



MCKENNA

June 1, 2026

Planning Commission
Village of Lake Orion
21 E. Church Street
Lake Orion, Michigan 48362

Subject: Preliminary Plan Review Lumber Yard at Paint Creek – 215 S Broadway

Dear Commission Members,

We have reviewed the preliminary Planned Unit Development (PUD) request for an amendment to an existing development of the historic Lumber Yard at Paint Creek property located at 215 South Broadway Street, as submitted by Matthew Gibb on behalf of the Lake Orion Downtown Development Authority (DDA). The applicant proposes to redevelop four parcels consisting of the existing lumber yard site into a multi-use site that includes an event barn, market pavilion, trailhead canopy structure, and commercial and office buildings.

PROPOSED DEVELOPMENT OVERVIEW:

The site is composed of four parcels, totaling 4.2 acres. The existing zoning district of the site is Mixed-Use – MU. The redevelopment is envisioned as a community landmark and a gateway to downtown Lake Orion. Through adaptive reuse of historic structures and coordinated site planning, the project integrates a farmers market pavilion, public event barn, vendor kiosks, trailhead amenities, public gathering spaces, and limited supporting downtown uses.

PRELIMINARY PUD PROCESS SUMMARY

The applicant previously received PUD Eligibility approval from both the Planning Commission and Village Council as it was found that the proposed development satisfies the five (5) PUD eligibility criteria in Section 11.02 of the Zoning Ordinance.

The next (and current step) is for the applicant to seek Preliminary PUD Plan approval. This first requires a Public Hearing, which has been noticed for the June 1, 2026, Planning Commission meeting. The Commission is charged with then making a recommendation to the Village Council for: approval, approval with conditions, or denial.

Following a second public hearing with the Village Council, the applicant must seek Final Development Plan Approval from the Planning Commission within the following year.

RECOMMENDATION

Pending any additional information raised at the Public Hearing, it is recommended that the Planning Commission recommend conditional Preliminary PUD approval for the Lumber Yard at Paint Creek to the Village Council as the proposed plans for the development maintain compliance with the PUD Eligibility Plan that was approved by Council at the March 23, 2026, meeting.

Upon reviewing the items submitted, the requirements for a preliminary plan identified in Section 11.05 of the Zoning Ordinance, and considering the discussion of the Planning Commission and Village Council (from the PUD Eligibility Plan), we have identified potential conditions for the applicant to address moving forward. All identified items are below in bold, with our comments underlined immediately following.

HEADQUARTERS

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Disclosure of mineral rights ownership (Section 11.05.A.1.a).

This has not been provided by the applicant.

Topographic Survey (Section 11.05.A.1.b):

All features are required to be identified on a survey scaled at 1"=50'.

The applicant has provided all surveys at a scale of 1"=30'.

Site Analysis (Section 11.05.A.1.C):

- 1) Contiguous Land Uses.

The applicant has not provided site analysis and information regarding the properties located within 100-feet of the subject property.

- 3) Soils.

The applicant has not provided information regarding the depth of topsoil and types of soils on the site.

- 4) Vegetation.

The applicant has not provided a list identifying trees and plants.

- 5) Drainage.

The Applicant has not provided information demonstrating the direction of watershed drainage.

Preliminary Development Plan (Section 11.05.A.1.d):

- 1) The date, north arrow and scale.

The scale for this plan should be 1"=100'.

- 6) Setback lines with dimensions.

The applicant should provide the proposed setbacks for each of the buildings. Additionally, the applicant should provide the requested modifications to the requirements of the Zoning Ordinance.

- 7) Location and height of all existing and proposed structures on and within 100-feet of the subject property.
This has not been identified in the preliminary plans.

- 9) The location and dimensions of all existing and proposed drives, sidewalks, curb openings, signs, exterior lighting, curbing, parking areas including total number of parking spaces (with dimensions of a typical parking space), loading areas, recreation areas, common use areas, and areas to be conveyed for public use and purpose

The applicant should provide an Exterior Lighting/Photometric Plan and revise the parking spaces to meet the 9'x19' requirement or formally request modification through this process.

- 12) Existing Building Height and Landscaping/Vegetation.

The applicant will need to provide the height of the existing buildings. Additionally, the applicant should aim to provide more trees/canopy coverage, especially between the site and M-24 and between the site and the multi-family residential property to the east. Sufficient screening when landscaping is discussed in the site plan review process.

- 14) The plan shall be of sufficient detail to define the proposed location of buildings, parking, interior circulation...

Based on the implied deviation from off-street parking standards, the applicant should provide a comprehensive Traffic Impact Study to support the 129 parking spaces being proposed. Additionally, the preliminary truck turning plan will need to be revised to meet the engineering standards for Orion Township fire apparatus.



17) Proposed phasing.

Within the project narrative, the applicant has provided written information indicating that the project will be completed in two (2) phases.

The Planning Commission and/or Village Council may require the phasing to be demonstrated in the set of plans.

18) Any requested modifications to the requirements of this Zoning Ordinance that would otherwise be applicable to the subject site.

The modifications necessary for this project are implied throughout the applicant's narrative, however, a detailed account of the deviations should be expressly provided.

Please note, as a PUD, approval by the Village Engineer, the Department of Public Works, the Township Fire Department, the Township Building Department, and any other applicable local or state agencies must be satisfied upon completion of the process.

We are happy to discuss further; please do not hesitate to contact us with any questions.

Thank you.

Respectfully submitted,

MCKENNA

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Principal Planner

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Assistant Planner

CC: Village Clerk: Ms. Sonja Stout, 21 E. Church Street, Lake Orion, MI 48362 (stouts@lakeorion.org)