



BOARD ACTION SUMMARY SHEET

MEETING DATE: October 5, 2026

TOPIC Sec. 13.11.E - Accessory Mechanical Units Regulations

BACKGROUND BRIEF:

Due to recent complaints received by Village staff regarding the placement of Accessory Mechanical Units (standby generators), the Village of Lake Orion Planning Commission requested information regarding the current regulations, along with how other similar communities are regulating these items.

At the May 4th Planning Commission meeting, the Commissioners reviewed ordinances from other nearby communities and discussed options for amending the ordinance. McKenna staff provided the draft text amendment based on those change requests.

At the June 1st Planning Commission meeting, the Commissioners reviewed and requested a slight revision to the draft text amendment provided. Following the discussion, the Planning Commission voted to schedule a public hearing for the proposed ordinance amendment.

During the discussion, the Commissioners referenced the City of Troy's residential generators ordinance and regulations. Commissioners were interested in considering similar requirements related to the 6' setback from the property line. The Planning Commission may consider additional revisions to the draft should the majority find such changes necessary.

At the July 6th Planning Commission meeting, the Commissioners recommended adoption to the Village Council. At the August 10th Village Council meeting, the Council did not approve the proposed amendments and referred them back to the Planning Commission for reconsideration.

At the September 8th Planning Commission meeting, the Commissioners did not recommend adoption of the proposed amendments, and referred back to McKenna Planners for revisions.

RECOMMENDED MOTION(s):

Motion to recommend adoption of the proposed Zoning Ordinance amendments to Section 13.11(E) to Village Council.