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Monthly Planning & Zoning Report

NOVEMBER 2024

Dear Commissioners:

INITIATIVES AND UPDATES

Planning and Zoning Training: Each monthly report will contain a link to a relevant training resource (article, video, blog, etc.) to help keep things fresh. This month's topic: CIPs – Capital Improvement Plans (LINK >) [RRC Capital Improvement Plans QuickSheet](#)

Engineering Standards for Single-Family Homes: The Village Council authorized an update to the Village Engineering Design Standards, part of which includes establishing permit requirements for administrative engineering review for single-family homes, focused on grading and driveways; as well as including impervious surfaces as a consideration for lot coverage maximums. The Village Engineering consultant is nearing completion of their draft documents, which are currently being reviewed for consistency with existing ordinances and Township Building Department practices.

Township BS&A: Staff have begun to use Township BS&A software for project tracking for major and minor developments. Additional revisions to the process are underway to improve communication with the Township.

Orion Township Short-Term Rentals: The Township will be moving forward to allow short-term rentals (AirBnB, VRBO) within their bounds; this has the potential to boost seasonal economic growth in the Village. Attention must be paid to properties at the Township-Village border to prevent unauthorized uses.

Tax-Exempt Parcels and Village ROW Inventory: Planning staff were authorized by the Council to create a map of all tax-exempt parcels and rights-of-way within the Village with the assistance of the Dept. of Public Works and the Village engineering consultant. A sample of identified properties and rights-of-way were investigated this month. The next step is developing a scope for full inventory and mapping for authorization by Village Council.

Master Plan – Strategic Action Plan: Council approved a proposal to prepare a Master Plan amendment to develop a Strategic Action Plan. Analysis of past plans and engagement data is complete; a draft amendment has been reviewed by Village staff and is included in the December agenda packet for review and discussion. Following discussion and Planning Commission revisions, a public opinion survey will be released to gather data on community priorities to further refine the Goals and Objectives.

CIP & Fee Schedule – As part of the FY 24/25 budget process, the Council will be working to update the municipal fee schedule and adopt a 6-year Capital Improvements Plan. The Planning Commission is exempt from preparation of this plan pursuant to the Village Charter.

RRC Certification: Village staff and consultants are working to achieve “Essentials” status by early 2025:

- Master Plan Implementation Matrix, Action Plan (In Progress)
- 6-year CIP available online. (In Progress)
- Public engagement activities within PC Annual Report. (In Progress)
- Development Guide to be updated and uploaded to Village website. (In Progress)
- Update board/commission applications. (Not Started)
- Updated training strategy for all boards and commissions (In Progress)

PERMIT DETAILS

PERMIT TYPE	ADDRESS / PROJECT	DESCRIPTION	SUBMITTED	APPROVED
ZONING COMPLIANCE				
Z-24-22	270, 272, 284, 292, 302, 304, 306, 312 S. Broadway	Demolition	7/30/2024	8/6/2024
Z-24-23	210 Brittain	Residential, minor	7/30/2024	8/20/2024
Z-24-24	121 N Andrews	Residential, minor	7/29/2024	8/20/2024
Z-24-25	115 S Anderson	Commercial, minor	9/3/2024	9/10/2024
Z-24-26	215 S Broadway	Commercial, demolition	9/3/2024	9/17/2024
Z-24-27	341 W Flint	Residential, minor	9/17/2024	9/24/2024
Z-24-28	211 Atwater	Multiple-family residential, major repair	9/24/2024	10/1/2024
Z-24-29	106 N Broadway	Commercial, interior	10/21/2024	10/22/2024
Z-24-30	150 S Broadway	Commercial, interior	10/23/2024	10/23/2024
Z-24-31	154 S Broadway	Commercial, interior	10/23/2024	10/23/2024
Z-24-32	160 S Broadway	Commercial, interior	10/23/2024	10/23/2024
Z-24-33	302 S Broadway	Demolition / Reconstruction (Queen Anne)	10/21/2024	10/29/2024
Z-24-34	512 Longpointe	Demolition	9/17/2024	10/29/2024
Z-24-35	512 Longpointe	Residential, single family, new house.	10/29/2024	11/5/2024
Z-24-36	206 W Flint	Residential, minor (deck)	11/5/2024	11/5/2024
Z-24-37	336 N Washington	Residential, minor	10/14/2024	11/6/2024
Z-24-38	314 S Broadway	Demolition	11/7/2024	PENDING
TEMPORARY USE OF RIGHT OF WAY				
R-24-18	176 W Flint	Utility – gas service	7/11/2024	8/20/2024
R-24-19	21 E. Church	Utility – gas service	7/11/2024	8/20/2024
R-24-20	148 N Broadway	Utility – gas service	8/8/2024	8/20/2024
R-24-21	495 Hauxwell	Utility – gas service	8/8/2024	8/20/2024
R-24-22	409 E Flint St	Utility – gas service	9/3/2024	9/10/2024
R-24-23	512 Longpointe	Utility – gas service	9/23/2024	9/24/2024
R-24-24	217 O'Connor	Utility – gas service	9/23/2024	9/24/2024
R-24-25	520-584 Atwater	Utility – fiber service	9/24/2024	9/24/2024
R-24-26	21 W Flint (Parcel address 12 S Broadway)	Utility – fiber service	9/19/2024	10/1/2024
R-24-27	54 S. Broadway	Utility – sewer service	10/1/2024	10/1/2024
R-24-28	450 Bellevue	Temporary construction equipment parking	10/21/2024	10/22/2024
R-24-29	146 S Broadway	Temporary dumpster placement	10/22/2024	10/22/2024
R-24-30	E. Church and N. Anderson	Utility – electrical, re-issue	10/23/23	10/29/2024

SIGNAGE				
S-24-13	42 W Flint	1 ground sign (ex. nonconf. face change)	8/15/2024	8/20/2024
S-24-14	S Park Blvd - Sign Area	1 temporary banner	10/8/2024	10/8/2024
CHANGE OF USE / OCCUPANCY				
C-24-05	42 W Flint	Office > Personal Service	8/20/2024	8/20/2024
C-24-06	24 N Broadway	Vacant > Personal Service	10/8/2024	9/3/2024
WALLS / FENCES				
F-24-03	326 N Shore	Remove / replace 4-ft. chain link	8/6/2024	8/13/2024

VARIANCE REQUESTS

NAME / LOCATION	REQUESTED VARIANCES	MEETINGS / STATUS
A-24-05 44 E. Flint St. Zoned: DC Pr. Four-story mixed-use building	<u>One variance from fourth story step back:</u> 10.0 feet minimum required 8.25 feet proposed 1.75 foot variance requested	Application: September 2024 BZA October 2, 2024: Approved as noted 1.75 ft variance to allow an 8.25 ft setback

CODE ENFORCEMENT

The Planning Department works closely with Village Code Enforcement to ensure compliance with the Code of Ordinances, with a focus on the Village Zoning and Sign Ordinances. The Code Enforcement Division will soon be functionally distinct from the Village Police Department to further enhance efficiency and consistency.

Recent enforcement activities regarding planning and zoning matters includes unpermitted and non-compliant signage, fences, and single-family home improvements, as well as one potential use violation. Code enforcement activities are now being tracked using the GoGov GoEnforce platform, launched mid-September.

ACTIVE DEVELOPMENT PROJECTS

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
Lake Street Realignment and Improvements	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
VLO-24-01 Snug Harbor 160 Heights	Multifamily development; adjacent to Mystic Cove	Planning Commission Approval: May 6, 2024. Engineering Approval: September 25, 2024 Final Zoning Approval / Addressing: In Progress
VLO-24-02 44. E Flint	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
VLO-24-03 112 Park Island	Private recreation facility (pickleball court)	Site Plan & Special Use Approval Required Preliminary Review: Revise and Resubmit – no updates
VLO-23-03 Orion Villas 597 E. Flint	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 Construction: In Progress
VLO-23-04 West Village former Ehman Center	PUD for mixed-use, multiple-family residential flats and lofts	Planning Commission PUD Eligibility Approval: September 7, 2021 Council PUD Eligibility Approval: September 13, 2021 Planning Commission Preliminary PUD Approval: October 4, 2021

55 W. Elizabeth	at the former Ehman Center property.	Council Preliminary PUD Approval: October 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
VLO-24-04 315 N. Lapeer	Potential multi-family townhome development at LOCS Admin. Site	Planning Commission Rezoning Approval: November 4, 2024 Village Council Rezoning Approval: November 25, 2024
VLO-22-05 Mystic Cove	Mixed-use, multifamily townhomes & dock/shoreline improvements.	Planning Commission Approval: October 3, 2022. Council Lot Reconfiguration Approval: June 2023 Final Zoning Approval: April 23, 2024 Engineering Approval: October 31, 2024 Construction: In Progress
VLO-23-05 Starboard	Mixed-use, multifamily townhomes & marina improvements.	Planning Commission Approval: November 6, 2023. Council License Agreement Approval: November 27, 2023 Engineering Approval: Revise and Resubmit June 18, 2024
VLO-23-02 Constellation Bay	Mixed-use residential, multi-family townhomes and apartments, shoreline improvements.	Planning Commission Approval: October 3, 2022. Planning Commission on April 3, 2023 (amended site plan) Engineering Approval: October 17, 2024, as noted Final Zoning Approval: November 26, 2024 Construction: Pre-con meeting scheduled early December
VLO-23-07 The Peninsula	Single-family site condominiums	Planning Commission Approval: February 5, 2024 Council Condo Doc Approval: April 8, 2024 Engineering Approval: Revise & Resubmit October 9, 2024
VLO-23-06 146 S. Broadway	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: Required for all new tenants
VLO-21-10 Cloud Retail 494 S. Broadway	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: Pending Application
VLO-21-04 Elizabeth St. Apts. 141 W. Elizabeth	Multi-family residential PUD for 16 units.	Planning Commission PUD Eligibility Approval: August 2, 2021 & Council PUD Eligibility Approval: August 9, 2021 Planning Commission Preliminary PUD Approval: March 7, 2022 Council Preliminary PUD Approval: March 14, 2023 Planning Commission Final Dev. Plan Approval: August 1, 2022 Engineering & Fire Marshal Approval: Revise and resubmit Project Withdrawn: October 2024.

ANTICIPATED DEVELOPMENT PROJECTS

The following projects are in varying stages of conceptual and pre-application discussions; formal reviews have not commenced.

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
Jacobsen’s Flowers	Possible redevelopment into multiple-family, mixed use.	This site is primarily within Orion Township; discussion is ongoing as to the application of Ordinance standards, PUD eligibility, and an interlocal agreement facilitating development across Township and Village boundaries. Concept meeting scheduled mid-December.
33-47 S. Broadway	Potential mixed-use development with high-end restaurant.	The site is zoned DC, Downtown Center District and is located within the Height Overlay District, where mixed uses are encouraged; the applicant is in preliminary discussion with the Planning Dept.

West Harbor Orion Lake Street	Residential	225 Lake St. lot split currently being processed, requiring review and approval by the Planning Commission and Village Council. Redevelopment plans not yet submitted.
Orion Lumberyard	Mixed-use redevelopment and public parking lot/pavilion	The DDA will be implementing public amenities projects and other site improvements in 2025. Environmental remediation is underway and site cleanup (dangerous debris and equipment removal) is ongoing as well as material salvaging. Application for complete demolition of obsolete structures anticipated early 2025 (re-bid ongoing). Preliminary site plan application anticipated early March. Currently advertising for third-party redevelopment of former office building.

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:

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- **Laura Haw**, Vice President (lhaw@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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Web: <https://www.lakeorion.org/planning-zoning-building>

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