

Lynsey Blough

From: Darwin McClary
Sent: Wednesday, August 5, 2026 3:40 PM
To: George Dandalides
Cc: amundsonm@lakeorionpolice.org; Sonja Stout; Lynsey Blough; Zoning
Subject: RE: Village Of Lake Orion -EFS

George:

Thank you for your thoughtful and insightful comments regarding this matter. I definitely understand your position, as I have driven down Bellevue (and by your house) many times and have seen firsthand the challenges.

I am including staff on this communication so that your comments can be included in the next Planning Commission meeting packet so that the Commission is also aware of your concerns.



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

Village Manager

21 East Church Street
Lake Orion, Michigan 48362-3212
O: (248) 693-8391 ext. 101
F: (248) 693-5874
www.lakeorion.org

From: George Dandalides <dandalidesg@lakeorion.org>
Sent: Wednesday, August 5, 2026 3:32 PM
To: Darwin McClary <mcclaryd@lakeorion.org>
Cc: amundsonm@lakeorionpolice.org
Subject: Re: Village Of Lake Orion -EFS

Darwin,

I will definitely not support any revisions to the street-side setback on RL lots. There are many examples of street-side setback variances on Bellevue, and each one seems to get approved without any regard for the fact that parking is a premium, and these setback variances invariably result in parking anywhere and everywhere, and parking encroaching on the road. The attached pictures are examples of the results of these variances. Additionally, what happens is as homes are built or rebuilt, the "driveway" encroaches into the road creating a sense of ownership in the road. For example, you can see in the pictures attached where the new concrete driveway extends into the blacktop road, making it look like legitimate driveway. Bellevue is narrow enough as it is, and losing 3 feet of fake driveway, coupled with 3 feet parking encroachment beyond that 3 feet, reduces the width by 6 feet.

I would be happy to show you live at your convenience.

George

From: Darwin McClary <mcclaryd@lakeorion.org>

Sent: Wednesday, August 5, 2026 1:37 PM

To: Alex Comparoni, Jr. <acomparoni@lakeorion.org>; Eric Papacek <papaceke@lakeorion.org>; George Dandalides <dandalidesg@lakeorion.org>; Michael Lamb <lambm@lakeorion.org>; Nancy Moshier <moshiern@lakeorion.org>; Stan Ford <fords@lakeorion.org>; Teresa Rutt <rutt@lakeorion.org>; Edward Sabol (esabol@lakeorion.org) <esabol@lakeorion.org>; Hank Lorant [REDACTED] Henry Lorant (loranth@lakeorion.org) <loranth@lakeorion.org>; James Zsenyuk (zsenyukj@lakeorion.org) <zsenyukj@lakeorion.org>; [REDACTED]
[REDACTED]

Cc: Matthew Craig <craigm@lakeorion.org>; James Barry [REDACTED]

Subject: FW: Village Of Lake Orion -EFS

Council and Planning Commission:

Please see attached the communication from resident and property owner Kathleen Schmidt.



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

Village Manager

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From: Kathleen <[REDACTED]>

Sent: Tuesday, August 4, 2026 9:33 PM

To: Darwin McClary <mcclaryd@lakeorion.org>
Cc: James (JJ) Schmidt - Ice <[REDACTED]>
Subject: Village Of Lake Orion -EFS

Sent from my iPhone

Begin forwarded message:

From: Kathleen <[REDACTED]>
Date: August 4, 2026 at 9:28:00 PM EDT
To: 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. Please use this email as it has my correct phone number.

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]