



MCKENNA

June 1, 2026

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

Subject: **Starboard Orion - Site Plan Extension**
Location: **Parcel: 09-02-458-015** (corner of Lake St. and Darling Dr.)
Applicant: **Dominic F. Mocerri on behalf of Mocerri Companies, LLC.**

Dear Planning Commissioners:

We have reviewed the application to extend the validity of the site plan approval for Starboard Orion. The request to extend the site plan was received by the Village prior to the expiration of the site plan, so we believe it is within the letter of the ordinance to consider an extension.

The Site Plan Approval for Starboard Orion is expiring on July 7, 2026. This date is one year prior to when the most recent engineering changes were reviewed and approved "as noted" by the Village Engineer, Nowak & Fraus, which was July 7, 2025.

The reason for expiration is that within 12 months after the date of final plan approval, *building permits must be obtained encompassing a minimum of 25 percent of the gross floor area and site improvements shown on the site plan or the site plan shall be deemed null and void without any further action by the Village. (Z.O. Sec. 19.02.C(8)).* This provision states *The Planning Commission may, upon application in writing stating the reasons therefore, extend the 12-month period for one (1) additional period of up to 12 months.* Therefore, if building permits or an approved extension is not received by this date, the approval will expire.

Consideration of site plan extension should be based on conditions on the site and in surrounding developments. The adjacent and surrounding properties have not had major changes since the approval.

We also look for progress demonstrated by an applicant to complete the conditions of approval. It is apparent the development team continues to make progress on bringing this project to construction. The team has completed the demolition of two former marina buildings, received permit approval for the rehabilitation work on the boathouse located on property, and completed the engineering realignment for the Lake Street entrance.

In summary, we find the project is still appropriate in terms of nearby development and the applicants have made tangible progress toward construction. Therefore, we recommend approval of an extension of one year, extending the validity to July 7, 2027.

If you have any questions regarding this case, please do not hesitate to contact us.

Sincerely,

McKenna

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C: Mocer Companies, LLC., Applicant