



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, July 01, 2024

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The July 1st, 2024 Planning Commission Regular Meeting was called to order at 6:30 PM.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Village Council President Jerry Narsh

Village Council Member Michael Lamb

Secretary Hank Lorant

Vice Chairperson George Dandalides

Commissioner Larry Dunn

Commissioner/Administrative Official Darwin McClary

ABSENT

Commissioner Edward Sabol

Chairperson James Zsenyuk

STAFF PRESENT

Planning and Zoning Coordinator Gage Belko

Deputy Clerk/Treasurer Lynsey Blough

MOTION made by Vice Chairperson Dandalides, Seconded by Council member Lamb, to excuse Chairperson Zsenyuk from the July 1st, 2024 Planning Commission Regular Meeting.

Voting Yea: Village Council President Narsh, Village Council Member Lamb, Secretary Lorant, Vice Chairperson Dandalides, Commissioner Dunn, Commissioner/Administrative Official McClary

4. Approval of Agenda

MOTION made by Village Council President Narsh, Seconded by Village Council Member Lamb, to approve the agenda.

VOTING YEA: Narsh, Lamb, Lorant, Dandalides, Dunn, McClary

VOTING NAY: None

ABSENT: Zsenyuk, Sabol

MOTION: Carried

5. Approval of Minutes

A. Approval of June 3, 2024 Planning Commission Regular Meeting Minutes

MOTION made by Commissioner/Administrative Official McClary, Seconded by Secretary Lorant, to approve the June 3, 2024 Planning Commission Regular Meeting Minutes, as presented.

VOTING YEA: Narsh, Lamb, Lorant, Dandalides, Dunn, McClary

VOTING NAY: None

ABSENT: Zsenyuk, Sabol

MOTION: Carried

6. Public Comments on Non-Agenda Items Only

Mr. Decker spoke.

7. Old Business

8. New Business

A. Monthly Planning and Zoning Report

MOTION made by Commissioner/Administrative Official McClary, Seconded by Secretary Lorant, to receive and forward the Monthly Planning and Zoning Report to the Village Council.

VOTING YEA: Narsh, Lamb, Lorant, Dandalides, Dunn, McClary

VOTING NAY: None

ABSENT: Zsenyuk, Sabol

MOTION: Carried

B. Site Plan Discussion: VLO-24-02 (44 E. Flint) Mixed-Use Development

Architect Jeff Klatt of Krieger Klatt Architects provided a brief presentation on the architectural details of 44 E. Flint Street on behalf of the applicant/developer.

Mr. Belko also provided McKenna's Summary of Compliance Site Plan Review, which included the following:

1. Required Information
2. Use & Harmonious Design
3. Dimensional Standards

4. Natural Features/Landscaping
5. Access & Circulation
6. Parking & Loading
7. Building Design
8. Engineering / Stormwater Management
9. Lighting

He further noted that the applicant will comply and meet the standards of the Zoning Ordinance regarding Use and Harmonious Design. Mr. Belko mentioned that with the Dimensional Standard for height in the Height Overlay District, they recommend considering design alternatives that incorporate a 10 ft step back.

President Narsh asked about the specific purpose of the 10 ft setback. Mr. Belko responded that it aims to reduce the visual impact of the 4-story building, enhancing its compatibility with surrounding properties. He also noted that it is a required ordinance standard.

Commissioner Dunn asked if the 10 ft setback is an industry standard. Mr. Belko responded that it is an ordinance requirement and added that variances are not guaranteed.

Mr. Belko continued with the review of the Ordinance Standards and encouraged a warmer tone for the bricks to blend or match with the surrounding buildings in the district. He mentioned that the selection of materials and colors will return to the Commission for further discussion, aiming for greater cohesion with the district.

McKenna also recommended Right-of-Way Landscaping and Screening, suggesting modifying the parking to be angled for a more cohesive streetscape with the DDA parking lot. The DDA has landscape islands, presenting a great opportunity for the Applicant to continue this theme. However, this would require a license agreement with Village Council as it involves public property.

Additionally, for safety reasons, it's advisable to eliminate the parking spots immediately south of the entrance drive. Regarding Transformer Screening, the Applicant intends to leave it open to the north, where it remains visible from Anderson Street. If the Planning Commission finds this approach acceptable, McKenna would also support the Commission's decision.

In regards to Parking and Loading, their recommendations include reducing the requirement by 1 parking space for public safety and waiving the requirement for loading space.

Regarding the trash receptacle, McKenna recommended incorporating an agreement with the DDA, believing it would be a beneficial solution.

Mr. Belko also noted a recommendation to reduce lighting along Anderson Street and to grant a waiver for proposed illumination along Flint Street.

Mr. Belko commended the Applicant's Architect for a comprehensive presentation, highlighting its completeness, building design, site layout, access, and landscaping. McKenna recommends that the Applicant revise and resubmit a complete set of site plans, addressing the comments

within their report, and any additional comments from the Village Engineer or Fire Marshall. This review is part of the Planning Agenda Packet.

President Narsh acknowledges the importance of external lighting, recognizing its potential benefits for the busy Flint/Anderson corner. He also asked Architect Klatt if they could perform a photo match/color overlay, to which Architect Klatt responded positively, stating it is a great idea and they can do it.

Council Member Lamb asked Mr. Belko about the location of the loading zone. Mr. Belko responded that a 10 ft x 25 ft loading space would be suitable, or alternatively, they could waive the loading requirement and maneuver through the parking spaces. Architect Klatt also confirmed that there is no dedicated loading space.

Council Member Lamb then inquired about the ownership of the parking lot where the trash dumpster would be placed. Mr. Belko replied that it belongs to the DDA. Council Member Lamb also remarked that this change reduces the available parking spaces in the district.

President Narsh shared his comments on loading spaces, suggesting that the parking space on Anderson Street could have the least impact on traffic flow if a narrow green space were added.

Secretary Lorant asked if a loading zone could function as a parking zone if scheduled. President Narsh responded it would not be practical.

Vice Chairperson Dandalides asked if the 19 parking spaces will be gated and restricted for residents only. Architect Klatt responded that they are strictly designated for residents; even office and retail spaces will not be allowed to park there. Paul Dunn, a representative of JS Capital, added that they will have signage to tow any non-residents. President Narsh also provided his comments.

Vice Chairperson Dandalides further inquired about parking alternatives since the district is losing parking. Secretary Lorant responded that the DDA Lumberyard Project proposes adding 150 parking spots. President Narsh mentioned that the engineering parking study addressed parking saturation and that the Lumberyard Project will help alleviate this issue.

Village Manager McClary also noted that the Slater Street Parking Lot, which has 26 spaces, could be utilized since it is often empty. He expressed that he does not believe reducing the parking lot requirement for this development is as much of an issue as others think. Secretary Lorant added that the new development would add value to the district, a sentiment Mr. McClary agreed with.

President Narsh asked Mr. Belko if the proposal meets parking requirements. Mr. Belko responded that it is just 1 parking space short of the required 2 per dwelling unit, but it is within the Planning Commission's authority to waive and reduce parking requirements.

Mr. Belko then asked Architect Klatt about the number of two- and one-bedroom dwelling units in the plan. Architect Klatt said there would be 8 two-bedrooms and 2 one-bedrooms. He emphasized that the plan is not final and is subject to market conditions.

Mr. Dunn suggested that they could potentially add more office spaces on the 3rd floor or eliminate some dwelling units, depending on market conditions, which could reduce the parking requirement. He expressed uncertainty about this possibility.

President Narsh reiterated his suggestion regarding parking spots on south Anderson Street.

Vice Chairperson Dandalides opened the discussion for public comments. Ken Van Portfliet sought clarification regarding the parking zone and loading zones. He suggested placing the loading zone on Flint Street instead, for easier maneuverability and public safety, rather than having trucks turn onto Anderson Street. Mr. Van Portfliet also inquired about the terrace setbacks on Flint Street.

9. Commissioners' Comments Regarding Planning and Zoning Matters

Village Manager McClary spoke.

Secretary Lorant spoke.

Commissioner Dunn had no comment.

President Narsh spoke.

Council member Lamb spoke.

Vice Chairperson Dandalides spoke.

10. Next Regular Meeting - August 5, 2024

11. Adjournment

MOTION made by Village Council President Narsh, Seconded by Commissioner/Administrative Official McClary, to adjourn the July 1st, 2024 Planning Commission Regular Meeting.

VOTING YEA: Narsh, Lamb, Lorant, Dandalides, Dunn, McClary

VOTING NAY: None

ABSENT: Zsenyuk, Sabol

MOTION: Carried

The July 1st, 2024 Planning Commission Regular Meeting adjourned at 7:48 PM.

Henry Lorant
Secretary

Lynsey Blough
Deputy Clerk/Treasurer

Sonja Stout
Clerk/Treasurer

Date approved: as presented on August 5, 2024.