



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, April 7, 2025

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The Monday, April 7, 2025 Regular Meeting of the Lake Orion Planning Commission was called to order by Vice Chairperson Edward Sabol at 6:30 p.m.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Vice Chairperson Edward Sabol
Secretary Henry Lorant
Commissioner Teresa Rutt
Commissioner Larry Dunn
Commissioner James Barry
Commissioner/Administrative Official Darwin McClary

ABSENT

Chairperson James Zsenyuk
Commissioner Michael Lamb

STAFF PRESENT

Planning and Zoning Coordinator Gage Belko
Recording Secretary Danielle Smith

4. Approval of Agenda

Commissioner Lorant moved, Commissioner Rutt seconded, to approve the agenda for the April 7, 2025 Planning Commission Regular Meeting.

AYES: Rutt, Dunn, Barry, Lorant, McClary, Sabol

NAYS: None

ABSENT: Zsenyuk, Lamb

MOTION: Carried

5. Approval of Minutes

A. Approval of February 3, 2025 Planning Commission Regular Meeting Minutes

Commissioner Lorant moved, Commissioner McClary seconded, to approve the February 3, 2025 Planning Commission Regular Meeting Minutes, as presented.

AYES: Rutt, Dunn, Barry, Lorant, McClary, Sabol

NAYS: None

ABSENT: Zsenyuk, Lamb

MOTION: Carried

6. Public Comments on Non-Agenda Items Only

None.

7. Public Hearing

None.

8. Old Business

A. Master Plan Amendment #3 – Strategic Action Plan Draft #2

In early 2024, McKenna was authorized to prepare an amendment to the Village Master Plan (2002-2022), as amended, to incorporate a strategic action plan, including updated goals and objectives and an implementation matrix. The project was proposed in three phases:

- Phase I: Analyze and Synthesize
- Phase II: Critical Feedback
- Phase III: Adoption

McKenna has provided a status update and a second draft of the strategic action plan incorporating commissioner feedback and community input for review and discussion.

Planner Belko presented the draft and was available to answer any questions from the Commission.

Commissioner McClary moved, Commissioner Lorant seconded, to recommend Village Council approve the distribution of the draft strategic action plan (Master Plan Amendment #3) for the required 42-day public review period and provided Village Council approves distribution of the draft at its April 14 meeting, to request that village staff and planning consultants schedule and have the required notices published for a public hearing for the strategic action plan at the June 2, 2025 Planning Commission meeting.

Commissioner Barry referenced an email sent to the Planning Commission from George Dandalides from Lake Orion Lake Association (LOLA). Commissioner Barry asked the Commission to reconsider the priority level of items under Objective 3-C of the strategic action plan and change the priority level to a high priority.

Commissioner Lorant asked if all items in Objective 3-C should be a high priority. Commissioner Barry confirmed that is the case.

Commissioner Barry moved, Commissioner Lorant seconded, to recommend Village Council approve the distribution of the draft strategic action plan (Master Plan Amendment #3), as amended, changing all items in Objective 3-C to reflect a high priority, for the required 42-day public review period and provided Village Council approves distribution of the draft at its April 14 meeting, to request that village staff and planning consultants schedule and have the required notices published for a public hearing for the strategic action plan at the June 2, 2025 Planning Commission meeting.

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

Vote on original motion as amended:

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

9. New Business

A. Monthly Planning & Zoning Report

Planner Belko gave a verbal update regarding planning and zoning matters within the Village.

Commissioner Lorant asked if anyone has been using the new permitting software. Planner Belko stated the software is being used and is successful.

Vice Chairperson Sabol asked what module is being used for the new permitting software. Planner Belko stated the Village is using GoGov. Commissioner McClary gave a brief explanation on how the software works.

10. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Lorant stated that Planner Belko did a nice job putting everything together for the meeting.

11. Next Regular Meeting – May 5, 2025

12. Adjournment

Commissioner Lorant moved, Commissioner McClary seconded, to adjourn the meeting at 6:57 p.m.

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

Henry Lorant
Secretary

Sonja Stout
Clerk/Treasurer

Danielle Smith
Recording Secretary

Date Approved: May 3, 2025