



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, November 04, 2024

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The November 4th, 2024 Planning Commission Regular Meeting was called to order at 6:30 PM.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Village Council President Jerry Narsh
Village Council Member Michael Lamb
Secretary Hank Lorant
Commissioner Edward Sabol
Vice Chairperson George Dandalides
Commissioner Larry Dunn

ABSENT

Chairperson James Zsenyuk
Commissioner/Administrative Official Darwin McClary

STAFF PRESENT

Planning and Zoning Coordinator Gage Belko
Deputy Clerk/Treasurer Lynsey Blough
DDA Executive Director Matthew Gibb

4. Approval of Minutes

A. Approval of August 5th, 2024 Planning Commission Regular Meeting Minutes

MOTION made by Village Council Member Lamb, Seconded by Secretary Lorant, to approve the August 5th, 2024 Planning Commission Regular Meeting Minutes.

VOTING YEA: Narsh, Lamb, Lorant, Sabol, Dandalides, Dunn

VOTING NAY: None
ABSENT: Zsenyuk, McClary
MOTION: Carried

5. Public Comments on Non-Agenda Items Only

Amy Michajlszyn spoke.

6. Approval of Agenda

MOTION made by Village Council President Narsh, Seconded by Secretary Lorant, to approve the updated agenda to include the Public Hearing section as noticed, for the November 4th, 2024 Planning Commission Regular Meeting.

VOTING YEA: Narsh, Lamb, Lorant, Sabol, Dandalides, Dunn
VOTING NAY: None
ABSENT: Zsenyuk, McClary
MOTION: Carried

7. Public Hearing

A. Public Hearing: RZ-24-01: 315 N. Lapeer Rezoning Request

MOTION made by Village Council President Narsh, Seconded by Secretary Lorant, to open the Public Hearing for RZ-24-01: 315 N. Lapeer Rezoning Request.

VOTING YEA: Narsh, Lamb, Lorant, Sabol, Dandalides, Dunn
VOTING NAY: None
ABSENT: Zsenyuk, McClary
MOTION: Carried

Vice Chairperson Dandalides opened the Public Hearing at 6:44 PM.

Planning and Zoning Coordinator Gage Belko provided a brief synopsis of McKenna's review, which is included in the November 4, 2024, Planning Commission Agenda Packet. In summary, McKenna recommends that the Planning Commission approve the rezoning request, recommending the change from Village Single-Unit Residential District (RV) to Multi-Unit District (RM) to the Village Council, based on the findings of fact outlined in the report.

Council Member Lamb asked Mr. Belko several questions, including the size of the site, the proposed density for RM in the area, and how many potential units could be constructed given these two constraints.

Mr. Belko responded that he did not have the information on hand but could certainly obtain it for Mr. Lamb. Mr. Lamb then suggested that perhaps the petitioner might have the information.

President Narsh clarified that part of the rezoning request would help provide additional parking, which is in line with the original Planned Unit Development (PUD) agreement. He

emphasized that the request aligns with the Master Plan, which reflects public input. Any additional housing or construction would either require an amendment to the existing PUD or a new PUD altogether, which would then go through the Planning Commission and Village Council, subject to public scrutiny.

Mr. Belko added that there is no redevelopment planned at this time. The request is simply an addendum to the existing PUD to allow for the density, parking, and stormwater detention for the site to the north.

Petitioner Kyle Westburg of West Investment Group, LLC, also noted that they have an agreement with the school district to use their retention pond and parking lot as part of the original PUD. However, as the process progressed, the school district approached them with an offer to purchase the land, which led to a "snowball effect." Westburg emphasized that much work remains before any redevelopment plans are finalized.

Cherie Meyers, who resides at 249 N. Lapeer St. (across the street from the Ehman Center), expressed her concerns. She asked that the petitioner keep her and her neighbors in mind when construction begins. At the same time, she expressed enthusiasm about the upcoming changes and remained optimistic.

Mr. Belko later followed up on Mr. Lamb’s questions regarding the size of the site. He confirmed that the lot is 1.62 acres, which could accommodate a density of up to 24 units. Mr. Lamb then asked about the maximum allowable density, to which Mr. Belko replied that it is 15 units per acre.

MOTION made by Village Council President Narsh, Seconded by Council member Lamb, to close the Public Hearing for RZ-24-01: 315 N. Lapeer Rezoning Request.

VOTING YEA: Narsh, Lamb, Lorant, Sabol, Dandalides, Dunn

VOTING NAY: None

ABSENT: Zsenyuk, McClary

MOTION: Carried

Vice Chairperson Dandalides closed the Public Hearing at 6:59 PM.

B. Public Hearing: RZ-24-02: 638 Buena Vista Rezoning Request

MOTION made by Village Council President Narsh, Seconded by Commissioner Dunn, to open the Public Hearing for RZ-24-02: 638 Buena Vista Rezoning Request..

VOTING YEA: Narsh, Lamb, Lorant, Sabol, Dandalides, Dunn

VOTING NAY: None

ABSENT: Zsenyuk, McClary

MOTION: Carried

Vice Chairperson Dandalides opened the Public Hearing at 7:00 PM.

Planning and Zoning Coordinator Gage Belko provided a brief synopsis of McKenna’s review, which is also included in the November 4, 2024, Planning Commission Agenda Packet. In

summary, McKenna recommends that the Planning Commission approve the rezoning request, recommending the change from Village Single-Unit Residential District (RV) to Lake Single-Unit District (RL) to the Village Council, based on the findings of fact outlined in the report.

Council Member Lamb asked if RL zoning requires lake frontage, to which Mr. Belko answered no. Mr. Lamb then asked if RL zoning could apply to non-lakefront properties, and Mr. Belko confirmed that it could, explaining that this is what is proposed in the Master Plan, as the lots are very similar. Mr. Lamb just wanted to ensure that he wasn't approving of something that might lead to litigation in the future.

Ian Konnie of Olax Inc., on behalf of the petitioners, came forward and explained that they had gone through the Board of Zoning Appeals (BZA) for the variance requests. Anton Rozhanskiy, also of Olax Inc., added that in order to be approved, the BZA had required them to rezone the property.

Council Member Lamb then asked if the petitioners understood that rezoning from RV to RL would result in the property being reassessed as lakefront. He emphasized that he was looking out for the residents to ensure they were aware. The petitioners confirmed they understood that the property would be reassessed.

Commissioner Sabol asked for clarification: If the Planning Commission rejects the rezoning request, would the petitioner be able to keep the variances and the RV zoning, but simply not have the property rezoned? Mr. Belko responded that if the rezoning request is not approved, the variances would no longer be valid.

Council Member Lamb asked if there were any objections from neighbors. Mr. Belko answered that the neighbors supported the applicant. Mr. Konnie added that the property owners had received several signatures from surrounding neighbors in support.

MOTION made by Secretary Lorant, Seconded by Village Council President Narsh, to close the Public Hearing for RZ-24-02: 638 Buena Vista Rezoning Request.

VOTING YEA: Narsh, Lamb, Lorant, Sabol, Dandalides, Dunn

VOTING NAY: None

ABSENT: Zsenyuk, McClary

MOTION: Carried

Vice Chairperson Dandalides closed the Public Hearing at 7:10 PM.

8. Old Business

9. New Business

A. RZ-24-01 (315 N. Lapeer) Rezoning Request

MOTION made by Village Council President Narsh, Seconded by Secretary Lorant, to RECOMMEND APPROVAL of the requested rezoning to the Village Council regarding the LOCS

administration building property located at 315 N. Lapeer Street, Parcel 09-02-403-020.

VOTING YEA: Narsh, Lamb, Lorant, Sabol, Dandalides, Dunn
VOTING NAY: None
ABSENT: Zsenyuk, McClary
MOTION: Carried

B. RZ-24-02 (638 Buena Vista) Rezoning Request

MOTION made by Village Council President Narsh, Seconded by Secretary Lorant, to RECOMMEND APPROVAL of the requested rezoning to the Village Council regarding the Otto property located at 638 Buena Vista Avenue, Parcel 09-02-354-020.

VOTING YEA: Narsh, Lamb, Lorant, Sabol, Dandalides, Dunn
VOTING NAY: None
ABSENT: Zsenyuk, McClary
MOTION: Carried

10. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Sabol had no comment.

Secretary Lorant spoke.

Commissioner Dunn had no comment.

President Narsh spoke.

Council member Lamb spoke.

Vice Chairperson Dandalides spoke.

11. Next Regular Meeting - December 2, 2024

12. Adjournment

MOTION made by Village Council Member Lamb, Seconded by Village Council President Narsh, to adjourn the November 4th, 2024 Planning Commission Regular Meeting.

VOTING YEA: Narsh, Lamb, Lorant, Sabol, Dandalides, Dunn
VOTING NAY: None
ABSENT: Zsenyuk, McClary
MOTION: Carried

The November 4th, 2024 Planning Commission Regular Meeting adjourned at 7:20 PM.

Henry Lorant
Secretary

Lynsey Blough
Deputy Clerk/Treasurer

Sonja Stout
Clerk/Treasurer

Date approved: as presented on December 2, 2024.