



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, December 2, 2024

6:30 PM

Village Hall – 21 East Church Street, Lake Orion, MI 48362

(248) 693-8391 ext. 102

1. Call to Order

The Monday, December 2, 2024 Regular Meeting of the Lake Orion Planning Commission was called to order by Chairperson Zsenyuk at 6:30 PM.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Chairperson James Zsenyuk

Secretary Henry Lorant

Commissioner Teresa Rutt

Commissioner Larry Dunn

Commissioner Michael Lamb

Commissioner/Administrative Official Darwin McClary

ABSENT

Commissioner Edward Sabol

STAFF PRESENT

Planning and Zoning Coordinator Gage Belko

Recording Secretary Danielle Smith

4. Approval of Agenda

Secretary Lorant moved, Commissioner Dunn seconded, to approve the agenda for the December 2, 2024 Planning Commission Regular Meeting as presented.

(This motion was not voted on.)

Commissioner McClary moved, Commissioner Lamb seconded, to approve the agenda for the December 2, 2024 Planning Commission Regular Meeting, as amended, removing item 9a. Master

Plan Amendment – Strategic Action Plan Update and Draft Review.

AYES: Zsenyuk, Lorant, Rutt, Dunn, Lamb, McClary
NAYS: None
ABSENT: Sabol
MOTION: Carried

5. Approval of Minutes

A. Approval of November 4, 2024 Planning Commission Regular Meeting Minutes

Commissioner McClary moved, Secretary Lorant seconded, to approve the November 4, 2024 Planning Commission Regular Meeting Minutes as presented.

AYES: Zsenyuk, Lorant, Rutt, Dunn, Lamb, McClary
NAYS: None
ABSENT: Sabol
MOTION: Carried

6. Public Comments on Non-Agenda Items Only

None.

7. Public Hearing

None.

8. Old Business

None.

9. New Business

A. Master Plan Amendment – Strategic Action Plan Update and Draft Review

Item removed from agenda.

B. Monthly Planning and Zoning Report – November 2024

Planner Belko provided a written report on recent planning and zoning activities within the Village and was available to answer any questions of the Commission.

Secretary Lorant moved, Commissioner McClary seconded, to receive and file the November 2024 Monthly Planning and Zoning Report.

AYES: Zsenyuk, Lorant, Rutt, Dunn, Lamb, McClary
NAYS: None
ABSENT: Sabol
MOTION: Carried

C. Adopt the 2025 Planning Commission Meeting Schedule

Pursuant to the Open Meetings Act, public bodies are required to adopt and publish a schedule of their meetings prior to the start of each year. Currently, the Planning Commission meets on the first Monday of each month at 6:30 p.m., unless otherwise designated in its meeting schedule.

Commissioner McClary moved, Secretary Lorant seconded, to adopt the meeting schedule establishing the 2025 meeting dates for the Planning Commission for the Village of Lake Orion and to authorize the clerk to post the schedule pursuant to the Open Meetings Act.

AYES: Zsenyuk, Lorant, Rutt, Dunn, Lamb, McClary

NAYS: None

ABSENT: Sabol

MOTION: Carried

10. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Lamb stated he sent an email notifying the Planning Commission that he filed a complaint with the State of Michigan regarding the current process the DDA uses when it comes to approvals. Commissioner Lamb stated the DDA needs to have their plans approved through the Planning Commission and would like the DDA director to attend a commission meeting to discuss this issue.

Secretary Lorant said he did not receive Commissioner Lamb's email regarding the DDA issue. Commissioner Lamb said he would resend the email.

Secretary Lorant further stated that plans are not yet set for the DDA and the DDA is aware that they must work with the Planning Commission to get their plans reviewed.

Commissioner Rutt is looking forward to reviewing the Master Plan at the next Planning Commission meeting.

Commissioner Dunn asked Planner Belko to confirm whether the project at 141 W. Elizabeth was withdrawn from the Master Plan. Planner Belko confirmed the project was withdrawn in October 2024.

Commissioner McClary stated it is his understanding that the DDA has not prepared a site plan yet for the lumber yard property and that the DDA is aware they must come before the commission in order to get those plans reviewed.

Commissioner McClary further stated the Village Council has a special meeting scheduled for December 16 at 6:30 p.m.

Commissioner McClary shared that beginning in January, the Village Council will work on establishing a sidewalk improvement program and will be working on the capital improvement plan.

Chairperson Zsenyuk wished everyone a Merry Christmas, happy holiday and Happy New Year.

11. Next Regular Meeting – January 6, 2025

12. Adjournment

Secretary Lorant moved, Commissioner Dunn seconded, to adjourn the meeting at 6:41 p.m.

AYES: Zsenyuk, Lorant, Rutt, Dunn, Lamb, McClary

NAYS: None

ABSENT: Sabol

MOTION: Carried

Henry Lorant
Secretary

Sonja Stout
Clerk/Treasurer

Danielle Smith
Recording Secretary

Date Approved: January 6, 2025