21 E. Church Street
Lake Orion, Michigan 48362
Tel 248.693.8391
Fax 248.693.5874
www.lakeorion.org

Monthly Planning & Zoning Report

AUGUST 2026

Each month, the Village Planning Consultant, McKenna, assists in drafting a report on recent activities of the Planning Commission, Zoning Board, and the Planning & Development Department; we welcome comments.

DEPARTMENT INITIATIVES AND PROJECTS

The following projects are currently in progress:

Tax-Exempt Parcels and Village ROW Inventory: Phase III: Full inventory, inspection, and mapping of Village-owned parcels and public rights-of-way to identify the extent of improvements/encroachments on public property. A report has been created detailing the encroachments and the processes which has been undergoing review and revisions. The next steps are to be determined shortly.

Engineering Code Amendments: The Village Engineering Consultant has met with the Village Attorney to discuss amendments to the existing code, which will be revised to update processes and remove inconsistencies with the zoning ordinance.

PERMIT DETAILS

PERMIT TYPE	ADDRESS / PROJECT	DESCRIPTION	SUBMITTED	APPROVED
ZONING COMPLIANCE				
Z-26-14	89 N PARK BLVD	Zoning Compliance for auto repair facility in Michigan.	Aug 6, 2026	Aug 7, 2026
TEMPORARY USE OF RIGHT OF WAY				
R-26-37	160 DARLING DR	Temporary use of right-of-way for DTE service installation.	Jul 29, 2026	Aug 12, 2026
R-26-36	122 E SHADBOLT ST	Temporary use of right-of-way for Consumers Energy service retirement.	Jul 23, 2026	Aug 6, 2026
R-26-35	Church St and Anderson St	Temporary use of right-of-way for DTE Pole replacement and pole work at intersection.	Jul 22, 2026	Aug 7, 2026
FENCE / WALL				
NQ9-32N	229 E JACKSON ST	Cedar fence replacing all the rotted wood	Aug 5, 2026	Under Review
SIGNAGE				
S-26-06	207 N Park Blvd	Installation of one permanent wall sign of 27.5 sq. ft. in size.	Aug 6, 2026	Closed
DEMOLITION				
D-26-03	315 N LAPEER ST	Demolition to existing building and parking lot.	Aug 6, 2026	Under Review
CHANGE OF USE				
C-26-03	207 N Park Blvd	Change of Occupancy, Ownership, and Use to Stitch and Sew Studio.	Aug 6, 2026	Aug 7, 2026
SPECIAL EVENT				
No permits applications have been submitted since the date of the last meeting.				

ACTIVE DEVELOPMENT PROJECTS

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
44. E Flint	VLO-24-02 4-story, mixed-use, multi-family, retail, and office on existing parking lot.	Planning Commission Approval: August 5, 2024; variance required BZA Approval: October 2, 2024. Engineering & Fire Marshal Approval: Awaiting revised plans ***STATUS: Has an extension until August 2026 to submit permits. Applicant will not be continuing with current plans, awaiting submittal of revised plans.***
ORION VILLAS *597 E. Flint*	VLO-23-03 Attached townhomes, 8-unit site condominiums.	Planning Commission Approval: June 5, 2023 Council Condo Docs Approval: April 8, 2024 Engineering Approval: January 10, 2024, as noted Final Zoning Approval: January 9, 2024 ***STATUS: Construction: Nearing Completion. Approved stormwater management agreement.*** ***St & Det As-builts Approved.*** ***Final Engineering received August 17, 2026***

WEST VILLAGE *55 W. Elizabeth*	VLO-23-04 Former Ehman Center PUD for mixed-use, multiple-family residential flats and lofts at the former Ehman Center property.	PC / Council PUD Eligibility Approval: September 7 / 13, 2021 PC / Council Preliminary PUD Approval: October 4 / 25, 2021 PUD Extension Approval: October 10, 2022 Planning Commission Final PUD Approval: September 5, 2023 Engineering & Fire Approval: Revise and Resubmit October 24, 2023 Council PUD Agreement Approval: December 11, 2023 Council Amended PUD Agreement Approval: June 10, 2024 PUD Execution / Recording: Completed May 2025 Pre-Construction Meeting: Pending Final Engineering Meeting with Architects and Engineers held January 13, 2026. ***STATUS: Awaiting plan submittal.***
Lake Street Realignment and Improvements	Improvements to Lake & Flint intersection; license agreement w/Village.	Preliminary Council Approval: August 14, 2023; License Agreement Approval: November 27, 2023. Engineering Approval: August 29, 2024, as noted ***STATUS: Awaiting construction start.***
SNUG HARBOR *160 Heights*	VLO-24-01 Multifamily development; adjacent to Mystic Cove	Planning Commission Approval: May 6, 2024. Engineering Approval: September 25, 2024 Final Zoning Approval: Pending additional information ***STATUS: Condo conversion approved with conditions.***
MYSTIC COVE	VLO-22-05 Mixed-use, multifamily townhomes & dock/shoreline improvements.	Planning Commission Approval: October 3, 2022. Council Lot Reconfigurations Approval: June 2023 Final Zoning Approval: April 23, 2024 Engineering Approval: October 31, 2024 ***Construction: In Progress. Phase-1 Final As-builts approved.***
STARBOARD	VLO-23-05 Mixed-use, multifamily townhomes & marina improvements.	Planning Commission Approval: November 6, 2023. Council License Agreement Approval: November 27, 2023 Engineering Approval: Revise & Resubmit Final Zoning Approval: Pending Approved Boat House Renovation Zoning Compliance. Showroom and garage demolished. ***Status: Approved for construction.***
CONSTELLATION BAY	VLO-23-02 Mixed-use residential, multi-family townhomes and apartments, shoreline improvements.	Planning Commission Approval: October 3, 2022. Planning Commission on April 3, 2023 (amended site plan) Engineering Approval: December 16, 2024 Final Zoning Approval: November 26, 2024 Construction: December 3, 2024 - Pre-con; Demo underway ***STATUS: Received site plan extension approval. Awaiting engineering permit renewals.***
THE PENINSULA	VLO-23-07 Single-family site condominiums	Planning Commission Approval: February 5, 2024 Council Condo Doc Approval: April 8, 2024 Engineering Approval: March 10, 2025, as noted Pre-Construction Meeting: March 18, 2025 Final Zoning Approval: Granted ***STATUS: Construction ongoing, nearing finalization.***
CLOUD RETAIL *494 S. Broadway*	VLO-21-10 Commercial (marijuana retail) site plan.	Council Lot Reconfiguration Approval: March 13, 2023 Planning Commission Approval: April 3, 2023. Engineering Approval: Revise & Resubmit July 12, 2024 Final Engineering approval received May 2026. **Status: Final planning and zoning review issued May 2026. Waiting on building permits.**
WEST HARBOR ORION *225 Lake Street*	Residential, single family homes (2)	PC / Council Lot Split Approval: January 6 / 13, 2025 Demolition: In Progress Recording: Ready per Engineering Approval April 22, 2025 Zoning Review: TBD; required for each new build. ***Construction: Demolition ongoing***

EASTPORT	VLO-25-01 Cross-jurisdiction redevelopment of former commercial greenhouse for mixed use, retail, multiple-family, and single family.	Site Plan Submitted: May 5, 2025 (Township portion submitted as PUD Concept) Village-Township Joint Public Hearing: June 18, 2025. Pre-Construction Meeting: Pending Final Engineering – **Status: Awaiting formal submittal.**
ORION LUMBERYARD	Public parking lot, pavilion, and gathering space.	Demolition & Cleanup: Ongoing; Building Structural Rehab: Building permit issued and structures to be saved are receiving necessary structural shoring. PUD Application: Held pre-application at the September Planning Preliminary plans: received May 2026. Approved at the June PC Meeting. **STATUS: Received final plan submittal. Under review.**
WEST VILLAGE TOWNHOMES *315 N Lapeer St*	VLO-25-003 Demolition of school admin building and construction of 15 townhomes	Planning Commission Approval: September 2, 2025. *Awaiting applicant submittal of revised plans to address conditions of approval.* **STATUS: *Received site plan approval from Planning Commission. Applicant submitted revised final plans. Final zoning review was approved 7/20/26. Awaiting final engineering. Demo permit under review.***

LOOKING AHEAD: POTENTIAL PROJECTS

Zoning Amendments: The following table summarizes staff recommendations for Zoning Ordinance and/or Map amendments for consideration by the Planning Commission. Should the Planning Commission wish to pursue one or more of these amendments, the Commission may direct staff to further study the issue(s) and/or prepare draft amendment ordinance(s). All proposed amendments require a public hearing, a recommendation by the Planning Commission, and adoption by the Village Council.

SECTION	TOPIC / ISSUE	CHANGES
§ 91.02 UNLAWFUL TO KEEP CERTAIN ANIMALS.	The keeping of animals.	The Code of Ordinances, which prohibits the keeping of animals, is in conflict with the Zoning Ordinance, which permits the keeping of chickens and the use of chicken coops.

Prepared by:

MCKENNA

McKenna provides day-to-day assistance to Village staff and administration, applicants and developers, and the public regarding planning, zoning, and economic development matters. We also assist in the administration of the Planning Commission and the Board of Zoning Appeals. Contact your McKenna team via email:

- **Jake VanBoxel, MSA, Principal Planner (jvanboxel@mcka.com)**
- **Sommer Nafal, NCI, Assistant Planner (snafal@mcka.com)**

Or visit us during on-site office hours:

Orion Township Hall: Tuesdays, 10:00am-3:00pm

Lake Orion Village Hall: Tuesdays, 3:00pm-5:00pm

Virtual: Thursdays, 8:00am-1:00pm, Available by Appointment

(248) 693-8391 ext. 107
zoning@lakeorion.org

As always, thank you for your support and participation – *it takes a Village!*