



MCKENNA

October 5, 2026

Planning Commission
Village of Lake Orion
21 E Church St
Lake Orion, MI 48362

Subject: 29 S. Slater Street – United Methodist Church Parking Lot Replacement

Location: Parcel #: 09-02-485-027

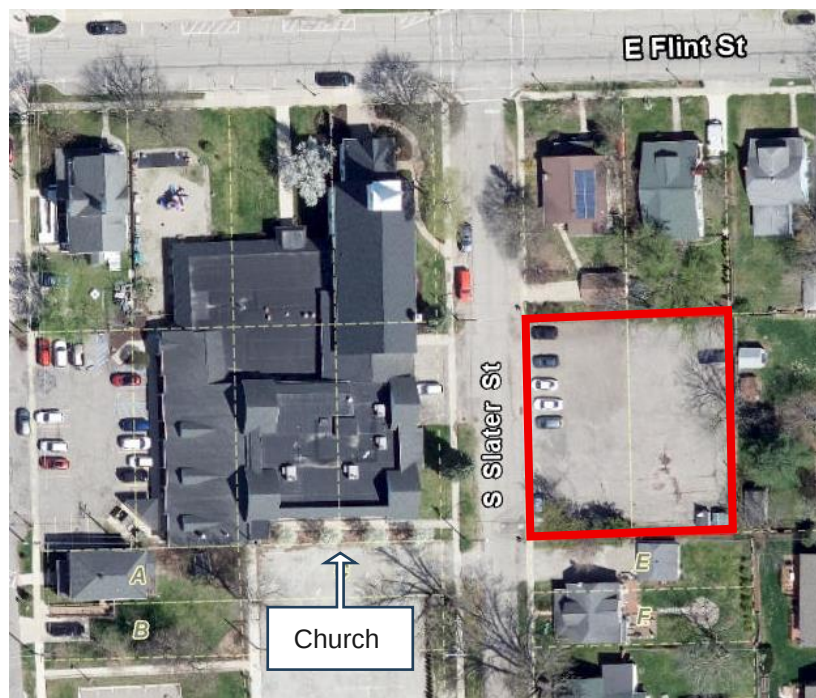
Applicant: Brad Smiles, Lake Orion United Methodist Church

Dear Planning Commissioners:

We have reviewed the application for the parking lot replacement at 29 S. Slater Street. The applicant is Brad Smiles, on behalf of the Lake Orion United Methodist Church, the property owner.

LOCATION AND PROPOSED PROJECT

This subject property is a 0.31-acre lot that is an existing parking lot that primarily serves as overflow parking. The property is currently zoned DC, Downtown Center District. An aerial photo of the subject site and the surrounding area is provided for context. The subject parcel is outlined in red. The applicant proposes to reconstruct and improve the existing parking lot and add landscaping and curbing.



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SITE PLAN REVIEW COMMENTS

We have reviewed the site plan in accordance with Lake Orion Zoning Ordinance standards and sound planning and zoning principles to provide helpful and constructive feedback on the development of this site. We offer the following comments for your consideration.

1. Circulation, Parking and Loading.

The following table identifies the Parking and Loading standards of the Zoning Ordinance, as well the proposed conditions, and whether compliance is met.

Relevant provisions:

Section 14.08 MODIFIED OFF-STREET PARKING REQUIREMENTS IN THE DC, DOWNTOWN CENTER DISTRICT

A. Recognizing that the developed character of Downtown Lake Orion makes the provision of private off-street parking difficult, and that shared public parking lots and on-street parking spaces are located in the Downtown area, on-site parking is not required for non-dwelling uses or buildings located in the DC District.

The Planning Commission may recommend modifications to the requirements under the following Ordinance standards:

Section 14.02 Minimum Parking Required.

(2) The number of off-street parking spaces required shall be determined in accordance with Table 14.02. However, the Planning Commission may modify the numerical requirements of this Section for off-street parking. The modification to increase or decrease the number of off-street spaces required shall be based on satisfactory evidence provided by the applicant, or as may be documented from similar uses or facilities within the region that the reduced number of spaces will be sufficient, or that an increased number of spaces are necessary to accommodate the proposed use on a typical day.

(3) The Planning Commission may attach conditions to the approval of a modification of the requirements that bind such approval to the specific use in question.

Zoning Ordinance Standards	Required	Proposed	Compliance
Parking (Table 14.02)	Places of assembly (where parking demand is generated by occupancy rather than floor area, such as banquet halls, movie theaters, etc.) 1 space per 3 persons permitted at maximum occupancy 300 Maximum occupancy / 3 = 100 spaces	Church parking lot: 19 existing spaces Subject lot: 30 spaces proposed Total parking: 49 spaces	N/A - Sec. 14.8 - on-site parking is not required for non-dwelling uses or buildings located in the DC District.
Accessible Parking (Table 14.03)	Total Parking Spaces: 26 to 50 Required Accessible Spaces:	Church parking lot: 3 existing spaces Subject lot:	Complies.



	2 Required Van Accessible Spaces: 0	0 spaces proposed No ADA spaces are proposed or required. There are existing ADA spaces on the west side of Slater St adjacent to the Church and in the existing parking lot off Anderson St on the west side of the church.	
Parking Layout and Construction Requirements (Table 14.04)	Parking Angle: 75° to 90° Minimum width: 9 ft Minimum length: 19 ft	Width: 9 ft – 10 ft Length: 19 ft - 19.5 ft	Complies.
Maneuvering Lane (14.04.B)	Minimum length: 22 ft	22 ft – 24 ft	Complies.

2. Landscaping.

Landscaping requirements are set forth in Article 15 of the Ordinance. However, the following section from the Ordinance exempts parcels in the DC district from these standards:

Sec. 15.02.C

DC Downtown Landscaping.

Parcels located in the DC, Downtown Center District shall be exempt from the requirements of this Section 15.02, with the exception of the following:

- 1. Trees shall be provided to enhance the building and street where determined appropriate by the Planning Commission.*
- 2. Planter boxes or other landscape features shall be incorporated where appropriate.*
- 3. Outdoor utility equipment, such as transformers, shall be screened to the greatest extent possible by fences, walls, planter boxes or landscape features.*

The applicant proposes to add landscaped greenbelts 5-6' in width. No plantings are proposed.

RECOMMENDATION

The reconstruction of this existing parking lot will improve the visual appearance and is a beneficial project. We recommend the Planning Commission grant **approval** of the parking lot restoration project at 29 S. Slater St.

If you have any questions regarding this case, please do not hesitate to contact us.

Sincerely,



McKENNA

Jake VanBoxel, MSA
Principal Planner

Sommer Nafal, NCI
Assistant Planner

C: Brad Smiles, Applicant