



BOARD ACTION SUMMARY SHEET

MEETING DATE: June 1, 2026

TOPIC: Lumber Yard at Paint Creek Planned Unit Development Eligibility

BACKGROUND BRIEF:

The proposed Lumber Yard at Paint Creek project is located at 215 South Broadway within the Village of Lake Orion. The applicant is requesting a determination of eligibility to pursue development under the Planned Unit Development (PUD) provisions of the Village Zoning Ordinance.

The property, historically used as a lumber yard, is located adjacent to Paint Creek and presents unique site characteristics, including proximity to the waterway, potential environmental constraints, and redevelopment of a former industrial site. These conditions may limit conventional development and may justify flexibility through the PUD process.

The purpose of the PUD option is to encourage coordinated site design, preservation of natural features, and enhanced public benefits that may not otherwise be achieved under standard zoning requirements.

Eligibility for a PUD project was discussed on March 2, 2026, when the Planning Commission recommended approval to Village Council.

On March 23, 2026, the Village Council determined the project was eligible for PUD status. The next step is Preliminary Plan submittal.

RECOMMENDED ACTION:

Pending any additional information raised at the Public Hearing, it is recommended that the Planning Commission **recommend approval with conditions** of PUD Preliminary Plans for the property located at 215 S. Broadway to the Village Council, based on the information submitted, with the understanding that all required approvals must be obtained, including but not limited to those from the Village Engineer, the Department of Public Works, the Township Fire Department, the Township Building Department, and any other applicable local or state agencies as required during the PUD process.