

Lynsey Blough

From: Darwin McClary
Sent: Wednesday, August 5, 2026 1:44 PM
To: Kathleen
Cc: James Schmidt Ice; Sonja Stout; Lynsey Blough; Jacob VanBoxel (jvanboxel@mcka.com); Sommer Nafal; Zoning
Subject: RE: Village Of Lake Orion -EFS

Kathleen:

Thank you for contacting my office to share your concerns and suggestions regarding the Village's ordinances relating to front yard and waterfront setback compatibility. I have received the below communication and your phone message. The letter has been forwarded on to the Village Council and Planning Commission as you requested. While I can confident that both boards will give your letter close consideration, I cannot guarantee that either board will act on your letter.

Thank you again for reaching out to me with your important concerns and suggestions.



DARWIN D. P. McCLARY (he, him, his)

Village Manager

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From: Kathleen [REDACTED]
Sent: Tuesday, August 4, 2026 9:28 PM
To: Darwin McClary <mcclaryd@lakeorion.org>
Cc: James Schmidt Ice [REDACTED]
Subject: Village Of Lake Orion -EFS

Dear Darwin- Please forward the below letter/attachment to the Planning Commission and Village Council Members. Also email me when this has been done please. I was unable to find the emails on the website. Thank you kindly.

Village of Lake Orion

Darwin McClary, Planning Commission, and Village Council

Re: Recommendation to Apply the Existing Established Front Setback (EFS) Compatibility Review to the Waterfront

Dear Village Manager, Members of the Planning Commission, and Village Council,

My husband has been part of the Lake Orion community since 1992, and I joined him in 2001. Over the years, we have come to appreciate Lake Orion as the defining feature and greatest shared natural resource of our community. As redevelopment continues, I encourage the Village to preserve its beauty, environmental health, and character for future generations.

Article 12, Section 12.04 recognizes that lakefront properties are unique by establishing both a front yard facing the street and a waterfront yard facing the lake. The Village also recognizes neighborhood compatibility through its **Established Front Setback (EFS)** provisions (pages 67–70), which consider adjacent principal buildings when determining the appropriate front setback.

The Village has already recognized compatibility between neighboring properties as an important planning principle. Applying that same compatibility review to waterfront development would build upon an existing planning principle while helping preserve the Village’s defining feature and greatest shared natural resource.

The Village’s existing 25-foot waterfront setback should remain the minimum allowable setback. However, while **25 feet establishes the closest allowable setback, it should not, by itself, determine the appropriate building location.** Instead, I encourage the Village to **apply the same compatibility review used in its Established Front Setback (EFS) provisions** to waterfront development, considering the **established pattern of development on adjacent waterfront properties**, just as the Village considers adjacent principal buildings when determining the appropriate front setback.

Applying this same compatibility review to waterfront development would allow each project to be evaluated in the context of the established pattern of development on adjacent waterfront properties while:

- Preserving shoreline character and visual integrity.

- Promoting compatibility between neighboring waterfront properties.
- Protecting water quality by reducing shoreline disturbance and stormwater runoff.
- Supporting thoughtful redevelopment that complements surrounding properties.

I respectfully encourage the Planning Commission and Village Council to consider incorporating this same compatibility review into the Village's waterfront development standards as part of a future update to the Village's Zoning Ordinance.

Thank you for your service to our community and for your thoughtful consideration.

Sincerely,

Kathleen Schmidt

[REDACTED]

[REDACTED]