



MCKENNA

October 5, 2026

Planning Commission
Village of Lake Orion
21 East Church Street
Lake Orion, Michigan 48362

Subject: Bunker-Plasters - Land Combination Review #1 (Application Received September 1, 2026)

Location: 129 and 117 Bridge Street – Parcel #s: 09-03-434-024 and 09-03-434-025 (Off of Central Drive)

Zoning: RL, Lake Single Family Residential

Dear Commissioners:

At the Village's request, we have reviewed the above referenced land division and combination request submitted by Debra Bunker-Plasters, applicant, property owner, for conformance to the provisions of the Lake Orion Dividing and Partitioning of Land Ordinance (Code of Ordinances: Chapter 157), the Zoning Ordinance, and sound planning and design principles.

EXISTING CONDITIONS

129 Bridge Street (Parcel 09-03-434-024) is currently occupied by a single-family home, a detached garage, and a boat house.

117 Bridge Street (Parcel 09-03-434-025) is currently occupied by a single-family home.

All lots are under single ownership and are zoned RL, Lake Single Family Residential. The two existing lots are outlined in a red line on the adjacent aerial photo.

The properties are Lots 4, 5, and 6 of the "Orion Summer Homes Co's Subdivision" Plat.

Proposed Plans

The applicant proposes to demolish the detached garage at 129 Bridge St, as well as add an addition to 117 Bridge St.



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PROPOSED COMBINATION

The applicant is proposing to combine 129 Bridge Street with 117 Bridge Street, followed by a lot split into two parcels with more uniformity. The existing and proposed lot areas are summarized below.

Lot Address and Parcel ID #	Existing Lot Area	Proposed Lot Area
129 Bridge Street (Parcel 09-03-434-024)	~7,900 SF (net)	9,441 SF (gross) 5,367 SF (net area above seawall)
117 Bridge Street (Parcel 09-03-434-025)	~4,200 SF (net)	7,503 SF (gross) 6,202 SF (net area above seawall)

Existing Conditions Map:



Proposed Conditions Map:



Per the approval procedures of Sec. 157.24, the Planning Commission shall review the land division application and submit a recommendation to the Village Council, based on the approval standards of Sec. 157.25. After reviewing Planning Commission's recommendation, the Village Council shall make a final decision on the proposed land division and combination. We offer the following comments for your consideration.

DIVISION AND COMBINATION STANDARDS FOR APPROVAL

The Per 157.25, the following standards shall be used as the basis upon which applications for the division or partitioning of land are reviewed and approved:

- A. Compliance with State Law.** *An application shall not be approved unless it complies with the Subdivision Control Act, Public Act 288 of 1967, as amended. The Village may permit the dividing of lots, outlots or other parcels of land into not more than 4 parts; however, any lot, outlot or other parcel of land not served by public sewer and public water systems shall not be further divided if the resulting lots, outlots or other parcels are less than the minimum width and area provided for in Section 186 of the Subdivision Control Act of 1967. A lot which is a part of a recorded plat may not be divided into more than 4 parts in perpetuity. An acreage parcel may be divided or partitioned as provided in Section 102(d) of the Subdivision Control Act of 1967.*

Complies. The lots are within a platted subdivision and have not been subdivided into four or more parts. The new lots will comply within state standards.

- B. Lot Dimensional Requirements.** *All parcels created as a result of the application shall comply with the minimum lot dimensional requirements, including lot size and lot width, minimum yard setback requirements*



and lot coverage requirements of the current village Zoning Ordinance, adopted in Chapter 158, except in the following circumstances:

- a. Where the proposed division or partitioning of land would reduce the degree of existing non-conformity with Zoning Ordinance standards; or
- b. Where the non-conforming parcel created as a result of the division or partitioning of land is intended to be combined with additional land for the purposes of creating a building site that conforms with the Zoning Ordinance requirements.

Per the Zoning Ordinance Schedule of Regulations, the required minimum lot width for the RL District is 60 feet and the minimum lot area is 7,200 square feet.

Currently, 117 Bridge St has a nonconforming width of 40.0 ft and a lot area of ~4,200 sq. ft. (net), which is well under the minimum lot area. The property of 129 Bridge Street currently has a lot width of 80.0 ft and a lot area of ~7,900 sq. ft.

The proposed, modified 117 Bridge St will have a lot width of 60.3 ft and a lot area of 6,202 sq. ft. (net), whereas the proposed, modified property at 129 Bridge St will have a lot width of 57.6 ft and a lot area of 5,367 sq. ft. (net).

While the two proposed lots will not conform to the lot width and lot area minimum requirements, the Ordinance permits the following:

Sec. 12.04.L -

In the case of lots located in an existing platted subdivision, the Planning Commission may recommend and the Village Council may permit the creation of new lots that are less than the width and area requirements of the RL District if the proposed lots are consistent with the width and area of the underlying platted lots, subject to the following requirements:

1. No lot shall be created with a width of less than 40 feet or an area of less than 4,000 square feet in the RL District.
2. Lots created under this option shall be subject to all setbacks and other requirements of this Ordinance, except for lot width and area, as provided above.

The redrawing of the two property boundaries would reduce the degree of nonconformity for the existing legal nonconforming lot area and lot width of 117 Bridge St and result in a larger overall lot size. The resulting division and combination will result in greater conformity with the Zoning Ordinance.

- C. Taxes or Assessment Liens.** Any due or unpaid taxes, special assessments upon the property, or any amounts due to the municipality relating to the land which is the subject of the application, such as, but not limited to, charges for water service, sanitary sewer service, and trash collection service, shall be paid before the division or partitioning of land is given final approval.

Complies. As of the time of this review, neither parcel has outstanding taxes or liens to the Village of Lake Orion, Orion Township, or Oakland County.

- D. Depth to Width Ratio.** Wherever possible, the depth-to-width ratio of a resulting parcel shall not exceed 3-to-1.



Complies. The dimensions of the proposed parcels do not exceed the 3-to-1 depth to width ratio.

- E. *Disruption to Flow of Water.*** No application shall be approved if subsequent development would result in disruption to the existing or natural flow of water within drainage ditches, natural water courses, or government-maintained drains, unless evidence of a feasible alternate method of drainage is presented.

Complies. The combination and split of the two lots will not disrupt the existing or natural flow of water or have an adverse effect on the lake.

- F. *Consideration of Deed Restrictions.*** The effect of proposed division or partitioning of land on deed restrictions shall be considered by the Village Manager, Planning Commission and Village Council in their review of the application. However, such deed restrictions shall not be binding upon the village under this subchapter.

Complies. There are no restrictions on the deeds.

- G. *Consent of the Title Holder.*** No application shall be approved without the consent of the title or deed holder of the subject parcel.

Complies. The applicant is the property owner of both parcels. The property deeds have been included in the application materials.

- H. *Character of Surrounding Development.*** In reviewing an application, the Village Manager, Planning Commission and Village Council shall consider the impact of subsequent construction on the character of surrounding development. In evaluating character of surrounding development, the Village Manager, Planning Commission and Village Council shall consider the size, dimensions, and proportions of existing surrounding parcels.

Complies. The proposed reconfiguration will not alter the surrounding neighborhood.

- I. *Parking Requirements.*** An application shall not be approved if it results in a loss of parking such that development on any of the resulting parcels would be unable to comply with the minimum parking requirements in the Zoning Ordinance.

Complies. The combination of the two lots will not lead to a loss of parking. The granting of the lot combination and split would allow for additional room to construct a driveway at 129 Bridge St, which the applicant plans to do.

- J. *Access.*** An application shall not be approved unless all resulting parcels have direct frontage upon a paved public road or a private road. Accessibility to each newly created parcel must be directly from the public or private road and not by easement across another parcel or lot.

Complies. Both proposed lots will continue to have road access and direct frontage on Bridge Street.

- K. *Public Facilities.*** An application shall not be approved unless the resulting parcels are served by public facilities, including, but not limited to, water, sanitary sewer, and paved rights-of-way.

Normally, as a condition of approval, the Village Council may require the applicant to install public facilities in accordance with specifications established by the village, or to guarantee the installation of public facilities in



the form of a cash performance bond or an irrevocable letter of credit running in the favor of the village, in the amount of the estimated cost of the installation of the public facilities and associated professional reviews and inspections.

In extraordinary situations, as determined by the Village Council, where properties cannot feasibly be served by public facilities, and the Village Council issues a waiver of the requirement of resulting parcels being served by public facilities, then the minimum width and area of resulting parcels as required in Section 186 of the Subdivision Control Act of 1967, as amended.

Complies. The two lots are served by public facilities. No change to the existing public utilities is proposed as part of this application; the subject lots will continue to be serviced as they have been.

APPLICATION REQUIREMENTS

Per Section 157.23, the following information shall be supplied with the application. The applicant has provided the Village with these documents; we defer to the Village for any additional information requested.

1. Three copies of a sealed 8 ½" x 14" drawing prepared by a Registered Land Surveyor.
2. A legal description prepared by a Registered Land Surveyor of all parcels that would result from the requested division or partitioning of land. The legal description shall be in a form sufficient for recording with the Oakland County Register of Deeds and shall indicate the area of all parcels in square feet and acres.
3. Copies of existing or proposed deed restrictions related to the proposed parcels.
4. If any portion of the land has been part of a previous application for division of land, the applicant shall submit the date(s) of such application(s) and action taken.

RECOMMENDATION

The proposed division and combination of land will reduce the degree of nonconformity for 129 and 117 Bridge Street and make the combined lot legally compliant with lot area and width standards.

Based on these findings, we advise the Planning Commission to recommend **approval** to the Village Council for the proposed land division and combination for these lots, with a **recommendation of approval** to the creation of *new lots that are less than the width and area requirements of the RL District.*

If you have any questions, please do not hesitate to contact us. Thank you.

Respectfully submitted,

McKENNA

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