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Matthew Gibb, Executive Director

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Village of Lake Orion
PLANNING COMMISSION
21 E. Church Street
Lake Orion, Michigan 48362

Re: Application for Planned Unit Development (PUD) Review
Lumber Yard at Paint Creek – 215 S. Broadway Street

Dear Members of the Planning Commission,

On behalf of the Lake Orion Downtown Development Authority, this letter accompanies the submission of an application for Planned Unit Development (PUD) review for the redevelopment of the historic Lumber Yard at Paint Creek property located at 215 South Broadway Street. This application is submitted pursuant to the Village of Lake Orion Zoning Ordinance provisions authorizing Planned Unit Developments, including those provisions that permit preliminary PUD review, concept plan review, and phased or incremental approvals in advance of final site plan, construction drawings, or engineered plans. At this time, the Applicant seeks review and consideration of the project at the preliminary level expressly contemplated by the ordinance.

The purpose of this submission is to obtain all reviews, findings, determinations, and approvals that may lawfully be granted at this stage of the PUD process, including confirmation of land use eligibility, general site organization, building placement concepts, circulation, open space framework, historic preservation approach, and the overall suitability of the project to proceed under the PUD framework. Final site layout, engineering, utilities, stormwater, and code-compliant construction details will be submitted in subsequent phases, following Planning Commission guidance and direction.

The Lumber Yard at Paint Creek 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. The proposed PUD approach allows the Village and the Applicant to collaboratively refine this vision while ensuring consistency with preservation objectives, and the intent of the zoning ordinance.

Enclosed materials include a preliminary concept plan, renderings, and a narrative sufficient to support the requested level of PUD review. The Applicant respectfully requests that the Planning Commission review the application within the scope authorized by the ordinance and provide feedback, findings, and approvals as appropriate, without prejudice to future detailed submissions.

Respectfully submitted,

Matthew Gibb
cc: Lake Orion DDA Board