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# Monthly Planning & Zoning Report

OCTOBER 2025

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

**Engineering Standards for Single-Family Homes:** The Village Engineering Consultant has met with the Village Attorney to discuss amendments to existing code which will remove inconsistencies and enable approved standards fully. *Final edits are being completed including to the design graphics for final adoption.*

**GOGov Permitting and Licensing Software:** Village staff has met with the Township Building Official to streamline and coordinate permit handoff. But Village Planner will be working with GoGov on ways to improve information applicants see initially and how we can improve application quality. Any comments/suggestions on ways to improve the system are appreciated.

**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. Majority of inventory and site inspections have been completed. *Draft report has been created and is being revised.* When submitted for Village review recommendations will include a webpage to increase public awareness and a possible public meeting to present information and address community comments.

**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 required public hearing, final review, and adoption are anticipated once comments gathered.

**RRC Certification:** Village staff and consultants are working to achieve “Essentials” status and is *ongoing*:

- Master Plan Implementation Matrix, Action Plan (In Development)
- Public engagement activities within PC Annual Report. (Ongoing)
- Development Guide to be updated and uploaded to Village website. (In Development)
- Update board/commission applications. (Ongoing)
- Updated training strategy for all boards and commissions (25/26 Draft, In Development)
- Public Participation Plan (Drafted for Approval by Planning Commission and Council)

**Planning & Zoning Training:** The Board of Zoning Appeals Bylaws require each member to obtain at least 4 hours of relevant training annually; the Planning Commission, DDA, and Council are encouraged to attend all in-house training opportunities. Planning and zoning “essentials” training was conducted in 2024, covering a wide range of topics, and was well-received by officials. Staff will work with the Administration to develop a late-2025 training event, covering one or more specific topics of interest:

- Development Review Process (Site Plans, Special Uses, & Variances)
- Public Participation Plan
- Riparian Rights
- Parking Reform
- Housing Reform
- Environmental Planning

## PERMIT DETAILS

PERMIT TYPE	ADDRESS / PROJECT	DESCRIPTION	SUBMITTED	APPROVED
<b>ZONING COMPLIANCE</b>				
Z-25-28	161 N Axford	New rear yard covered porch addition	9/2/2025	9/16/2025
Z-25-29	3159 N Washington	Removal and expansion of west side porch	8/2/2025	9/16/2025
Z-25-30	160 Heights	Snug Harbor 4 Unit Condo Construction Permit	9/2/2025	9/22/2025
Z-25-31	470 Glenn Ct	Construction of a 12 ft. by 14 ft. rear sunroom addition.	9/16/2025	9/22/2025
Z-25-32	206 E Flint	Installation of four solar panels on the roof of the existing structure.	9/3/2025	9/22/2025
Z-25-33	424 Algene	Residential major renovation of new roof, removal of 3rd floor dormers, changing of the roof line, addition of a 2nd patio, addition of a 3rd floor deck, and major interior renovation.	9/25/2025	10/8/2025
Z-25-##	520 N Shore Ct	Installation of a standalone 13ftx13ft pergola on residential patio.	5/23/2025	Waiting on info from applicant.
Z-25-##	256 S Broadway St	One (1) wall sign facing north towards the parking lot made of 3mm DiBond; 26.6 sf (80"x48")	5/13/2025	ON HOLD
<b>TEMPORARY USE OF RIGHT OF WAY</b>				
R-25-15	3 S Broadway St	Lake Orion Police Association 2025 Car Show	5/14/2025	6/26/2025
R-25-16	Elizabeth and Broadway Sts	Utility gas valve replacement	7/15/2025	7/24/2025
R-25-17	494 N Broadway St	Replacement of gas service	7/1/2025	7/14/2025
R-25-18	443 N Broadway St	Further gas valve repairs	8/11/2025	8/18/2025
R-25-19	45 W Flint St	Temporary dumpster placement for building renovation project	8/14/2025	8/21/2025
R-25-20	37 E Flint St	Temporary blocking of sidewalk and four parking spaces for associated patio wall removal project	8/19/2025	8/25/2025
<b>SIGNAGE</b>				
S-25-06	37 E Flint St	Installation of one (1) painted wall sign 51 SF in area on the north/parking lot elevation.	8/27/2025	9/3/2025
S-25-07	37 E Flint St	One (1) class two temporary sandwich board sign on Flint St sidewalk until December 2, 2025	8/12/2025	9/3/2025
<b>WALLS / FENCES</b>				
F-25-##	66 Crescent	Finalizing approved permit based on on-site verification.		PENDING
F-25-04	447 E Jackson St	4' vinyl picket residential fencing.	5/14/2025	6/3/2025
F-25-05	373 N North Shore Dr	Four (4) foot high black aluminum fence along the south/side lot line.	6/20/2025	7/16/2025
F-25-06	457 Glenn Ct	Four (4) foot high non-obscuring fence along the west/side lot line.	8/28/2025	9/15/2025

## VARIANCE REQUESTS

NAME / LOCATION	REQUESTED VARIANCES	MEETINGS / STATUS
A-25-004: 493 Algene St	Side yard setback variance for single family addition	Approved at the 10/2/2025 BZA Meeting
A-25-005: 256 S Broadway	Rear/Waterfront setback variance	Scheduled for 11/6/2025 BZA Meeting
A-25-006: 694 Victoria Island	Rear yard setback variance	Scheduled for 11/6/2025 BZA Meeting

## 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: Applicant granted an extension at the August PC meeting</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>Construction: Nearing Completion</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 – <b><u>Waiting on revised plans to address 8/19/2025 meeting issues.</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>Processing address request</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>Applicant requested condo conversion – Scheduled for October PC</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</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 <b><u>Approved Boat House Unit building permit per PC conditions of approval</u></b>
<b>CONSTELLATION BAY</b>	VLO-23-02 Mixed-use residential, multi-family townhomes	Planning Commission Approval: October 3, 2022. Planning Commission on April 3, 2023 (amended site plan) Engineering Approval: December 16, 2024

	and apartments, shoreline improvements.	Final Zoning Approval: November 26, 2024 Construction: December 3, 2024 - Pre-con; Demo underway <u>Grading begun as part of Peninsula construction</u>
<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 <u>Construction ongoing</u>
<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); <u>Suite 154 granted approval/determining final compliance</u>
<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 Village Marijuana Permit Approval: <u>On-going final engineering review</u>
<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. <u>Construction: TBD?</u>
<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. Village Planning Commission Review: <u>Anticipated October 2025.</u>  <u>After joint meeting Township has proceeded with reviews and will be granting Board approval in September. Village review scheduled for October Planning Commission.</u>
<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 Commission. <u>Awaiting formal application submittal.</u>
<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>

## LOOKING AHEAD: POTENTIAL PROJECTS

**Unified Master Plan:** Immediately following adoption of the Action Plan, the Village should pursue a comprehensive update to the Master Plan, unifying recent amendments; updating community data, trends, and analyses; and providing a modern, easy-to-read document to guide community growth for the next 10-20 years.

**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	RECOMMENDED CHANGES
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4.03, 12.03, 13.11	RL-Lake SF District setback requirements; current street setback for principal: 25 ft. / for detached accessory: 20 ft.	Provide “Established Front Setback” (EFS) standards for the street setback of lake district homes, like for the RV district. Allows more flexibility for small, nonconforming lake lots to be built in line with adjacent properties Example: 25 ft. or EFS and in no instance less than 15 ft. Adjust detached accessory setback for RL lots to 10 ft.
4.02, 13.12	RV- Village SF District permitted uses	Provide “Accessory Dwelling Unit” (ADU) and “cluster housing” standards permitted (or special) land uses in the RV district.
4.03, 12.02	Single-family district lot coverage / open space; impervious surfaces	Provide lot coverage or open space standards for impervious surfaces (concrete, asphalt) in single-family districts; encourage alternatives (i.e., permeable pavers). Example: no less than 25% of any lot shall remain uncovered, unbuilt upon, and maintained as landscaped or naturalized open space. So if maximum lot coverage for buildings and structures in RV is 40%, an additional 35% can be impervious surfacing (driveways, walkways, patios, etc.)
11.04	PUD review and approval process	Eliminate circuitous review requirements; clearly delineate roles and responsibilities of approving bodies, particularly regarding PUD contract approval.
19.02	Site plan review and approval process	Clearly delineate roles and responsibilities of reviewers and approving bodies, particularly regarding final site plan and construction plan review; require deadline (ex.: 6 months) for final site plan submittal following PC approval.
14.02	Off-street parking requirements	Study demand and current trends, consider updating off-street parking requirements for certain uses, e.g., multiple family uses may be updated to be commensurate with number of bedrooms.
15.02	Landscaping standards	Increase landscaping standards for multiple family and commercial developments; include preferred/prohibited tree species list; require certain percentage of flatwork to be permeable.

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:

- **Mario Ortega, AICP**, Senior Principal Planner (mortega@mcka.com)
- **Alicia Warren**, Associate Planner (awarren@mcka.com)

Or visit us during on-site office hours, every Tuesday from 9:30am-4:30pm or reach out during our Virtual Office Hours on Thursday mornings!

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