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# Monthly Planning & Zoning Report

**FEBRUARY 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**

### **Updated Coordination with Township:**

The Planning and Zoning staff, Jake VanBoxel and Sommer Nafal, will begin working part time at Orion Township Hall in efforts to streamline the permitting process. On March 14, the Township will make the shift to BS&A cloud, allowing easier access and efficiency.

The proposed schedule, to be finalized, is that McKenna staff's office hours will be performed at the Township Hall Offices, while the later portion of the day will be conducted at Village Hall Offices. This will ensure maximum coordination between all departments and entities. Either Jake or Sommer may be in office, with one person in office at a time.

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

**Tax-Exempt Parcels and Village ROW Inventory:** Phase III: Full inventory, inspection, and mapping of Village-owned parcels and public rights-of-way to identify the extent of improvements/encroachments on public property.

A report has been created detailing the encroachments and the processes, which is to be submitted for Village review shortly. The Village may discuss next steps of action, including whether the report and next courses of action should be handled administratively or by adoption.

**Master Plan – Strategic Action Plan:** The Planning Commission reviewed the final draft and recommended approval to the Village Council, which subsequently approved distribution for the 42-day public review on April 14, 2025.

The 42-day period ended on May 26, 2025. Responses have been collected from the necessary reviewers. The next steps in this process are for the required public hearing, final review, and adoption.

## PERMIT DETAILS

| PERMIT TYPE   | ADDRESS / PROJECT                                       | DESCRIPTION  | SUBMITTED    | APPROVED                     |
|---|---|--|--------------|------------------------------|
| <b>ZONING COMPLIANCE</b>  |   |  |              |                              |
| C1D-QGZ   | 356 OAK LN  | Installation of a generator, single-family residential in front yard                                 | Feb 11, 2026 | Rejected – Not in Compliance |
| Z-26-01   | 650 DETROIT AVE   | Residential freestanding composite deck with railing and stairs                                      | Jan 8, 2026  | Jan 23, 2026                 |
| <b>TEMPORARY USE OF RIGHT OF WAY</b>  |   |  |              |                              |
| 3D7-AOR   | 29 FRONT ST   | Verizon Wireless is proposing to install small cell equipment on an existing DTE pole.               | Feb 16, 2026 | Under Review                 |
| R-26-05   | West Flint Street & South Broadway Street               | Knights of Columbus - Tootsie Roll Street Collection   | Feb 10, 2026 | Under Review                 |
| <b>SIGNAGE</b>  |   |  |              |                              |
| EMA-EZB   | 378 S BROADWAY ST                                       | Sign for Dunkin & Baskin Robbins at Shell Gas station  | Feb 10, 2026 | Under Review                 |
| <b>FENCES / WALLS</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>  |   |  |              |                              |
| C-26-01   | 18 S BROADWAY ST  | Change of Use to Medical Aesthetic Clinic/Spa  | Feb 3, 2026  | Feb 10, 2026                 |
| <b>SPECIAL EVENT</b>  |   |  |              |                              |
| MUX-B77   | 215 S BROADWAY ST (Lumberyard at Paint Creek Trailhead) | Dianne's Ride: Charity bike ride to benefit the Alzheimer's Association<br><i>Date of Event: 6/6</i> | Feb 18, 2026 | Under Review                 |
| SE-2026-005   | 3 S BROADWAY (Flint and Broadway Streets)               | Art and Flower Fair<br><i>Date of Event: 5/16-5/17</i>   | Jan 9, 2026  | Under Review                 |
| 2NJ-O4J   | 21 E CHURCH ST (Downtown)                               | Memorial Day Ceremonies and Parade<br><i>Date of Event: 5/25</i>                                     | Feb 9, 2026  | Under Review                 |
| SE-2026-007   | 93 S ANDERSON ST  | Orion Veterans Memorial Day Run/Walk<br><i>Date of Event: 5/25</i>                                   | Feb 3, 2026  | Under Review                 |
| SE-2026-006   | 165 S BROADWAY ST                                       | Children's Easter Egg Hunt<br><i>Date of Event: 4/4</i>  | Feb 2, 2026  | Under Review                 |
| QUY-65P   | 44 E FLINT ST   | Lake Orion Lions Club Jubilee<br><i>Date of Event: 6/25-6/28</i>                                     | Jan 30, 2026 | Under Review                 |

## VARIANCE REQUESTS

| NAME / LOCATION | REQUESTED VARIANCES | MEETINGS / STATUS |
|-----------------|---------------------|-------------------|
|-----------------|---------------------|-------------------|

No variance applications have been submitted since the date of the last meeting.

## ACTIVE DEVELOPMENT PROJECTS

| NAME / LOCATION                                 | DESCRIPTION  | REVIEW & APPROVAL STATUS   |
|---|--|--|
| <b>44. E Flint</b>                              | VLO-24-02<br>4-story, mixed-use, multi-family, retail, and office on existing parking lot.   | Planning Commission Approval: August 5, 2024; variance required<br>BZA Approval: October 2, 2024.<br>Engineering & Fire Marshal Approval: Awaiting revised plans<br><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><br>597 E. Flint             | VLO-23-03<br>Attached townhomes, 8-unit site condominiums.   | Planning Commission Approval: June 5, 2023<br>Council Condo Docs Approval: April 8, 2024<br>Engineering Approval: January 10, 2024, as noted<br>Final Zoning Approval: January 9, 2024<br><b><u>Construction: Nearing Completion. Awaiting stormwater management agreement.</u></b>  |
| <b>WEST VILLAGE</b><br>55 W. Elizabeth          | VLO-23-04<br>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<br>PC / Council Preliminary PUD Approval: October 4 / 25, 2021<br>PUD Extension Approval: October 10, 2022<br>Planning Commission Final PUD Approval: September 5, 2023<br>Engineering & Fire Approval: Revise and Resubmit October 24, 2023<br>Council PUD Agreement Approval: December 11, 2023<br>Council Amended PUD Agreement Approval: June 10, 2024<br>PUD Execution / Recording: Completed May 2025<br>Pre-Construction Meeting: Pending Final Engineering Meeting with Architects and Engineers held January 13, 2026.<br><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;<br>License Agreement Approval: November 27, 2023.<br>Engineering Approval: August 29, 2024, as noted<br><b><u>STATUS: Will meet with developer to obtain update</u></b>   |
| <b>SNUG HARBOR</b><br>160 Heights               | VLO-24-01<br>Multifamily development; adjacent to Mystic Cove  | Planning Commission Approval: May 6, 2024.<br>Engineering Approval: September 25, 2024<br>Final Zoning Approval: Pending additional information<br><b><u>STATUS: Condo conversion approved with conditions</u></b>   |
| <b>MYSTIC COVE</b>                              | VLO-22-05<br>Mixed-use, multifamily townhomes & dock/shoreline improvements.   | Planning Commission Approval: October 3, 2022.<br>Council Lot Reconfigurations Approval: June 2023<br>Final Zoning Approval: April 23, 2024<br>Engineering Approval: October 31, 2024<br><b><u>Construction: In Progress. Phase-1 Final As-builts approved.</u></b>  |
| <b>STARBOARD</b>                                | VLO-23-05<br>Mixed-use, multifamily townhomes & marina improvements.   | Planning Commission Approval: November 6, 2023.<br>Council License Agreement Approval: November 27, 2023<br>Engineering Approval: Revise & Resubmit<br>Final Zoning Approval: Pending<br>Approved Boat House Renovation Zoning Compliance. Showroom and garage demolished.<br><b><u>Status: Approved for construction.</u></b>   |
| <b>CONSTELLATION BAY</b>                        | VLO-23-02<br>Mixed-use residential, multi-family townhomes and apartments, shoreline improvements.                                   | Planning Commission Approval: October 3, 2022.<br>Planning Commission on April 3, 2023 (amended site plan)<br>Engineering Approval: December 16, 2024<br>Final Zoning Approval: November 26, 2024<br>Construction: December 3, 2024 - Pre-con; Demo underway<br><b><u>STATUS: Grading has begun. Need to determine permit status and extent of work.</u></b>   |
| <b>THE PENINSULA</b>                            | VLO-23-07<br>Single-family site condominiums   | Planning Commission Approval: February 5, 2024<br>Council Condo Doc Approval: April 8, 2024<br>Engineering Approval: March 10, 2025, as noted<br>Pre-Construction Meeting: March 18, 2025  |

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|  |  | Final Zoning Approval: Granted<br><b><u>STATUS: Construction ongoing, nearing finalization.</u></b>   |
| <b>146 S. Broadway</b>                           | VLO-23-06<br>Commercial site plan 3-unit "white box", interior & exterior modifications  | Planning Commission Approval: October 2, 2023<br>Final Zoning Approval: November 22, 2023<br>Construction: Complete<br>Change of Use / Signage Approval: Suite 160 (Robotic Relief); <u>Suite 154 granted approval/determining final compliance</u>   |
| <b>CLOUD RETAIL</b><br>494 S. Broadway           | VLO-21-10<br>Commercial (marijuana retail) site plan.  | Council Lot Reconfiguration Approval: March 13, 2023<br>Planning Commission Approval: April 3, 2023.<br>Engineering Approval: Revise & Resubmit July 12, 2024<br><b><u>Status: Review was sent 12/16/2025 to applicant. Awaiting resubmittal.</u></b>   |
| <b>WEST HARBOR ORION</b><br>225 Lake Street      | Residential, single family homes (2)   | PC / Council Lot Split Approval: January 6 / 13, 2025<br>Demolition: In Progress<br>Recording: Ready per Engineering Approval April 22, 2025<br>Zoning Review: TBD; required for each new build.<br><b><u>Construction: Demolition ongoing</u></b>  |
| <b>EASTPORT</b>                                  | VLO-25-01<br>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)<br>Village-Township Joint Public Hearing: June 18, 2025.<br><br><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;<br>Building Structural Rehab: Building permit issued and structures to be saved are receiving necessary structural shoring.<br>PUD Application: Held pre-application at the September Planning<br><b><u>STATUS: Awaiting site plan application submittal</u></b> |
| <b>WEST VILLAGE TOWNHOMES</b><br>315 N Lapeer St | VLO-25-003<br>Demolition of school admin building and construction of 15 townhomes   | Planning Commission Approval: September 2, 2025.<br><u>Awaiting applicant submittal of revised plans to address conditions of approval.</u><br><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  |
|---------|---|--|
| 13.11   | Parking or Storage of Recreational Vehicles on a parcel without a principal building or primary dwelling unit | <b><u>Section 13.11 ACCESSORY BUILDINGS, AND STRUCTURES, AND USES</u></b><br><br>A. 2. Accessory buildings, <u>structures, and uses</u> are permitted only in conjunction with, incidental to and on the same zoning lot as a principal building that is permitted in the particular zoning district.<br><br>H. <u>Outdoor parking or storage of recreational vehicles, boats, trailers, and similar items constitutes an accessory use and shall comply with Article 13.17 of this Ordinance.</u> |
| 13.17   |   | <u>D. Accessory Use Limitation.</u><br>1. <u>The outdoor parking or storage of recreational vehicles, watercraft, vessel trailers, or similar items shall be permitted</u>   |

|  |  |   |
|--|--|---|
|  |  | <p><u>only on lots containing a lawful principal building used for residential purposes.</u></p> <p>2. <u>Storage or parking of such items on vacant lots in residential districts is prohibited.</u></p> |
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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, every Tuesday from 10:00am-5:00pm!

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