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# Monthly Planning & Zoning Report

**MAY 2026**

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Each month, the Village Planning Consultant, McKenna, assists in drafting a report on recent activities of the Planning Commission, Zoning Board, and the Planning & Development Department; we welcome comments.

## **DEPARTMENT INITIATIVES AND PROJECTS**

**The following projects are currently in progress:**

### **Generator Ordinance**

Recently, the Village has received complaints regarding the placement of Accessory Mechanical Units (standby generators). Village staff and members of the Planning Commission have asked to be provided with information regarding the current regulations, along with how other similar communities are regulating these items.

The Planning Commission reviewed and discussed the information at the May PC meeting and have instructed McKenna to provide draft text revisions which will be further discussed during the June 1 PC meeting

## PERMIT DETAILS

PERMIT TYPE	ADDRESS / PROJECT	DESCRIPTION	SUBMITTED	APPROVED
<b>ZONING COMPLIANCE</b>				
TBD	235 PARK	Egress Window Installation	May 8, 2026	Under Review
QRC-MIA	493 ALGENE DR	Home addition	May 18, 2026	Under Review
4CJ-DW1	167 BRIDGE ST	Driveway replacement	May 13, 2026	Under Review
Z-26-07	173 N NORTH SHORE DR	Installation of new deck in waterfront yard, setback 17' from waterline.	Apr 24, 2026	May 8, 2026
Z-26-08	365 N NORTH SHORE DR	Rebuild existing deck along grade after seawall installation.	Apr 24, 2026	May 12, 2026
<b>TEMPORARY USE OF RIGHT OF WAY</b>				
MW8-TDK	205 E SHADBOLT ST	Closed sidewalk to repair a leak on the underground water service line	May 15, 2026	Under Review
R-26-16	159 N WASHINGTON ST	Consumers Energy gas service installation	May 13, 2026	May 15, 2026
R-26-15	144 N WASHINGTON ST	Temporary Dumpster on Jackson Street for Residential Cleanup	May 3, 2026	May 11, 2026
<b>SIGNAGE</b>				
No permits applications have been submitted since the date of the last meeting.				
<b>DEMOLITION</b>				
No permits applications have been submitted since the date of the last meeting.				
<b>CHANGE OF USE</b>				
No permits applications have been submitted since the date of the last meeting.				
<b>SPECIAL EVENT</b>				
XIV-IWY	Lake Orion (East of the Lake)	Lake Orion Police Association 2026 Car Show <i>Date of Event: July 26, 2026</i>	May 19, 2026	Under Review

## ACTIVE DEVELOPMENT PROJECTS

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
<b>44. E Flint</b>	VLO-24-02 4-story, mixed-use, multi-family, retail, and office on existing parking lot.	Planning Commission Approval: August 5, 2024; variance required BZA Approval: October 2, 2024. Engineering & Fire Marshal Approval: Awaiting revised plans <b><u>STATUS: Has an extension until August 2026 to submit permits. Applicant will not be continuing with current plans, awaiting submittal of revised plans.</u></b>
<b>ORION VILLAS</b> 597 E. Flint	VLO-23-03 Attached townhomes, 8-unit site condominiums.	Planning Commission Approval: June 5, 2023 Council Condo Docs Approval: April 8, 2024 Engineering Approval: January 10, 2024, as noted Final Zoning Approval: January 9, 2024 <b><u>STATUS: Construction: Nearing Completion. Awaiting stormwater management agreement. St &amp; Det As-builts Approved.</u></b>

<b>WEST VILLAGE</b> 55 W. Elizabeth	VLO-23-04 Former Ehman Center PUD for mixed-use, multiple-family residential flats and lofts at the former Ehman Center property.	PC / Council PUD Eligibility Approval: September 7 / 13, 2021 PC / Council Preliminary PUD Approval: October 4 / 25, 2021 PUD Extension Approval: October 10, 2022 Planning Commission Final PUD Approval: September 5, 2023 Engineering & Fire Approval: Revise and Resubmit October 24, 2023 Council PUD Agreement Approval: December 11, 2023 Council Amended PUD Agreement Approval: June 10, 2024 PUD Execution / Recording: Completed May 2025 Pre-Construction Meeting: Pending Final Engineering Meeting with Architects and Engineers held January 13, 2026. <b><u>STATUS: Waiting on revised plans based on discussion.</u></b>
<b>Lake Street Realignment and Improvements</b>	Improvements to Lake & Flint intersection; license agreement w/Village.	Preliminary Council Approval: August 14, 2023; License Agreement Approval: November 27, 2023. Engineering Approval: August 29, 2024, as noted <b><u>STATUS: Will meet with developer to obtain update</u></b>
<b>SNUG HARBOR</b> 160 Heights	VLO-24-01 Multifamily development; adjacent to Mystic Cove	Planning Commission Approval: May 6, 2024. Engineering Approval: September 25, 2024 Final Zoning Approval: Pending additional information <b><u>STATUS: Condo conversion approved with conditions</u></b>
<b>MYSTIC COVE</b>	VLO-22-05 Mixed-use, multifamily townhomes & dock/shoreline improvements.	Planning Commission Approval: October 3, 2022. Council Lot Reconfigurations Approval: June 2023 Final Zoning Approval: April 23, 2024 Engineering Approval: October 31, 2024 <b><u>Construction: In Progress. Phase-1 Final As-builts approved.</u></b>
<b>STARBOARD</b>	VLO-23-05 Mixed-use, multifamily townhomes & marina improvements.	Planning Commission Approval: November 6, 2023. Council License Agreement Approval: November 27, 2023 Engineering Approval: Revise & Resubmit Final Zoning Approval: Pending Approved Boat House Renovation Zoning Compliance. Showroom and garage demolished. <b><u>Status: Approved for construction.</u></b>
<b>CONSTELLATION BAY</b>	VLO-23-02 Mixed-use residential, multi-family townhomes and apartments, shoreline improvements.	Planning Commission Approval: October 3, 2022. Planning Commission on April 3, 2023 (amended site plan) Engineering Approval: December 16, 2024 Final Zoning Approval: November 26, 2024 Construction: December 3, 2024 - Pre-con; Demo underway <b><u>STATUS: Grading has begun. Need to determine permit status and extent of work.</u></b>
<b>THE PENINSULA</b>	VLO-23-07 Single-family site condominiums	Planning Commission Approval: February 5, 2024 Council Condo Doc Approval: April 8, 2024 Engineering Approval: March 10, 2025, as noted Pre-Construction Meeting: March 18, 2025 Final Zoning Approval: Granted <b><u>STATUS: Construction ongoing, nearing finalization.</u></b>
<b>146 S. Broadway</b>	VLO-23-06 Commercial site plan 3- unit "white box", interior & exterior modifications	Planning Commission Approval: October 2, 2023 Final Zoning Approval: November 22, 2023 Construction: Complete Change of Use / Signage Approval: Suite 160 (Robotic Relief); <b><u>Suite 154 granted approval/determining final compliance</u></b>
<b>CLOUD RETAIL</b> 494 S. Broadway	VLO-21-10 Commercial (marijuana retail) site plan.	Council Lot Reconfiguration Approval: March 13, 2023 Planning Commission Approval: April 3, 2023. Engineering Approval: Revise & Resubmit July 12, 2024 <b><u>Status: Final Engineering approval received May 2026. Undergoing final planning and zoning review.</u></b>

<b>WEST HARBOR ORION</b> 225 Lake Street	Residential, single family homes (2)	PC / Council Lot Split Approval: January 6 / 13, 2025 Demolition: In Progress Recording: Ready per Engineering Approval April 22, 2025 Zoning Review: TBD; required for each new build. <b><u>Construction: Demolition ongoing</u></b>
<b>EASTPORT</b>	VLO-25-01 Cross-jurisdiction redevelopment of former commercial greenhouse for mixed use, retail, multiple-family, and single family.	Site Plan Submitted: May 5, 2025 (Township portion submitted as PUD Concept) Village-Township Joint Public Hearing: June 18, 2025. <b><u>Pre-Construction Meeting: Pending Final Engineering – Status: Awaiting submittal.</u></b>
<b>ORION LUMBERYARD</b>	Public parking lot, pavilion, and gathering space.	Demolition & Cleanup: Ongoing; Building Structural Rehab: Building permit issued and structures to be saved are receiving necessary structural shoring. PUD Application: Held pre-application at the September Planning <b><u>STATUS: Preliminary plans received and undergoing planning review. Set for the June PC Agenda.</u></b>
<b>WEST VILLAGE TOWNHOMES</b> 315 N Lapeer St	VLO-25-003 Demolition of school admin building and construction of 15 townhomes	Planning Commission Approval: September 2, 2025. <u>Awaiting applicant submittal of revised plans to address conditions of approval.</u> <b><u>STATUS: Awaiting applicant submittal of revised plans to address conditions of approval.</u></b>

## LOOKING AHEAD: POTENTIAL PROJECTS

**Zoning Amendments:** The following table summarizes staff recommendations for Zoning Ordinance and/or Map amendments for consideration by the Planning Commission. Should the Planning Commission wish to pursue one or more of these amendments, the Commission may direct staff to further study the issue(s) and/or prepare draft amendment ordinance(s). All proposed amendments require a public hearing, a recommendation by the Planning Commission, and adoption by the Village Council.

SECTION	TOPIC / ISSUE	CHANGES
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None at this time.

Prepared by:



McKenna provides day-to-day assistance to Village staff and administration, applicants and developers, and the public regarding planning, zoning, and economic development matters. We also assist in the administration of the Planning Commission and the Board of Zoning Appeals. Contact your McKenna team via email:

- **Jake VanBoxel, MSA, Principal Planner (jvanboxel@mcka.com)**
- **Sommer Nafal, NCI, Assistant Planner (snafal@mcka.com)**

Or visit us during on-site office hours:

**Orion Township Hall:** Tuesdays, 10:00am-3:00pm

**Lake Orion Village Hall:** Tuesdays, 3:00pm-5:00pm

**Virtual:** Thursdays, 8:00am-1:00pm, Available by Appointment

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As always, thank you for your support and participation – *it takes a Village!*