



May 27, 2026

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

Re: Lake Orion Lumber  
Site Plan Review #1 – Preliminary PUD  
NFE Job No. M917-01

Dear Commissioners:

We have reviewed the Preliminary PUD Plan for the above referenced site. Our review is consistent with the requirements of Article 11 of the Zoning Ordinance –Planned Unit Development. We have the following comments:

1. The Zoning Ordinance requires a disclosure of mineral rights ownership, as well as proof of ownership of the site. We have not seen this information and defer to the Planning and Zoning Administrator on these topics.
2. The legal description as written for the Overall Parcel does not include all areas of land shown as proposed to be part of this development; specifically, it excludes parcel 09-11-228-019 labeled with the name “Carl & Peggy Waltman”, an apparently landlocked parcel near the northwest portion of the overall site. The property legal description, land ownership, and development plan must all match. Also, the area listed in the plan view (Overall Parcel +/- 4.19 acres) is larger than indicated on the legal description and in the Site Data (4.12acres).
3. Required submittal information includes a Site Analysis detailing existing conditions and properties within 100 feet of the site, as well as other information regarding soil types, existing vegetation, and drainage. We have not seen a Site Analysis but note that certain of this information might most easily be presented on the topographic survey, which does not include all of these listed items.
4. Per Sec. 11.05.A.d, “architectural plans of the buildings shall be prepared by and bear the seal of a Registered Architect.” The preliminary building plans are not sealed.
5. Plans must show the required setback lines. We also note the proposed setback dimensions are indicated with “xx” blank information in the Site Date Table.
6. With the exception of northward, the topographic survey ends at the property lines and does not indicate proximity to adjacent buildings, their size, height and description as required. Topographic information must extend to a minimum of 100’ from the property lines.
7. Plans must indicate proposed vehicular circulation. The vehicle template used for the Preliminary Truck Turning Plan does not match the Orion Township fire apparatus as required. For reference, design engineer can find this template in Appendix F online at [2021 OT Engineering Standards - UPDATED - 09062023.pdf](#)
8. Existing on-site buildings do not indicate the height or number of stories as required.
9. Proposed exterior lighting locations, if any, have not been provided as required.
10. If phasing of the development is proposed, it must be indicated in the preliminary plans.
11. A preliminary PUD Contract is required at this stage. We have not seen such a document, though it may be under review by the Planning and Zoning Administrator and/or Village Attorney. As the Village Engineer, NFE should review any provisions pertinent to Sec. 11.05.A.1.e.5 relating to “public utilities,

storm and sanitary sewers and drainageways, water, streets, sidewalks” and similar facilities under the jurisdiction of the Village of Lake Orion Department of Public Works.

The following items related to engineering design were noted and can be addressed during the engineering phase of the project:

1. Existing water main information in M-24 is incorrect. The 8” main on the east side along the site frontage, shown on the preliminary utility plan to be tapped, was abandoned as part of the 1987 M-24 improvement plans. A 16” main exists on the west side of M-24.
2. We note that the plan provides stormwater management facilities, including on-site detention, outletting into MDOT’s property, and thus will be designed to meet MDOT’s MS4 permit requirements rather than the Village’s. The total site area must be included in the stormwater detention calculations, once the property legal description and site development boundary are coordinated.
3. We note on the preliminary grading plan that there appears to be a 1:3 slope down between the gravel walkway to the public restrooms and the detention pond (pond bottom slope 1:6). This may present a safety hazard (unrecoverable slip) and may require reworking of the slope or a fence in this vicinity at detailed design.
4. We note that the entrance drive from Atwater is shown as a two-way drive 20 feet wide with parking along the west side, while interior drive lanes on the gravel lot exceed the minimum (24’ where 22’ is minimum). It may be appropriate to adjust lane widths to widen the entrance drive.
5. Engineering design submittals must include Village of Lake Orion Standard Detail sheets (Sanitary Sewer, Water Main), which can be found online at [Engineering Information | Lake Orion, MI](#).

Complete Engineering Plans meeting the requirements of the Village of Lake Orion Design and Construction Standards must be submitted for review, and no construction shall begin prior to engineering approval.

The preliminary plan appears to present a generally feasible PUD development for this site; however, we recommend that documents be revised and resubmitted subject to the above comments, to provide all necessary information required by the Zoning Ordinance and prove all parcels shown in the proposed development are legally controlled by the DDA / applicant.

If you have any questions, please do not hesitate to call.

Sincerely,

Nowak & Fraus Engineers



Wendy E. Spence, PE  
Sr. Project Manager

CC:	Sommer Nafal, Planning and Zoning Coordinator	Jacob Van Boxel, McKenna
	Wesley Sanchez, DPW Director	Mark Amundson, Lake Orion Police
	John Pender, Assistant Chief, Orion Twp Fire Dept	Sonja Stout, Clerk, Lake Orion
	Jeffrey Williams, Fire Marshall, Orion Twp Fire Dept	David Goodloe, Building Official, Orion Township

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