue Ave.
Notes	Docks with boat hoist



ENCROACHMENTS

17



Type	Dock—Permanent
Address or Location	584 Longpointe Dr., off of Bellevue Ave.
Notes	Two docks, one with chairs, one with ladder

18



Type	Dock—Permanent
Address or Location	576 Longpointe Dr., off of Bellevue Ave.
Notes	Two docks, with boat, seating

19



Type	Dock—Permanent
Address or Location	568 Longpointe Dr., off of Bellevue Ave.
Notes	Dock with chairs, attached boat hoist

20



Type	Dock—Permanent
Address or Location	568 Longpointe Dr., off of Bellevue Dr.
Notes	Parking block, dock

9

ENCROACHMENTS

21



Type	Dock—Permanent
Address or Location	560 Longpointe Dr., off of Bellevue Ave.
Notes	Stairs to a dock, metal storage

22



Type	Dock—Permanent
Address or Location	552 Longpointe Dr., off of Bellevue Ave.
Notes	Two wooden docks, one looks to be abandoned, landscaping, stones/wood

23



Type	Dock—Permanent
Address or Location	548 Longpointe Dr., off of Bellevue Ave.
Notes	Dock with boat, storage, landscaping pots

24



Type	Dock—Permanent
Address or Location	44 Longpointe Dr., off of Bellevue Ave.
Notes	Multiple docks, boat hoists, metal poles



ENCROACHMENTS

25



Type	Dock—Permanent
Address or Location	540 Longpointe Dr., off of Bellevue Ave.
Notes	Dock with steps and railing, lamppost, landscaping

26



Type	Dock—Permanent
Address or Location	532 Longpointe Dr., off of Bellevue Ave.
Notes	Dock with railing, bench

11

27



Type	Dock—Permanent
Address or Location	120 Bellevue Ave., corner of Buena Vista Ave. PIN: 09-11-103-001
Notes	Permanent dock with seating, parking

28



Type	Dock—Permanent
Address or Location	120 Bellevue Ave.
Notes	Dock with boat lift

ENCROACHMENTS

29



Type	Dock—Permanent
Address or Location	528 Longpointe Dr., off of Bellevue Ave.
Notes	Cement/dock area with chairs

30



Type	Dock—Permanent
Address or Location	520 Longpointe Dr., off of Bellevue Ave.
Notes	Wooden dock with ladder, cement path, pots

12

31



Type	Dock—Permanent
Address or Location	512 Longpointe Dr., off of Bellevue Ave.
Notes	Dock with ladder

32



Type	Dock—Permanent
Address or Location	504 Longpointe Dr., off of Bellevue Ave.
Notes	Dock with ladder

ENCROACHMENTS

33



Type	Dock—Permanent
Address or Location	600 Buena Vista Ave.
Notes	Built wall area, with dock, boat hoist, fence

34



Type	Dock—Permanent
Address or Location	124 Bellevue Ave.
Notes	Dock with jet ski, built structure

35



Type	Dock—Permanent
Address or Location	124 Bellevue Ave.
Notes	Dock with boat hoist, permanent structure, landscaping, ladder

36



Type	Dock—Permanent
Address or Location	132 Bellevue Ave.
Notes	Built dock with table and chairs and jet ski

ENCROACHMENTS



Type	Dock—Permanent
Address or Location	138 Bellevue Ave.
Notes	Pavement to a dock, boat, and boat hoist, landscaping



Type	Dock—Permanent
Address or Location	146 Bellevue Ave.
Notes	Pavement, dock with ladder, chairs, landscaping



Type	Dock—Permanent
Address or Location	152 Bellevue Ave.
Notes	Cement, dock, storage, boat stored



Type	Dock—Permanent
Address or Location	164 Bellevue Ave.
Notes	Paved area, steps and railing down to dock with boat hoist and jet ski

ENCROACHMENTS

41



Type	Dock—Permanent
Address or Location	170 Bellevue Ave. PIN: 09-11-103-001
Notes	Steps down to a dock, boat hoist

42



Type	Dock—Permanent
Address or Location	310 Bellevue Ave. PIN: 09-11-108-005
Notes	Dock with boat and picnic table

15

43



Type	Dock—Permanent
Address or Location	150 S. Park Blvd. off Lake St.
Notes	Docks were built by a private owner and transferred to Mocerri during the purchase. Docks are on village-owned property.

44



Type	Dock—Seasonal
Address or Location	382 Oak Ln. PIN: 09-02-302-001
Notes	Temporary swimming accessory

ENCROACHMENTS

45



Type	Dock—Seasonal
Address or Location	587 Westpointe Ct. off of Bellevue Ave.
Notes	Dock and boat in water

46



Type	Fence
Address or Location	817 and 815 Fairview St. off Central Dr.
Notes	Wire fence separating residential properties

16

47



Type	Fence
Address or Location	664 Victoria Island
Notes	Wood fence

48



Type	Landscaping
Address or Location	281 S. Broadway St. off Atwater St.
Notes	Overgrown vegetation/ weeds

ENCROACHMENTS

49



Type	Landscaping
Address or Location	S. Slater/Parking lot behind 51 S. Anderson St.
Notes	Overgrown landscaping/shrubs

50



Type	Landscaping
Address or Location	382 Oak Ln. PIN: 09-02-302-001
Notes	Planter pot

17

51



Type	Landscaping
Address or Location	382 Oak Ln.
Notes	Planter pot

52



Type	Landscaping
Address or Location	690 Central Dr. on the corner of Peninsular Ave.
Notes	Overgrown vegetation surrounding a pump station

ENCROACHMENTS

53



Type	Landscaping
Address or Location	817 and 815 Fairview St. off Central Dr.
Notes	Overgrown vegetation

54



Type	Landscaping
Address or Location	330 Hill St. off N. North Shore Dr.
Notes	Overgrown vegetation

18

55



Type	Landscaping
Address or Location	191 N. North Shore Dr. at the intersection of W. Church St.
Notes	Not structural encroachment, but mowing is sign of private maintenance of the easement

56



Type	Landscaping
Address or Location	425 N. Park Blvd. next to the cemetery
Notes	Overgrown vegetation

ENCROACHMENTS

57



Type	Landscaping
Address or Location	10 S. Park Blvd. off Lake St.
Notes	Overgrown vegetation

58



Type	Landscaping
Address or Location	10 Victoria Island
Notes	Landscaping

59



Type	Landscaping
Address or Location	754 Central Dr.
Notes	Tree/planter

60



Type	Miscellaneous—Sign
Address or Location	20 Front St., off S. Anderson St.
Notes	REVIEW: A-frame sign; may be permitted



ENCROACHMENTS

61



Type	Miscellaneous—Sign
Address or Location	135 S. Broadway St.
Notes	REVIEW: A-frame sign; may be permitted.

62



Type	Miscellaneous—Sign
Address or Location	85 W. Flint St., corner of S. Lapeer St.
Notes	Makeshift sign, encroaching on sidewalk

20

63



Type	Miscellaneous
Address or Location	River behind 123 S. Slater Rd.
Notes	Furniture in the creek

64



Type	Miscellaneous
Address or Location	River behind 95 Washington St. PIN: 09-01-355-002
Notes	REVIEW: Fireworks debris and trash; not a permanent encroachment but implies private use of public property.

ENCROACHMENTS

65



Type	Dock—Permanent
Address or Location	600 Buena Vista Ave.
Notes	Picnic table and dock with boat

66



Type	Dock—Permanent
Address or Location	612 Buena Vista Ave.
Notes	Stored items and dock with boat

21

67



Type	Parking
Address or Location	679 Grampian Ave. off of Orion Rd.
Notes	Parked car on grass

68



Type	Parking
Address or Location	387 Atwater St.
Notes	Parked cars on grass

ENCROACHMENTS

69



Type	Dock—Permanent
Address or Location	382 Oak Ln.
Notes	Stairs, dock with boat

70



Type	Miscellaneous
Address or Location	382 Oak Ln.
Notes	Back up generator

22

71



Type	Structure—Accessory
Address or Location	224 Lookout Ln. off Algene Dr. and Lakeview Dr.
Notes	Shed structure encroaching on pump station

72



Type	Storage
Address or Location	444 Bellevue Ave.
Notes	Trailer in shrubbery on side of road

ENCROACHMENTS

73



Type	Structure—Accessory and Parking/Storage
Address or Location	246 Bellevue Ave., along the water
Notes	Shed-like structure built on shore of the lake, along with a parked car and items stored

74



Type	Parking/Storage
Address or Location	50 Highland Ave., Open green space along Bellevue Ave.
Notes	Parked cars on grass

23

75



Type	Parking/Storage
Address or Location	50 Highland Ave., Open green space along Bellevue Ave.
Notes	Parked cars along grass on gravel area

76



Type	Parking/Storage
Address or Location	36 Highland Ave., Open green space along Bellevue Ave.
Notes	Parked cars along grass on gravel area



ENCROACHMENTS

77



Type	Parking/Storage
Address or Location	24 Highland Ave., Open green space along Bellevue Ave.
Notes	Parked cars in gravel area/ road

78



Type	Parking/Storage
Address or Location	27 Bellevue Ave., open green space along Bellevue Ave.
Notes	Parked car in grass

79



Type	Parking/Storage
Address or Location	27 Bellevue Ave., open green space along Bellevue Ave.
Notes	Parked cars along grave area on side of road

80



Type	Parking/Storage
Address or Location	27 Bellevue Ave., open green space along Bellevue Ave.
Notes	Parked cars along grave area on side of road

ENCROACHMENTS

81



Type	Parking/Storage
Address or Location	27 Bellevue Ave., open green space along Bellevue Ave.
Notes	Construction machinery and equipment

82



Type	Parking/Storage
Address or Location	596 Longpointe Dr.
Notes	Dock with boat hoist, jet skis

83



Type	Parking/Storage
Address or Location	540 Longpointe Dr.
Notes	Parked car

84



Type	Parking/Storage
Address or Location	532 Longpointe Dr.
Notes	Parked car

ENCROACHMENTS



85

Type	Parking/Storage
Address or Location	281 W. Flint St. along the corner of S. Axford St.
Notes	Wood posts/bollards around pump station



86

Type	Parking/Storage
Address or Location	819 Fairview St.
Notes	Driveway



87

Type	Structure—Accessory
Address or Location	819 Fairview St.
Notes	Shed Garage



88

Type	Structure—Accessory
Address or Location	819 Fairview St.
Notes	Mailbox



ENCROACHMENTS

89



Type	Parking/Storage
Address or Location	803 Fairview St.
Notes	Paved over parts of the cul-de-sac

90



Type	Parking/Storage
Address or Location	628 Buena Vista Ave. off Bellevue Ave.
Notes	Construction materials, trailer, porta potty

27

91



Type	Dock—Permanent
Address or Location	616 Buena Vista Ave.
Notes	Dock, built structures in grass, sand pit

92



Type	Miscellaneous—Sign
Address or Location	690 Central Dr. on the corner of Peninsular Dr.
Notes	Advertising sign

ENCROACHMENTS

93



Type	Parking/Storage
Address or Location	365 Hauxwell Dr., North of E. Jackson St.
Notes	Parked car

94



Type	Parking/Storage
Address or Location	144 N. Washington St. on the corner of W. Washington St.
Notes	Parked car

28

95



Type	Parking/Storage
Address or Location	209 E. Jackson St.
Notes	Parked car

96



Type	Parking/Storage
Address or Location	207 N. Slater off E. Jackson St.
Notes	Parked car

ENCROACHMENTS

97



Type	Parking/Storage
Address or Location	105 E. Jackson St., on the corner of N. Anderson
Notes	Parked trailer and cones

98



Type	Parking/Storage
Address or Location	45 E. Jackson St., on N. Anderson
Notes	Parked construction equipment and traffic cones

29

99



Type	Parking/Storage
Address or Location	330 W. Elizabeth St. by intersection of N. Broadway St.
Notes	Parked car

100



Type	Miscellaneous
Address or Location	340 N. Shore Dr. on the corner of Hill St.
Notes	Mailbox

ENCROACHMENTS

101



Type	Miscellaneous
Address or Location	320 N. Shore Dr.
Notes	Mailbox

102



Type	Parking/Storage
Address or Location	305 N. Broadway St. on W. Church St.
Notes	Parked Car

30

103



Type	Miscellaneous
Address or Location	341 N. Shore Dr.
Notes	Unknown concrete structure

104



Type	Wall
Address or Location	327 N. Shore Dr.
Notes	Retaining wall/seawall

ENCROACHMENTS

105



Type	Structure—Principal
Address or Location	349 N. Shore Dr.
Notes	House located within right-of-way

106



Type	Structure—Principal
Address or Location	565 Central Dr., around corner of Park Ave.
Notes	House located within right-of-way

31

107



Type	Parking/Storage
Address or Location	396 W. Church St., corner of N. Shore Dr.
Notes	Gravel parking area

108



Type	Structure—Accessory
Address or Location	305 N. Shore St., intersection of W. Church St.
Notes	Shed/garage

ENCROACHMENTS

109



Type	Miscellaneous
Address or Location	Cemetery on N. Church St., N. Channel St., near 399 N. Axford St.
Notes	Vandalized stone; not sure if part of the cemetery since it's far from other plots

110



Type	Parking/Storage
Address or Location	32 S. Axford St., on the corner of Lake St.
Notes	Parking gravel area

32

111



Type	Miscellaneous—Wall
Address or Location	295 Lake St., intersection of S. Axford St.
Notes	Stone bollards in yard

112



Type	Parking/Storage
Address or Location	317 W. Flint St. on S. Axford St.
Notes	Parked car

ENCROACHMENTS

113



Type	Principal—Structure
Address or Location	69 N. Axford St., North of W. Flint St.
Notes	House located within right-of-way

114



Type	Dock—Permanent & Parking/ Storage
Address or Location	601 Buena Vista Ave.
Notes	Dock, boat, furniture, items, rocks in yard

33

115



Type	Dock—Permanent
Address or Location	612 Buena Vista Ave.
Notes	Dock with boat lift and floating dock in water

116



Type	Dock—Permanent
Address or Location	628 Buena Vista Ave.
Notes	Dock with boat

ENCROACHMENTS

117



Type	Dock—Permanent
Address or Location	638 Buena Vista Ave.
Notes	Boat, chairs, dock, rocks

118



Type	Dock—Permanent & Parking/ Storage
Address or Location	638 Buena Vista Ave.
Notes	Boat, dock, chairs, storage, gravel parking area

34

119



Type	Miscellaneous—Storage
Address or Location	638 Buena Vista Ave.
Notes	Kayaks and storage next to pump station

120



Type	Dock—Permanent
Address or Location	120 Bellevue Ave.
Notes	Dock with boat

ENCROACHMENTS

121



Type	Dock—Permanent
Address or Location	120 Bellevue Ave.
Notes	Parked Car

35

Recommendations, Implementation, and Corrective Action

Following the conclusion of the investigation, the Village of Lake Orion may take any of the following corrective actions, but is not limited to any:

- **Condemnation**

- » It is recommended that the Village give notice to all property owners participating of their encroachment by public notice. The Village may provide corrective options for the property owners, such as a removal of encroachment by a set number of days from the date of notice. The Village might also give property owners the option to apply for a permit, written agreement, land transfer, or variance for allowance of the encroachment. The Village may request professional surveys to determine the extent of platted bottomlands, accreted land, and “no-man’s” land (unknown owner, unrecorded land), and to establish legal descriptions ensuring accurate assessment of existing encroachments.

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ALTERNATE OPTIONS

- **Courts**

- » The Village may choose to write citations or charge legal fines to the property owners with encroachments.
- » The Village may decide to threaten legal action or take legal action to property owners with nonconforming uses.

- **Demolition**

- » The Village may investigate the possibility of removal or demolition of any encroachments, e.g., towing vehicles parked illegally.

The Village may refer to the Lake Orion Zoning Ordinance Article 17 Nonconformities for guidance, including issues and their respective requirements. Section 17.05 provides actions the Village Council may employ.

Further, corrective actions should be prioritized to ensure the best use of Village resources that best preserves and promotes the health, safety, and welfare of the entire community.

IMPLEMENTATION

The Village of Lake Orion should submit a comprehensive list and map of all exempt properties to the Oakland County Equalization Department to fulfill the request for the tax-exempt parcel audit.