



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, May 04, 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, May 4, 2026 Regular Meeting of the Lake Orion Planning Commission was called to order by Clerk/Treasurer Stout at 6:30 p.m.

MOTION made by Village Council President Rutt, Seconded by Secretary Lorant to nominate Larry Dunn as the chairman for the Monday, May 4, 2026 regular meeting.

AYES: Lorant, Dunn, Barry, Rutt, McClary, Craig

NAYS: None

ABSENT: Zsenyuk, Sabol, Lamb

MOTION: Carried

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Secretary Hank Lorant

Commissioner Larry Dunn

Commissioner James Barry

Village Council President Teresa Rutt

Commissioner/Administrative Official Darwin McClary

Commissioner Matt Craig

ABSENT

Chairperson James Zsenyuk

Vice Chairperson Edward Sabol

Village Council Member Michael Lamb

STAFF PRESENT

Planning and Zoning Coordinator Jake VanBoxel

Clerk/Treasurer Sonja Stout

4. Approval of Agenda

MOTION made by Secretary Lorant, Seconded by Village Council President Rutt to approve the agenda for the May 4, 2026 Planning Commission Regular Meeting, as presented.

AYES: Lorant, Dunn, Barry, Rutt, McClary, Craig

NAYS: None

ABSENT: Zsenyuk, Sabol, Lamb

MOTION: Carried

5. Approval of Minutes

A. Approval of April 6, 2026, Planning Commission Regular Meeting Minutes

MOTION made by Secretary Lorant, Seconded by Village Council President Rutt to approve the April 6, 2026 Planning Commission Regular Meeting Minutes, as presented.

AYES: Lorant, Dunn, Barry, Rutt, McClary, Craig

NAYS: None

ABSENT: Zsenyuk, Sabol, Lamb

MOTION: Carried

6. Public Comments on Non-Agenda Items Only

None.

7. Public Hearing

A. Proposed Amendments to Village of Lake Orion 2002-2022 Master Plan - Strategic Action Plan Amendments

MOTION made by Village Council President Rutt, Seconded by Secretary Lorant to open the public hearing concerning the Proposed Amendments to Village of Lake Orion 2002-2022 Master Plan - Strategic Action Plan Amendments.

AYES: Lorant, Dunn, Barry, Rutt, McClary, Craig

NAYS: None

ABSENT: Zsenyuk, Sabol, Lamb

MOTION: Carried

The Public Hearing opened at 6:33 PM.

MOTION made by Secretary Lorant, Seconded by Commissioner Craig to close the public hearing concerning the Proposed Amendments to Village of Lake Orion

AYES: Lorant, Dunn, Barry, Rutt, McClary, Craig

NAYS: None

ABSENT: Zsenyuk, Sabol, Lamb

MOTION: Carried

The Public Hearing closed at 6:34 PM.

8. Old Business

9. New Business

A. Proposed Amendments to Village of Lake Orion 2002-2022 Master Plan - Strategic Action Plan Amendments

MOTION made by Commissioner/Administrative Official McClary, Seconded by Secretary Lorant to adopt the Proposed Amendments to Village of Lake Orion 2002-2022 Master Plan - Strategic Action Plan Amendments.

AYES: Lorant, Dunn, Barry, Rutt, McClary, Craig

NAYS: None

ABSENT: Zsenyuk, Sabol, Lamb

MOTION: Carried

B. Site Plan Extension Approval of Constellation Bay

Jake VanBoxel, Planning and Zoning Coordinator, reported that the Site Plan Approval for Constellation Bay, owned by Mocerri Companies, LLC, is set to expire on June 18, 2026. He noted that the applicant submitted a letter requesting an extension (included in the packet), that the development team continues to make progress, and that the Planner recommends extending the site plan approval.

MOTION made by Commissioner/Administrative Official McClary, Seconded by Secretary Lorant to approve the request for site plan approval extension for Constellation Bay by 12 months, for an expiration date of June 18, 2027.

AYES: Lorant, Dunn, Barry, Rutt, McClary, Craig

NAYS: None

ABSENT: Zsenyuk, Sabol, Lamb

MOTION: Carried

C. 48 and 52 Highland Ave – Lot Combination Application

Jake VanBoxel, Planning and Zoning Coordinator, reported that the applicant, Ed Sabol, on behalf of property owner John Gehrke, is requesting a lot combination for 48 and 52 Highland Avenue. He noted that a demolition permit is on file for 52 Highland Avenue and that combining the two nonconforming lots would result in a conforming lot. The request was recommended for conditional approval to Village Council.

MOTION made by Village Council President Rutt, Seconded by Commissioner Barry to recommend conditional approval to Village Council for the proposed land combination 48 & 52 Highland Ave, contingent upon the payment of all outstanding utility bills.

AYES: Lorant, Dunn, Barry, Rutt, McClary, Craig

NAYS: None

ABSENT: Zsenyuk, Sabol, Lamb

MOTION: Carried

D. Discussion on Accessory Mechanical Units Regulations Article 13.11.E

Jake VanBoxel, Planning and Zoning Coordinator, also introduced a discussion on Accessory Mechanical Units following resident complaints, seeking feedback from the Planning Commission. Commissioners expressed concerns regarding the ambiguity of setback measurements, difficulty in enforcing decibel limits, and potential impacts on egress windows. Several members suggested eliminating decibel standards, limiting generator use to power outages, and establishing reasonable maintenance or testing parameters. Additional concerns included placement considerations for lakefront properties.

Following discussion, Jake VanBoxel, Planning and Zoning Coordinator, reiterated the Planning Commission's feedback for further ordinance review, including whether to increase or eliminate decibel level standards for accessory mechanical units. He noted that if decibel limits are retained, a clear and enforceable process for measuring and documenting compliance should be established. Additional considerations included whether to prohibit placement near or require adjustments for egress windows, establish defined timeframes for testing and routine maintenance, and limit generator operation primarily to power outage situations with allowances for scheduled maintenance testing.

He also raised the possibility of creating exceptions or modified standards for residential lakefront properties, where typical front and rear yard configurations may differ, as well as the need to clarify how required distances and setbacks are measured to ensure consistency and enforceability within the ordinance.

E. Monthly Planning and Zoning Report – March and April 2026

Mr. VanBoxel referenced updates included in the Planning and Zoning report within the agenda packet

MOTION made by Village Council President Rutt, Seconded by Secretary Lorant to receive and file the March and April 2026 Monthly Planning and Zoning Report.

AYES: Lorant, Dunn, Barry, Rutt, McClary, Craig

NAYS: None

ABSENT: Zsenyuk, Sabol, Lamb

MOTION: Carried

10. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner/Administrative Official Darwin McClary reported that Village Council has requested a review and recommendation regarding potential consolidation of the Downtown Development Authority Board with the Planning Commission, and that he will seek commissioner feedback. He also noted that the Capital Improvement Plan review should be completed and on the June agenda for Planning Commission.

11. Next Regular Meeting - June 1, 2026

12. Adjournment

MOTION made by Secretary Lorant, Seconded by Commissioner Barry to adjourn the May 4, 2026 Regular Planning Commission meeting at 7:03 PM.

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

Henry Lorant
Secretary

Sonja Stout
Clerk/Treasurer

Date Approved: June 1, 2026