



MINUTES

REGULAR MEETING OF THE BOARD OF ZONING APPEALS

Thursday, September 3, 2026

6:30 PM

Village Hall – 21 East Church Street, Lake Orion, MI 48362

(248) 693-8391 ext. 102

1. Call to Order

The Thursday, September 3, 2026 Regular Meeting of the Lake Orion Board of Zoning Appeals was called to order by Chairperson Mathisen at 6:33 p.m.

2. Roll Call and Determination of Quorum

PRESENT

Chairperson Brad Mathisen

Vice Chairperson Raymond Putz

Board Member Henry Lorant

ABSENT

Secretary Brenton Bailo

Board Member Mary Chayka-Crawford

STAFF PRESENT

Village Planning and Zoning Coordinator Jake VanBoxel

Recording Secretary Danielle Smith

3. Approval of Agenda

Board Member Lorant moved, Board Member Mathisen seconded, to approve the September 3, 2026 regular meeting agenda of the Board of Zoning Appeals, as presented.

AYES: Mathisen, Putz, Lorant

NAYS: None

ABSENT: Chayka-Crawford, Bailo

MOTION: Carried

4. First Hearing of the Public

None.

5. Approval of Minutes

A. Approval of BZA Minutes – August 6, 2026

Board Member Lorant moved, Board Member Putz seconded, to approve the August 6, 2026 regular meeting minutes of the Board of Zoning Appeals, as presented.

AYES: Mathisen, Putz, Lorant

NAYS: None

ABSENT: Chayka-Crawford, Bailo

MOTION: Carried

6. BZA Preface

Chairperson Mathisen reviewed the meeting procedures.

7. Action Items

A. A-26-006 (214 S. Broadway Ste. 300 Dimensional Variance Request

This application relates to Appeal No. A-26-006 regarding the property at 214 S. Broadway Ste. 300 (Parcel #09-11-231-007). The site is zoned planned unit development (PUD), with an underlying mixed use (MU) district, in the Village of Lake Orion. The applicant is proposing to construct a sign on a multi-tenant commercial building and is requesting two (2) variances from the sign ordinance.

The applicant previously submitted an application, A-26-003, for the variance, which received a public hearing and a motion of denial at the July 2, 2026 Board of Zoning Appeals regular meeting. Provisions specifying how the Board should act on applications previously denied were included in the Board Members' packets.

Kari Torkko and Richard Hallowell, applicants, Elivate Wellness + Aesthetics, 214 S. Broadway Street, Suite 300, Lake Orion, MI 48362, presented the request and were available to answer any questions of the Board.

MOTION

Board Member Lorant moved, Board Member Mathisen seconded, to approve a public hearing and variance hearing of case A-26-006 for the requested dimensional variances for signage at 214 S. Broadway Ste. 300.

AYES: Mathisen, Putz, Lorant

NAYS: None

ABSENT: Chayka-Crawford, Bailo

MOTION: Carried

B. Public Hearing: A-26-006 (214 S. Broadway Ste. 300) Dimensional Variance Request

Board Member Putz moved, Board Member Mathisen seconded, to open the public hearing for case A-26-006 concerning the requested dimensional variance for signage size located at 214 S. Broadway Ste. 300 at 6:47 p.m.

AYES: Mathisen, Putz, Lorant

NAYS: None

ABSENT: Chayka-Crawford, Bailo

MOTION: Carried

There being no comment, Board Member Mathisen moved, Board Member Lorant seconded, to close the public hearing for case A-26-006 concerning the requested dimensional variance for signage size located at 214 S. Broadway Ste. 300 at 6:48 p.m.

AYES: Mathisen, Putz, Lorant

NAYS: None

ABSENT: Chayka-Crawford, Bailo

MOTION: Carried

C. A-26-006 (214 S. Broadway Ste. 300) Dimensional Variance Request

This application relates to Appeal No. A-26-006 regarding the property at 214 S. Broadway Ste. 300 (Parcel #09-11-231-007). The site is zoned planned unit development (PUD), with an underlying mixed use (MU) district, in the Village of Lake Orion. The applicant is proposing to construct a sign on a multi-tenant commercial building and is requesting the following two (2) variances from the sign ordinance:

155.06 DISTRICT REGULATIONS. (D) CC AND MU DISTRICTS: non-residential uses

Permanent wall sign: multi-tenant building (units with shared public entrance)

Required: 1 on each facade which has a separate public entrance, plus 1 additional wall sign not to exceed 12 sq. ft. in area

Existing: N/A

Proposed: 23 sq. ft

Variance: 11 sq. ft

Permanent wall sign: multi-tenant building (units with shared public entrance)

Required: 1 on each facade which has a separate public entrance, plus 1 additional wall sign not to exceed 12 sq. ft. in area

Existing: N/A

Proposed: 1 sign on facade without a separate public entrance

Variance: 1 permanent sign on wall without a separate public entrance

Ms. Torkko and Mr. Hallowell continued their presentation of the request and were available to answer any additional questions of the Board.

Planner VanBoxel gave a synopsis of the variance request, reviewed the Findings of Fact and was available to answer any questions of the Board. Additionally, Planner VanBoxel shared that upon discussion with the applicant, it was determined that the applicant misunderstood the process and did not intend to maliciously violate the ordinance in having the sign installed.

FINDINGS OF FACT

1. Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other non-use matters will unreasonably prevent the owner from using the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome.
 - The requested sign remains compatible with the character of the surrounding commercial corridor.
2. The variance will provide substantial justice to the applicant as well as neighboring property owners.
 - The variance would provide justice to the applicant by allowing greatly improved visibility for patrons and new customers of their business and would allow drivers along S. Broadway to see the sign.
3. The variance requested is the minimum variance needed to provide substantial relief to the applicant and/or be consistent with justice to other property owners.
 - The requested relief would improve site identification and access without negatively affecting adjacent properties.
4. The need for a variance(s) is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district.
 - The practical difficulty arises from unique physical characteristics of the property.
5. The problem and resulting need for the variance has been created by strict compliance with the zoning ordinance, and not by the applicant or applicant's predecessors; it is not self-created.
 - The conditions were not created by the applicant.
6. Granting the variance will not impair the public health, safety, comfort or welfare of the inhabitants of Lake Orion.
 - Approval would not impair public health, safety, comfort or welfare.

Board Member Mathisen asked if the applicants have spoken with the other tenants regarding the company's sign. The applicants stated the building is mainly office space and the tenants that they spoke with do not have a desire to install a sign.

Board Member Putz asked if village staff received any correspondence from neighboring tenants and other businesses. Planner VanBoxel stated that no correspondence was received.

Board Member Lorant shared that he lives in the area of the business and understands the visibility challenges that the applicants are facing and is in favor of the variance request.

Board Member Mathisen shared his concerns regarding not wanting to set a precedence. The applicants stated that most of the offices in the building do not want retail exposure.

Board Member Putz asked if the sign has helped with increasing foot traffic for the business. The applicants shared that the foot traffic has been beneficial and that they have received positive feedback regarding the sign as well as new clients.

MOTION

Board Member Lorant moved, Board Member Mathisen seconded, to approve this should the Board determine that the practical difficulty standards have been met, the following findings may support approval:

1. The practical difficulty arises from unique physical characteristics of the property.
2. The conditions were not created by the applicant.
3. The requested relief would provide site identification and access without negatively affecting adjacent properties.
4. Approval would not impair public health, safety, comfort or welfare.
5. The requested sign remains compatible with the character of the surroundings.

I suggest for approval.

Board Member Lorant moved, Board Member Mathisen seconded that granting a variance would not set a precedence.

AYES: Lorant, Putz, Mathisen

NAYS: None

ABSENT: Chayka-Crawford, Bailo

MOTION: Carried

Vote on original motion:

AYES: Putz, Lorant, Mathisen

NAYS: None

ABSENT: Chayka-Crawford, Bailo

MOTION: Carried

8. Unfinished Business

None.

9. Second Hearing of the Public

None.

10. Board Member Comments

Board Member Putz stated he would like to have advanced notice of whether a case will be coming before the Board for scheduling purposes. He shared that he only receives this information from the local newspaper.

Board Member Mathisen shared that he found tonight's case difficult. Additionally, Board Member Mathisen asked if the proposed ordinance amendments went to Village Council for approval. Planner VanBoxel stated that the Council sent the ordinance back to the Planning Commission for revisions.

Board Member Mathisen asked why the village's sign ordinance is not a part of the zoning ordinance. Planner VanBoxel stated that he was unsure why the sign ordinance is not a part of the zoning ordinance since he was not working in the Village at the time that decision was made.

11. Next Regular Meeting – October 1, 2026

12. Adjournment

Board Member Lorant moved, Board Member Mathisen seconded, to adjourn the meeting at 7:24 p.m.

AYES: Mathisen, Putz, Lorant

NAYS: None

ABSENT: Chayka-Crawford, Bailo

MOTION: Carried

Dr. Brenton Bailo
Secretary

Sonja Stout, MiCPT
Village Clerk/Treasurer

Danielle Smith
Recording Secretary

Date Approved: