



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, September 08, 2026

6:30 PM

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

(248) 693-8391 ext. 102

REQUIREMENTS FOR PUBLIC COMMENT:

1. Call to Order

The Tuesday, September 8, 2026 Regular Meeting of the Lake Orion Planning Commission was called to order by Vice Chairperson Sabol at 6:31 p.m.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Vice Chairperson Edward Sabol

Secretary Hank Lorant

Commissioner Larry Dunn

Commissioner James Barry

Village Council Member Michael Lamb

Commissioner/Administrative Official Darwin McClary

Commissioner Matt Craig

ABSENT

Chairperson James Zsenyuk

Village Council President Teresa Rutt

STAFF PRESENT

Planning and Zoning Coordinator Sommer Noffal

Clerk/Treasurer Sonja Stout

4. Approval of Agenda

MOTION made by Secretary Lorant, Seconded by Village Council Member Lamb to approve the agenda for the September 8, 2026 Planning Commission Regular Meeting, as presented.

AYES: Sabol, Lorant, Dunn, Barry, Lamb, McClary, Craig,

NAYS: None
ABSENT: Zsenyuk, Rutt
MOTION: Carried

5. Approval of Minutes

A. Approval of July 6, 2026, Planning Commission Regular Meeting Minutes

MOTION made by Secretary Lorant, Seconded by Commissioner Dunn to approve the July 6, 2026 Planning Commission Regular Meeting Minutes, as presented.

AYES: Sabol, Lorant, Dunn, Barry, Lamb, McClary, Craig,
NAYS: None
ABSENT: Zsenyuk, Rutt
MOTION: Carried

6. Public Comments on Non-Agenda Items Only

None.

7. Public Hearing

A. Public Hearing: 96 Park Island Road - Rezoning Request

MOTION made by Secretary Lorant, Seconded by Village Council Member Lamb to open the public hearing at 6:32 PM.

AYES: Sabol, Lorant, Dunn, Barry, Lamb, McClary, Craig,
NAYS: None
ABSENT: Zsenyuk, Rutt
MOTION: Carried

Peter Stuhlreyer, Chief Architect of Designhaus Architecture, representing the homeowners of 96 Park Island, stated that they had originally appeared before the Board of Zoning Appeals and were advised by the Planner and Zoning Board to bring the rezoning request before the Planning Commission. He stated that the requested rezoning would align with the Master Plan Future Land Use classification.

Council Member Lamb inquired about potential spot zoning and whether any objections had been received from surrounding residents. The Planner clarified that the request would not constitute spot zoning and stated that no objections had been received.

Katherine Levandoski inquired whether notices had been sent. The Planner stated that notices were sent to properties within 300 feet.

MOTION made by Commissioner/Administrative Official McClary, Seconded by Secretary Lorant to close the public hearing at 6:45 p.m.

AYES: Sabol, Lorant, Dunn, Barry, Lamb, McClary, Craig,
NAYS: None
ABSENT: Zsenyuk, Rutt
MOTION: Carried

8. New Business

A. 96 Park Island Road - Rezoning Request

MOTION made by Commissioner/Administrative Official McClary, Seconded by Vice Chairperson Sabol to recommend rezoning of the property at 96 Park Island Road (Parcel 09-11-252-005) from RM, Multiple Family Residential to RL, Lake Single Family Residential to the Village Council.

AYES: Sabol, Lorant, Dunn, Barry, Lamb, McClary, Craig,
NAYS: None
ABSENT: Zsenyuk, Rutt
MOTION: Carried

B. Discussion on Established Front Setbacks in the RL District

Council Member Dandalides shared that when this item was previously brought before Council, the understanding was that the stipulation would be that front setbacks would not be permitted to be less than 25 feet.

Commissioner discussion included whether the proposed change would affect building footprints, which the Planner indicated it could; whether the EFS formula should also be applied to the lakeside; whether different standards should apply to individual neighborhoods; and whether appeals should be directed to the Board of Zoning Appeals (BZA). Some Commissioners acknowledged that the current process is not perfect but expressed that the existing process should continue to be followed.

MOTION made by Secretary Lorant, Seconded by Vice Chairman Sabol to receive and file the agenda item.

AYES: Sabol, Lorant, Dunn, Barry, Lamb, McClary, Craig,
NAYS: None
ABSENT: Zsenyuk, Rutt
MOTION: Carried

C. Public Comment: Sec. 13.11.E - Accessory Mechanical Units Regulations

MOTION made by Commissioner/Administrative Official McClary, Seconded by Secretary Lorant to request that Commissioner Craig recuse himself from the discussion based on what (Commissioner Lamb) sees as a perceived financial interest because the determination of this board may or may not cause him to spend money or not. (Commissioner Lamb) wouldn't want him to be in a position where anyone could point a finger at him doing anything in his own interest.

AYES: Sabol, Lorant, Dunn, Barry, Lamb, McClary,
NAYS: None
ABSTAINING: Craig
ABSENT: Zsenyuk, Rutt
MOTION: Carried

Commissioner Craig left the meeting chambers at 7:03 PM.

Council Member Dandalides stated that he did not support the revisions presented to the Village Council at its August 10, 2026 meeting regarding Section 13.11 E., Accessory Mechanical Unit regulations. He stated that the revisions did not adequately address safety, noise, aesthetics, and fairness to adjoining property owners. He presented alternative revisions included in the Planning Commission meeting packet and stated that the ordinance should address safety, nuisance, visual aesthetics, fairness, achievability, and enforceability.

Jason Levandoski, 152 Bellevue, expressed support for Council Member Dandalides' proposed revisions. He stated that the revisions addressed safety, measurable noise standards, screening, fairness, and enforceability, and requested that the Planning Commission consider those factors when reviewing the ordinance.

Anton Rozhanskiy, 775 Central Drive, expressed support for the proposed generator revisions. He stated that the current decibel standard was not achievable and noted that generators may be necessary during emergency situations.

Commissioner Dunn stated that generators generally operate during emergency situations and that this should be considered when revising the ordinance. He noted that portable generators can be loud.

Council Member/Commissioner Lamb stated that he did not support the current proposed location requirements. He stated that existing generators should be allowed to remain and that the ordinance should establish a specific distance from property lines. He stated that generators should be located more than 10 feet from property lines, screened for aesthetic purposes, and generally located in rear yards. He recommended consulting the Planning Consultant regarding appropriate side-yard setbacks and an objective decibel standard.

Commissioner Barry stated that he supported Council Member Dandalides' proposed revisions.

Katherine Levandoski, 152 Bellevue, requested clarification regarding how the Village would measure the distance between generators and adjoining properties and stated that the measurement standard should be clearly established in the ordinance.

Vice Chairman Sabol stated that generators that are required to operate can be loud.

Secretary Lorant stated that generators are very noisy and recommended considering the decibel limit recommended by the manufacturer.

MOTION made by Village Council Member Lamb, Seconded by Secretary Lorant to refer Ordinance Section 13.11 back to McKenna for further review and to address the issues and concerns raised by the Planning Commission, Village Council, and members of the public.

Secretary Lorant asked whether McKenna could work with Council Member Dandalides on the revisions. Council Member Lamb recommended forming a committee to assist with the ordinance revisions. Administrative Official McClary expressed support for the motion but

stated that he was not confident that a workable revision would result. Commissioner Barry shared he is open to seeing different results.

AYES: Sabol, Lorant, Dunn, Barry, Lamb, McClary,
NAYS: None
ABSTAINING: Craig
ABSENT: Zsenyuk, Rutt
MOTION: Carried

Council Member Lamb stated that a committee would be appropriate and recommended including Council Member Dandalides. Commissioner Barry and Council Member Lamb expressed interest in serving on the committee. Administrative Official McClary stated that he believed it was appropriate for the Planning Commission to review the ordinance and did not support forming a committee.

Commissioner Craig returned to the chambers at 7:55 PM.

D. Monthly Planning and Zoning Report – July and August 2026

Commissioner Craig inquired about the tax-exempt parcel project. Administrative Official McClary stated that he had recently received the revisions and anticipated that the matter would be brought back to the Board soon.

Commissioner Barry inquired about the number of parcels listed as “Under Review” in the report. The Board discussed the terminology used in the report and agreed that the language should be more specific in future reports, including the date issued and any applicable new construction dates.

MOTION made by Village Council Member Lamb, Seconded by Commissioner/Administrative Official McClary to receive and file the July and August 2026 Monthly Planning and Zoning Report.

AYES: Sabol, Lorant, Dunn, Barry, Lamb, McClary, Craig,
NAYS: None
ABSENT: Zsenyuk, Rutt
MOTION: Carried

9. Old Business

10. Commissioners' Comments Regarding Planning and Zoning Matters

None.

11. Next Regular Meeting - October 5, 2026

12. Adjournment

MOTION made by Secretary Lorant, Seconded by Village Council Member Lamb to adjourn the meeting at 8:03 p.m.

AYES: Sabol, Lorant, Dunn, Barry, Lamb, McClary, Craig,

NAYS: None
ABSENT: Zsenyuk, Rutt
MOTION: Carried

Henry Lorant
Secretary

Sonja Stout, MiCPT
Clerk/Treasurer

Date Approved: October 5, 2026