



# Lake Orion Master Plan 2025 Amendment

*Village of Lake Orion, Oakland County, Michigan*

*DRAFT 11.20.24*



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*Village of Lake Orion, Oakland County, Michigan*

*Month Day, 2025: Approved by the Village Planning Commission*

*Month Day, 2025: Adopted by the Village Council*

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Resolution of Adoption - to be added

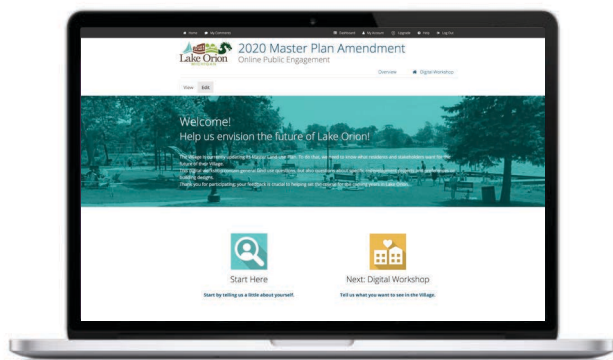
# Part I: Introduction and Background

*Welcome to the Village of Lake Orion’s 2025 Master Plan Amendment. Initiated in 2024, this amendment reflects the Village’s strategies for addressing redevelopment; future land use; policy and regulatory updates; and ongoing coordination with various Village, Township, County, and State staff. This amendment is key to implementing past policy to attain the future the Village has diligently planned for.*

## PURPOSE AND RELATIONSHIP TO THE VILLAGE’S 2002 MASTER PLAN

As required by the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, at least every five years after adoption of a master plan, the Planning Commission must review the plan and determine whether to begin the procedure to adopt a new plan or amend the existing plan. Due to a number of reasons, including recent development activity, the Village has decided to consider an amendment to the plan. This text constitutes the proposed amendment (Amendment #3), and must be interpreted in the context of the overall 2002 - 2022 Master Plan 2002 - 2022. Amendment #3 replaces Section 2 “Goals and Objectives” and Section 10 “Implementation” of the 2002 - 2022 Master Plan.

The purpose of this Amendment #3 to the master plan is to discern tasks that chart a path toward implementing the revised and restated goals and objecting in the following section. Amendment #3 shall be used as a guide for the Village, landowners, and developers during future development processes.



**On-line Web Platform and the Hard Copy Engagement Packet**



## PUBLIC ENGAGEMENT SUMMARY

Following review by the Village Planning Commission, the Lake Orion community was invited to participate in the amendment process throughout the winter of 2024-2025 through an interactive website, including several surveys regarding the drafted “Goals and Objectives.” A paper version of the combined surveys was available at Village Hall offices and the Downtown Development Authority offices. Comments were also received during the required public review period that occurred during the first half of 2025. Findings were presented at several public meetings, including the required public hearing held on Month Day, 2025; key results are included at the end of this amendment.





## Part II: Goals and Objectives

*In a master plan, goals and objectives serve as the guiding principles for the community over the next 5-10 years. They reflect the community's desired path toward land use, zoning, and redevelopment; economic development; pedestrian and vehicular access and circulation; preservation of natural resources; provision of adequate public services, and more!*

Since the 2002 - 2022 Master Plan was adopted, the goals and objectives of decades past have remained unchanged; this amendment serves as a restatement and revision of those guiding principles. In addition to the 2002 - 2022 Master Plan, the following statements draw from several other community plans completed since 2002, such as the 2022 Future Land Use and Zoning Plan (Amendment #2), the 2022 Parks and Recreation Plan, the 2020 Downtown Development Authority and TIF Plan, as well as the 2018 Parking Study.

SMALL ACTIONS ACHIEVE BIG GOALS...



## Goal 1 : Neighborhoods

*Preserve and protect the single-family character around the Lake while also providing a diverse housing stock throughout the Village that includes multiple-family and clustered housing types accommodating a variety of income levels and lifestyles.*

### OBJECTIVES

- 1-A : Increase housing diversity.
- 1-B : Establish effective infrastructure.
- 1-C : Enhance neighborhood design.
- 1-D : Preserve high quality residential areas.

## Goal 2 : Economic Development

*Maintain and enhance the vitality of the Downtown and M-24 commercial areas by ensuring high-quality redevelopment, encouraging mixed-uses, and promoting businesses and events.*

### OBJECTIVES

- 2-A : Revitalize the Village's historic character.
- 2-B : Encourage high-quality design.
- 2-C : Encourage local businesses to come to the Village.
- 2-D : Maximize potential of land and future businesses by ensuring uses are properly placed.
- 2-E : Ensure high-quality infrastructure.
- 2-F : Introduce economic vitality projects

## Goal 3 : Environment

*Protect Village ecosystems by recognizing these areas as key assets, implementing reasonable regulations, and ensuring public education and enjoyment.*

### OBJECTIVES

- 3-A : Encourage plant species diversity and quality.
- 3-B : Preserve and enhance the Village's environment.
- 3-C : Protect lake and water quality.
- 3-D : Educate residents and visitors about the Village's unique environment

## Goal 4 : Community Facilities

*Ensure a high quality of life for all residents, visitors, and businesses by providing safe and efficient pedestrian and vehicular access, robust services, and excellent public spaces and facilities.*

### OBJECTIVES

- 4-A : Improve the overall design and function of the Village through public spaces.
- 4-B : Provide adequate park and recreation opportunities for all village residents and visitors.
- 4-C : Provide adequate circulation throughout the Village.
- 4-D : Provide all segments of the population with high quality and affordable services and facilities.
- 4-E : Develop an efficient parking system that increases public safety, efficiency, and convenience.

## Goal 5 : General Planning Efforts

*Continue to align Village policies and regulations to achieve appropriate growth, high-quality development, and regular communication across jurisdictions.*

### OBJECTIVES

- 5-A : Review, create, and revise pertinent policy documents.
- 5-B : Communicate and coordinate with nearby municipalities and Village partners.



## Part III: Strategic Action Plan

*Goals and objectives are great - if they can be implemented! To achieve the guiding principles of the Village, a strategic action plan should be focused on actions, organized by their priority, estimated timeline, and lead (i.e., overseer or contributor).*

### GUIDE TO USING THE PLAN

The following information is a guide to implementation and should be regularly reviewed and updated as necessary; priority levels, time frames, leads are subject to change:

#### PRIORITY LEVEL

- High
- Medium
- Low

#### TIME FRAME

- Near Term (0-2 years)
- Medium Term (3-6 years)
- Long Term (7-10 years)
- Ongoing

#### LEAD

##### *Village Government*

- AS** Administrative Staff
- DDA** Downtown Dev. Authority
- PW** Public Works
- CE** Code Enforcement
- VC** Village Council
- PC** Planning Commission
- PR** Parks and Rec. Advisory Committee

##### *Other Government*

- GLWA** Great Lakes Water Authority
- MDOT** Michigan Dept. of Transportation
- NJ** Neighboring Jurisdictions
- SEMCOG** Southeast MI Council of Governments
- SOM** State of Michigan
- OC** Oakland County
- OT** Orion Township
- LOCS** LO Community School District

##### *Private / Non-Profit*

- BO** Business Owners
- CM** Community Members
- DEV** Developers
- HO** Homeowners
- NP** Non-Profits