



# MINUTES

## REGULAR MEETING OF THE PLANNING COMMISSION

Monday, May 5, 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, May 5, 2025 Regular Meeting of the Lake Orion Planning Commission was called to order by Vice Chairperson Edward Sabol at 6:36 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 Michael Lamb  
Commissioner/Administrative Official Darwin McClary

#### ABSENT

Chairperson James Zsenyuk

#### STAFF PRESENT

Planning and Zoning Coordinator Gage Belko  
Recording Secretary Danielle Smith

### 4. Election of New Officers

According to the bylaws and rules of procedure, the Planning Commission is responsible for electing its officers (chairperson, vice chairperson and secretary) from among its members the first regular meeting in May. The Commission may also create and fill other offices as deemed necessary.

The current officers of the Planning Commission are:

- Chairperson: James Zsenyuk

- Vice Chairperson: Edward Sabol
- Secretary Henry Lorant

Commissioner Lamb moved, Commissioner Rutt seconded, to elect James Zsenyuk as chairperson, Edward Sabol as vice chairperson and Henry Lorant as secretary of the Planning Commission with a term expiring on April 30, 2026.

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

**5. Taking of Chair by new Chairperson**

With the absence of Chairperson Zsenyuk, Vice Chairperson Sabol facilitated the remainder of the meeting.

Commissioner Rutt moved, Commissioner Lorant seconded, to move item 6a. Review/Discuss Annual Report for Village Council to below the approval of minutes and move all other agenda items accordingly.

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

**6. Approval of Agenda**

Commissioner Lorant moved, Commissioner Lamb seconded, to approve the agenda for the May 5, 2025 Planning Commission Regular Meeting.

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

**7. Approval of Minutes**

**A. Approval of April 7, 2025 Planning Commission Regular Meeting Minutes**

Commissioner Lorant moved, Commissioner Dunn seconded, to approve the April 7, 2025 Planning Commission Regular Meeting Minutes, as presented.

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

**8. Public Comments on Non-Agenda Items Only**

Dominic Mocerri, Mocerri Homes, shared with the Commission that the marina gas pumps are now operational. Additionally, Mr. Mocerri shared that Mystic Cove will host its grand opening on June 26 at 3 p.m. Lastly, Mr. Mocerri stated the Jacobsen’s Flowers site plan was submitted and fees were paid.

**9. Review/Discuss Annual Report for Village Council**

Commissioner McClary shared that the annual report was reviewed at the January 6, 2025 Planning Commission meeting and was then sent to Village Council. Commissioner McClary requested that Planner Belko submit an amendment for the Planning Commission bylaws at the next meeting stating that the annual report is to be reviewed in January instead of May of each year.

Planner Belko reviewed the monthly Planning and Zoning report and was available to answer any questions of the Commission.

Commissioner McClary moved, Commissioner Lorant seconded, to receive and file the monthly Planning and Zoning report for April 2025.

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

**NAYS:** None

**ABSENT:** Zsenyuk

**MOTION:** Carried

**10. Public Hearing**

None.

**11. Old Business**

None.

**12. New Business**

None.

**13. Commissioners' Comments Regarding Planning and Zoning Matters**

Commissioner Lamb shared that he will be making a formal request at the next Village Council meeting demanding that the Downtown Development Authority (DDA) director appear before the Planning Commission and Village Council and present a plan regarding the lumber yard project.

Commissioner Rutt asked Planner Belko if the property at 141 W. Elizabeth St. was sold. Planner Belko stated that the property was sold and is under contract. He further shared that a pre-application meeting with the developer is scheduled for later this week.

Commissioner Dunn asked Commissioner McClary if there is an ongoing list regarding current enforcement issues. Commissioner McClary shared that GoGov is the software that is used for code enforcement and that the code enforcement officer follows up on all complaints submitted. He further shared that Commissioner Dunn can contact the code enforcement officer or police chief if he would like more information.

Commissioner Barry stated the Mocerri developments are more than he envisioned based on previous discussions.

Commissioner McClary shared that the Village and Orion Township Planning Commission will need to work jointly regarding the proposed Mocerri project to ensure the project is moving along at one pace between the two agencies.

Commissioner McClary shared that the lumber yard at Paint Creek project is a DDA project and wants to be cognizant of where the Village Council and DDA board's authority begins and ends. He further shared that it is not under the purview of the Village Council to direct the DDA board to submit site plans for the project at any particular time, but would note that under the DDA bond covenant, the DDA must expend the bond monies within three years of the issuance of the bond. Lastly, Commissioner McClary stated that the Commission needs to trust that the DDA will submit the plans to the Commission at the appropriate time.

Commissioner Lamb shared he did not appreciate Commissioner McClary's rebuttal regarding his initial comments concerning the lumber yard project and that his comments do not need to be explained. Further, Commissioner Lamb shared that he disagrees with Commissioner McClary regarding jurisdiction and finds his comments misleading.

#### **14. Next Regular Meeting – June 2, 2025**

#### **15. Adjournment**

Commissioner Lorant moved, Commissioner Dunn seconded, to adjourn the meeting at 6:58 p.m.

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

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Henry Lorant  
Secretary

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Sonja Stout  
Clerk/Treasurer

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Danielle Smith  
Recording Secretary

Date Approved: as presented August 4, 2025