



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, July 06, 2026

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The Monday, July 6, 2026 Regular Meeting of the Lake Orion Planning Commission was called to order by Chairperson James Zsenyuk at 6:30 p.m.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Chairperson James Zsenyuk

Vice Chairperson Edward Sabol

Secretary Henry Lorant

Commissioner Teresa Rutt

Commissioner Larry Dunn

Commissioner James Barry

Commissioner Michael Lamb

Commissioner Matthew Craig

Commissioner/Administrative Official Darwin McClary

ABSENT

None.

STAFF PRESENT

Planning and Zoning Coordinator Jake VanBoxel

Recording Secretary Danielle Smith

4. Approval of Agenda

Commissioner Rutt moved, Commissioner Lorant seconded, to approve the agenda for the July 6, 2026 Planning Commission Regular Meeting, as presented.

AYES: Rutt, Lorant, McClary, Dunn, Lamb, Craig, Barry, Zsenyuk, Sabol

NAYS: None

ABSENT: None

MOTION: Carried

5. Approval of Minutes

A. Approval of June 1, 2026 Planning Commission Regular Meeting Minutes

Commissioner Sabol moved, Commissioner Lorant seconded, to approve the June 1, 2026 Planning Commission Regular Meeting Minutes, as presented.

AYES: Rutt, Lorant, McClary, Dunn, Lamb, Craig, Barry, Zsenyuk, Sabol

NAYS: None

ABSENT: None

MOTION: Carried

6. Public Comments on Non-Agenda Items Only

None.

7. Public Hearing

A. Public Hearing: Proposed Amendments to Accessory Mechanical Units Regulations – Zoning Ordinance Sec. 13.11.E

Commissioner Lamb moved, Commissioner McClary seconded, to request that Commissioner Craig recuse himself from the discussion based on what (Commissioner Lamb) sees as a perceived financial interest because the determination of this board may or may not cause him to spend money or not. (Commissioner Lamb) wouldn't want him to be in a position where anyone could point a finger at him doing anything in his own interest.

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

NAYS: Craig

ABSENT: None

MOTION: Carried

Commissioner Craig left the meeting chambers.

Commissioner Rutt moved, Commissioner Lamb seconded, to open the public hearing at 6:39 p.m.

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

NAYS: None

ABSENT: None

RECUSED: Craig

MOTION: Carried

Jason Levandoski, 152 Bellevue Ave., spoke in opposition to the proposed amendments.

Katherine Levandoski, 152 Bellevue Ave., spoke in opposition to the proposed amendments.

There being no further public comment, Commissioner Rutt moved, Commissioner Dunn seconded, to close the public hearing at 6:47 p.m.

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

NAYS: None

ABSENT: None

RECUSED: Craig

MOTION: Carried

8. Old Business

A. Proposed Amendments to Sec. 13.11.E - Accessory Mechanical Units Regulations

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.

The Commissioners discussed concerns regarding decibel levels, impacts on egresses and placement of generators from property lines.

MOTION

Commissioner Rutt moved, Commissioner McClary seconded, to recommend adoption of the proposed Zoning Ordinance amendments to Section 13.11(E) to Village Council.

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

NAYS: None

ABSENT: None

RECUSED: Craig

MOTION: Carried

Commissioner Craig returned to the dais at 7:11 p.m.

9. New Business

A. West Village Residences – 315 N. Lapeer Street

West Village Residences is a site plan for a 15-unit multiple family development at 315 N. Lapeer Street, parcel number 09-02-403-020, developed by West Village Residence, LLC. The project is located on one 1.63-acre parcel at the corner of W. Church Street and N. Lapeer Street.

Village Planner VanBoxel discussed the McKenna review letter dated 06/26/2026 and was available to answer any questions of the Commission regarding the proposed revised site plan.

The review letter from Nowak & Fraus Engineers dated 06/24/2026 was included in the Commissioners' packets.

The review letter from Fire Marshal Jeff Williams, Orion Township Fire Department, dated 06/30/2026 was included in the Commissioners' packets.

Scott Prough, West Development, 79 Oakland Avenue, Pontiac, MI 48342 on behalf of Kyle Westberg, applicant, West Village Residence, LLC., 79 Oakland Avenue, Pontiac, MI 48342, presented the revised site plan and was available to answer any questions of the Commission.

The Commission discussed safety concerns regarding the proposed detention basin. Mr. Prough stated that an armored slope would be utilized.

MOTION(S)

Commissioner Lamb moved, Commissioner Sabol seconded, to approve the site plan, provided the engineer gives the final approval on the slope guard system for the variance on the engineering end and with the rest of the conditions.

AYES: Lorant, McClary, Dunn, Barry, Lamb, Craig, Zsenyuk, Sabol

NAYS: Rutt

ABSENT: None

MOTION: Carried

Commissioner Lamb moved, Commissioner Sabol seconded, to rescind the previous motion.

AYES: Rutt, Lorant, McClary, Dunn, Barry, Lamb, Craig, Zsenyuk, Sabol

NAYS: None

ABSENT: None

MOTION: Carried

Planner VanBoxel reviewed the potential conditions outlined in the McKenna review letter dated 06/26/2026 with the Commission and was available to answer any questions.

Commissioner Rutt moved, Commissioner McClary seconded, to approve an alternative design that allows for a 20-foot maneuvering lane, provided they put "no parking" signs along the lane.

AYES: Rutt, Lorant, McClary, Dunn, Barry, Lamb, Craig, Zsenyuk, Sabol

NAYS: None

ABSENT: None

MOTION: Carried

Commissioner McClary moved, Commissioner Lamb seconded, that as a condition of approval, that the photometric plan has to comply with permitted light levels.

AYES: Rutt, Lorant, McClary, Dunn, Barry, Lamb, Craig, Zsenyuk, Sabol

NAYS: None

ABSENT: None

MOTION: Carried

Commissioner Lamb moved, Commissioner Craig seconded, to add the proposed slope stabilization to the list of plan approval conditions, subject to the engineer's recommendation.

AYES: Rutt, Lorant, McClary, Dunn, Barry, Lamb, Craig, Zsenyuk, Sabol

NAYS: None

ABSENT: None

MOTION: Carried

Commissioner Lamb moved, Commissioner McClary seconded, to leave it to the engineers and planners to approve an appropriate landscape plan based on the armored slope of the detention basin.

AYES: McClary, Dunn, Barry, Lamb, Sabol

NAYS: Rutt, Lorant, Craig, Zsenyuk

ABSENT: None

MOTION: Carried

Commissioner Lamb moved, Commissioner Lorant seconded, to approve the site plan, subject to the four conditions outlined in the previous motions.

AYES: Lorant, McClary, Dunn, Barry, Lamb, Craig, Zsenyuk, Sabol

NAYS: Rutt

ABSENT: None

MOTION: Carried

B. Monthly Planning and Zoning Report – June 2026

Commissioner Lorant moved, Commissioner Dunn seconded, to receive and file the June 2026 monthly planning and zoning report.

AYES: Rutt, Lorant, McClary, Dunn, Barry, Lamb, Craig, Zsenyuk, Sabol

NAYS: None

ABSENT: None

MOTION: Carried

10. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Craig cheered on the United States Men's National Team as they participate in the 2026 FIFA World Cup.

Commissioner Lamb shared that he supports Commissioner Rutt's endeavor regarding the landscaping discussed in agenda item 9a.

11. Next Regular Meeting – August 3, 2026

12. Adjournment

Commissioner Lorant moved, Commissioner Rutt seconded, to adjourn the meeting at 7:55 p.m.

AYES: Rutt, Lorant, McClary, Dunn, Barry, Lamb, Craig, Zsenyuk, Sabol

NAYS: None

ABSENT: None

MOTION: Carried

Henry Lorant
Secretary

Sonja Stout
Clerk/Treasurer

Danielle Smith
Recording Secretary

Date Approved: September 8, 2026